

Note: These minutes were compiled by extracting certain facts the essence of testimony from an audiotape made of this meeting. Complete detail and verbatim statements can be heard and transcribed from the tape. The tape is available in the office of the Department of Planning and Zoning for a nominal fee.

STREETSBORO BOARD OF BUILDING AND ZONING APPEALS

HEARING
April 21, 2020
7 PM

Call to Order – Chairperson Bross called the meeting to order at 7:01 pm.

Pledge of Allegiance and Invocation

Roll Call: Anthony Madden, Scott McDole, Ron Stenglein, Bill Uehlinger, and Matt Bross were present.

Excused: Doug Liebler and Marvin Woods

Also present: John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director and Stacey Vadaj, Zoning Inspector.

Mr. Bross reviewed the Rules and Regulations for this evenings hearing.

Disposition of Minutes: November 19, 2019 Hearing, December 17, 2019 Hearing, January 21, 2020 Organizational Meeting and January 21, 2020 Hearing through voice vote were all accepted as presented-**Motion: Mr. McDole, 1st; Mr. Madden 2nd.**

Old Business- none

New Business:

10255 State Route 43 - Slagle

Request a variance from Section 1151.21 to allow one accessory building in the side/front yard. Code permits accessory buildings in the rear yard only. Mr. Slagle stated that the variance request is required due to a lot split that left little to no rear yard. He does not want to tear down mature trees. The accessory building will be vinyl sided to match the house. The accessory building would be hidden from the street by trees and there would be access to the building via the driveway. Mr. Slagle stated that the building would be used for storage for lawn mowers and ATV's.

Mr. Cieszkowski indicated that he met a couple of times with the applicant and indicated that the rear lot line is 19 ft. from property and based on drawings located 488 ft. from SR 43.

Ms. Fagnilli indicated that she was comfortable with what was presented.

Mr. Uehlinger had no questions

Mr. Madden said that 480 sounds like a lot and asked if it was okay for trees as a condition.

Mr. Slagle said he would keep the trees and was adding more this summer, 12 ft. facing street.

Mr. Cieszkowski said that there is a substantial row of Colorado Blue Spruce but not necessary to add a condition.

Ms. Fagnilli agreed.

Mr. Uehlinger said the house sits so far back it's not noticeable.

Mr. McDole had no questions.

Mr. Stenglein had no questions

Mr. Bross had no questions

Motion: Mr. Madden

I hereby move on this 21st day of April, 2020, the Streetsboro Board of Zoning and Building Appeals grant a variance for:

10255 State Route 43 – Slagle

Request a variance from Section 1151.21 to allow one accessory building in the side/front yard. Code permits accessory buildings in the rear yard only. Per drawings received 2-25-2020. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. McDole.

Roll call: Yes – 5, No – 0. Motion carried.

7967 Price Road – Goodman

Request a variance from Section 1123.02(a)(2) to allow a side yard setback for an accessory building to house farm animals of 50 ft. Code requires 200 ft. Variance is for 150 ft.

Mr. Jerry Kayser, 10616 Pekin Road, Newberry, Ohio was sworn in. He stated that the variance was only for the south property line. Parcel No. 35-099-00-00-002-005

Mr. Kayser said the proposed variance complies with all other requirements and less than 25% of rear yard. The completion of the purchase is conditioned on the variance being granted. There are many other barns in this district and is not a unique use; barn and arena; two horses will not be turned out due to disease. Mrs. Goodman is returning to Ohio to be with family after the death of her husband. Adding this building will increase the value of her property and she can have year-round riding. Cleveland vet and large animal hospital and parks close by. All equipment would be stored in barn.

Mr. Cieszkowski asked for the dimensions of the barn. What was the color scheme for the barn? Why is the site not balanced north and south?

Mr. Kayser indicated that Morton Barns did a proposal which said 42 x 70 with Standard paneling and it saves money but Mrs. Goodman wanted a 40 x 80. Colors will be beige with brown trim and white downspouts. Portage County Ag. (soil & water) recommended the building be closer to the south side. He also wanted to ask for a variance for one side rather than two sides. It also leaves more space for pasture area.

Mr. Cieszkowski indicated that the information makes perfect sense to him.

Ms. Fagnilli had no input.

Mr. Uehlinger said the area is appropriate use.

Mr. Madden asked if she could make the barn smaller and asked if the variance could be conditioned on the sale to Mrs. Goodman.

Mr. McDole had no questions and indicated that this was a nice presentation.

Mr. Stenglein said he doesn't want the arena to be used for other uses.

Mr. Kayser said the size doesn't lend itself to other activities like boarding or riding lessons.

Mr. Bross said he would like to see less excavation - line of sight. He has a concern about the parcel next door.

Mr. Kayser said it depends on soils for septic and can't have the horses going over the septic. Mrs. Goodman is willing to move it 25 ft. toward the center but doesn't want it in the center.

Mr. Madden said this was a detailed presentation and one of the best and wished Mrs Goodman good luck.

Mr. McDole said he appreciated all the materials and it still looks like it is a good presentation.

Mr. Stenglein indicates that this is an appropriate use of property and well thought out and only one variance.

Mr. Uehlinger commented that it was a minimum variance, within confines. Welcome.

Mr. Bross said he is torn on this one. He has issue with 50 ft. of property to next door and wants applicant to be able to have what she needs as well.

Mr. Kayser said that he appreciated the staff and that makes a difference.

Motion: Mr. Madden

I hereby move on this 21st day of April, 2020, the Streetsboro Board of Zoning and Building Appeals grant a variance for:

7967 Price Road – Mrs. Diane K. Goodman

Request a variance from Section 1123.02(a)(2) to allow a side yard setback for an accessory building to house farm animals of 50 ft. Code requires 200 ft. Variance is for 150 ft. Per drawings received 2-25-2020 and revised 4-16-2020. Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable. Seconded by Mr. Stenglein.

Roll call: Yes – 5, No – 0. Motion carried.

9630SR 43 Hyundai

Matt Weber-Weber Engineering was sworn in by Ms Fagnilli.

Mr. Weber stated that Hyundai needs additional storage. They need a remedy to parking cars in different areas of the city.

Mr. Cieszkowski said that the site plan on the May Planning Commission agenda suggested Matt include the riparian setbacks for existing lot, need for variances and for the new parking lots. Ms. Fagnilli had nothing else to add.

Mr. Uehlinger asked Mr. Cieszkowski about a second restriction with Covid-19. Will it be a concern?

Mr. Cieszkowski said the main reason was to make the crossing and lot expansion in a timely manner. Mr. Weber said he didn't think that Covid-19 would affect them.

Mr. Cieszkowski: EPA approval will be required for construction.

Mr. Madden indicated it still has to go before the Planning Commission. Can they make it contingent on Planning Commission?

Mr. Cieszkowski did not see any issue.

Mr. McDole had no questions.

Mr. Stenglein had no questions but added that he thought it was appropriate to allow company to expand.

Mr. Bross asked if the lot will be paved and marked.

Mr. Weber said the lot would only be accessible to employees. It will be gravel and will have fire access.

Mr. Madden asked if the gravel would be for drainage.

Mr. Weber stated that the gravel would be for drainage and location to the stream.

Mr. Cieszkowski said it was at the suggestion of the City Engineer and himself in order to reduce the amount of impervious pavement.

Mr. Madden said he could see client's immediate necessity for more parking

Mr. McDole said he agreed with Mr. Madden and said they need to take care of the parking issues.

Mr. Stenglein also agreed it would ease complaints of cars parked all over and it is a continued investment in the City.

Mr. Bross said it was environmentally responsible.

Motion: Mr. Madden

I hereby move on this 21st day of April, 2020, the Streetsboro Board of Zoning and Building Appeals grant a variance for:

9630 State Route 14 – Hyundai

Request a variance of varying amounts not to exceed 67.07 ft. from the required 75 ft. riparian setback per Section 1191.10(b)(3). Per drawings received 2-25-2020.

With the following conditions of approval:

- 1. The proposed rear parking lot expansion shall be constructed with curbs, gutters and gravel to limit impacts of impervious surfaces within the riparian setback.**
- 2. The applicant shall commence construction of the proposed stream crossing and parking lot expansion within 6 months of the date of the BZBA variance approval with construction completed within 12 months of the date of Planning Commission approval.**
- 3. Parking of Hyundai vehicles in various parking lots throughout the City (i.e. parking areas not located on the Great Lakes Hyundai parcel) shall be prohibited immediately upon completion of construction of the proposed parking lot expansion.**
- 4. The applicant shall provide a performance bond in an amount approved by the City Engineer (+10% contingency) to ensure completion of the proposed box culvert and associated parking lot expansion.**

Subject to all Planning and Zoning ordinances and site plan review of the City of Streetsboro where applicable.

Seconded by Mr. McDole.

Roll call: Yes – 5, No – 0. Motion carried.

Reports, Communications and Correspondence

None.

Citizens' Comments

None

Commission Member Comments

Mr. Madden: Thank you to Mr. Hannan for putting this Zoom meeting together and he thought it went very well.

Mr. Cieszkowski said there was at least one application for May.

Mr. Madden asked what the City's plan was for meetings.

Mr. Cieszkowski said we will have to see if this will be live or Zoom for May.

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday, May 19, 2020 at 7PM at the Streetsboro Municipal Building (555 Frost Road) or via Zoom due to city hall being closed.

Adjournment

There being no further business before this Commission a motion to adjourn was made by Mr. Madden and seconded by Mr. McDole and the meeting was adjourned at 8:15 pm.

Attest:

Bridget Pavlick, BZBA Clerk

Matt Bross, Chairperson