

*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 PLANNING AND ZONING COMMISSION**

**Regular Meeting  
October 13, 2020  
7 PM**

**Call to Order** – Chairperson Pavlick called the meeting to order at 7:00 pm.

### **Pledge of Allegiance and Invocation**

**Roll Call:** Deb Covert, Curt Gallo, Ron Good, Jerome Pavlick, Marty Richmond and Brian Salyer were present.

Ted Hurd was absent.

Also present: Mayor Glenn Broska, John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director and Bridget Pavlick, Planning and Zoning Clerk

**Disposition of Minutes:** May 12, 2020 Regular Meeting  
July 14, 2020 Regular Meeting  
August 11, 2020 Regular Meeting  
September 8, 2020 Regular Meeting

**Old Business-** none

### **Sign Review- Chapter 1159**

#### **9460/9470 Sate Route 14-Aspen Dental**

Wall Sign Review

Linda Nichols: LAAD Sign and Lighting for Aspen Dental. Final submission for the wall signs for this building. Mr. Cieszkowski stated that what is being presented is what was approved by variance and recommended acceptance and approval.

#### **Motion: Ms. Covert**

**I hereby move on this 13<sup>th</sup> day of October 2020 the Streetsboro Planning and Zoning Commission approve a Wall sign for the south side of the building (facing SR 14) for: Aspen Dental 9460/9470 State Route 14; Parcel #35-034-10-00-001-013 per sign plan received 9-25-2020. The applicant/owner must make the sign contractor aware to ensure that the Specification Plate is affixed to all proposed signs at the time of installation. No sign can be installed until a permit has been paid for and issued through the Building Department. Seconded by Mr. Gallo.**

**Roll call: Yes – 6, No – 0. Motion carried.**

**Motion: Ms. Covert**

**I hereby move on this 13<sup>th</sup> day of October 2020 the Streetsboro Planning and Zoning Commission approve a Wall sign for the east side of the building for: Aspen Dental 9460/9470 State Route 14; Parcel #35-034-10-00-001-013 per sign plan received 9-25-2020. The applicant/owner must make the sign contractor aware to ensure that the Specification Plate is affixed to all proposed signs at the time of installation. No sign can be installed until a permit has been paid for and issued through the Building Department. Seconded by Mr. Good.**

**Roll call: Yes – 6, No – 0. Motion carried.**

**New Business –**

**9460/9470 State Route 14-Aspen Dental**

Site Plan Amendment-Awnings

Mr. Cieszkowski explained that the blue awnings were not part of the signage of the building but were not on the original site plan. The blue coping around the top of the building was pictured but not the awnings. The Planning Commission was made aware of the oversight and was asked to approve or deny the motion to allow the awnings on the building.

There were no Commission members' comments.

**Motion: Ms. Covert**

**I hereby move on this 13<sup>th</sup> day of October 2020 the Streetsboro Planning and Zoning Commission approve Building-Mounted Color Awnings only for: Aspen Dental 9460/9470 State Route 14; Parcel #35-034-10-00-001-013 per sign plan received 9-25-2020. The applicant/owner must make the sign contractor aware to ensure that the Specification Plate is affixed to all proposed signs at the time of installation. No sign can be installed until a permit has been paid for and issued through the Building Department. Seconded by Mr. Salyer.**

**Roll call: Yes – 6, No – 0. Motion carried.**

**9475 State Route 14- Clean Express Car Wash**

Site Plan Amendment for Exterior Modifications and Landscaping

Applicant: Jason Fenton- Company is purchasing the Ultimate Wash and are planning some renovations to the exterior. Company is growing their brand in northeast Ohio and are glad to be in Streetsboro. Improvements are for the exterior and for the parking lot and vacuums. Lights on the building are not changing. Discussion centered on lighting toward the rear of the property and the subdivision at the rear. Also, the hours of operation regarding the use of the pay stations and vacuums. The hours of operation are 8am – 8pm. The speakers at the pay stations are lower than the older style of intercom. It

would be more in line with having a conversation with someone. The pay station will be lit at night but only until 8 pm. Under Mr. Cieszkowski report and discussions with the applicant, he asked that the vacuums be removed from 2-3 parking spots closest to SR 14. Further discussions with the applicant and administrative review will be added to the motion. Discussion was had regarding the vacuum stations and how they work. Employees will be maintaining the areas, emptying trash, clean up around vacuums.

Several Commission members expressed concern over the color. It was felt that the red brick would be more harmonious. Most Commission members do not object to the paint colors but would like samples on file. The materials being used on the exterior will be Nichiha and new paint colors. Nichiha is said to hold up better than some other materials and the new paint colors are a white for the upper portion of the building (Nebulous White) and a darker gray on the lower portion of the building (Cityscape), with the Nichiha as accent. Mr. Cieszkowski added to the discussion that what this applicant proposes is an improvement to the area and other properties in the area may soon be applying for façade changes so it would not stand out. The Applicant has submitted a landscape plan that incorporates new trees and plantings. This is a robust plan that will add to the property.

**Motion: Ms. Covert**

**I hereby move on this 13<sup>th</sup> day of October 2020, the Streetsboro Planning and Zoning Commission approve a site plan amendment for: Express Clean Auto Wash 96475 State Route 14; Parcel #35-043-00-00-003-004, to renovate the exterior of the former Ultimate Wash building to allow for re-branding as the new Express Clean Auto Wash, per site plan received 9-4-2020. Subject to administrative review and approval of conditions attached here to as noted in the Planning and Zoning Director's memo dated September 13, 2020 including removal of first 2-3 vacuum stations/bays closest to State Route 14. No construction shall commence until a zoning certificate has been paid for and issued by the Planning and Zoning Department and a building permit has been paid for and issued by the Building Department. With the stipulation that before any occupancy permits are issued a final inspection is made to insure compliance with all City requirements and the approved site plan. If future expansion or signage for the project is indicated on the site plan it will not be approved at this time. Seconded by Mr. Good. Roll call: Yes – 6, No – 0. Motion carried.**

**10376 Wellman Road-All Seasons Waterproofing & Foundation Repair  
Site Plan Review for Proposed Storage Building.**

Mark Leszinski, Applicant.

All Seasons Waterproofing is proposing a 40' x 60' storage building on the property. Masonry base with metal roof. Owner has been cleaning up property and has had problems with theft in the past. Needs a secure place for equipment. Mr. Cieszkowski has worked extensively with this applicant and has no further comments.

**Motion: Ms. Covert**

I hereby move on this 13<sup>th</sup> day of October 2020, the Streetsboro Planning and Zoning Commission approve a site plan for: All Seasons Water Proofing & Foundation Repair, 10376 Wellman Road; Parcel #35-011-00-00-036-000, to construct a 2,413 sq. ft. storage building per site plan received 9-4-2020. Subject to administrative review and approval of conditions attached here to as noted in the Planning and Zoning Director’s memo dated September 20, 2020. No construction shall commence until a zoning certificate has been paid for and issued by the Planning and Zoning Department and a building permit has been paid for and issued by the Building Department. With the stipulation that before any occupancy permits are issued a final inspection is made to insure compliance with all City requirements and the approved site plan. If future expansion or signage for the project is indicated on the site plan it will not be approved at this time. Seconded by Mr. Richmond.

Roll call: Yes – 6, No – 0. Motion carried.

**Zoning Text Amendment** –None

Reports, Communications and Correspondence

No formal report. Core Concept group is progressing. They are starting to wrap up the concept phase side of things and then they will begin to address the drafting of the zoning regulations and design guidelines to help implement and realize the vision.

**Citizens’ Comments**

**Commission Member Comments**

**Announcements:** The next Regular Planning and Zoning Commission meeting will be held Tuesday, November 10, 2020 at 7PM at the Streetsboro Municipal Building (555 Frost Road).

**Adjournment**

There being no further business before this Commission a motion to adjourn was made by Ms. Covert and seconded by Mr. Gallo and the meeting was adjourned at 8:05 pm.

Attest:

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Bridget Pavlick,  
Planning & Zoning Clerk

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Jerome Pavlick, Chairperson