

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
November 10, 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, Ron Good, Ted Hurd, Jerome Pavlick, Marty Richmond, and Brian Salyer were present.

Mr. Gallo is absent.

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

Disposition of Minutes: May 12, 2020 Regular Meeting
July 14, 2020 Regular Meeting
August 11, 2020 Regular Meeting
September 8, 2020 Regular Meeting
October 13, 2020 Regular Meeting

Old Business- none

Sign Review- Chapter 1159 –

9766 State Route 14-T-Mobile-Planter Sign

Applicant, Sam Costouic, Signarama, 731 Beta Drive, Mayfield, Ohio. He stated that he is changing out the old Sprint store monument sign face plate to T-Mobile due to brand change. Non-illuminated panel that just replaces in kind and size of the existing Sprint sign. Mr. Cieszkowski had no further comments but recommended approval.

No further discussion by the Commission, the Chairman called for the motion.

Motion: Ms. Covert

I hereby move on this 10th day of November 2020, the Streetsboro Planning and Zoning Commission approve a planter sign for: T-Mobile, 9766 State Route 14, Parcel #35-033-00-00-007-010, per sign plan received 9-25-2020. No sign can be installed until a permit has been paid for and issued by the Building Department. Seconded by Mr. Salyer.

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

New Business –

9459 State Route 14-Biltmore Healthcare, LLC

Conditional Use permit to operate an assisted living facility

Motion: Ms. Covert

I hereby move on this 10th day of November 2020, the Streetsboro Planning and Zoning Commission consider a Conditional Use Permit for Biltmore Healthcare, LLC, 9459 State Route 14, Parcel #35-043-00-00-003-002, to operate an assisted living facility. Seconded by Mr. Hurd. Roll call: Yes - 6, No – 0. Motion carried.

David Mitchell, 30050 Chagrin Blvd. Ste. 100, Pepper Pike, Ohio

Daniel Cerc, Architect, 1322 Old River Road, Cleveland, Ohio

Mr. Mitchell started the presentation with the various code sections that address the current usage proposal, indicating that the assisted living usage is permitted with the B-Business district. Presentation was very thorough with respect to the criteria to support a Conditional Use permit. The applicant explained that there will be some aesthetic changes to the exterior, but the footprint of the building will remain the same. Ingress and egress will remain as it is now, with the main drive on State Route 14 and there is an access easement at the rear just as it stands now. There will be less parking spaces on the site due to the residents of this facility will not be drivers, and they will be adding some outdoor cold storage on the back side of the building that will be screened from view. Stone elements will be added to the exterior at different points and new landscaping throughout the property.

Mr. Cieszkowski added to the discussion by thanking the applicant for a phenomenal submittal. He also stated that through his research, the applicant has complied with all of the general applicable conditional use standards for an assisted living facility and the proposed aesthetic improvements are an upgrade to the facility. He recommended approval of the conditional use for this site.

Motion: Ms. Covert

I hereby move on this 10th day of November 2020, the Streetsboro Planning and Zoning Commission approve a Conditional Use Permit for Biltmore Healthcare, LLC, 9459 State Route 14, Parcel #35-043-00-00-003-002, to operate an assisted living facility. Seconded by Mr. Good. Roll call: Yes - 6, No – 0. Motion carried.

Hannum Crossing Phase 10-

Major Subdivision Final Plat Review – 8 sublots

Mike Kendall, GBC Design, 565 White Pond Drive, Akron, Ohio. Applicant is presenting Hannum Phase 10, 8 sublots. This will finish the Hannum Crossing project.

Mr. Cieszkowski indicated that his Staff Report has only minor corrections and can easily be handled administratively.

Motion: Ms. Covert

I hereby move on this 10th day of November 2020, the Streetsboro Planning and Zoning Commission approve a Final Plat Hannum Crossing Phase 10-8 single family residential lots Zoning District R-1 Low Density Urban Residential, per site plan received 10-12-2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated October 18, 2020. Seconded by Mr. Good. Roll Call: Yes - 6; No – 0. Motion carried.

Meadow View Phase 15-

Major Subdivision Final Plat Review – 26 sublots
Mark Holz, Frontier Land Group, 25700 Science Park Drive, Cleveland, Ohio.
Plans have been reviewed and is compliant.

Motion: Ms. Covert

I hereby move on this 10th day of November 2020, the Streetsboro Planning and Zoning Commission approve a Final Plat for Meadow View Subdivision Phase 15-26 single family residential lots Zoning District R-R Rural Residential, per site plan received 10-12-2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated 11-1-2020. Seconded by Mr. Salyer. Roll Call: Yes – 6; No – 0. Motion carried.

Meadow View Phase 16-

Major Subdivision Final Plat Review – 26 sublots
Mark Holz, Frontier Land Group, 25700 Science Park Drive, Cleveland, Ohio. Presented Phase 16 of Meadow View. 26 sublots. Discussion was the same as with Phase 15.

Motion: Ms. Covert

I hereby move on this 10th day of November 2020, the Streetsboro Planning and Zoning Commission approve a Final Plat for Meadow View Subdivision Phase 16-26 single family residential lots Zoning District R-R Rural Residential, per site plan received 10-12-2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated 11-1-2020. Seconded by Mr. Good. Roll Call: Yes – 6; No – 0. Motion carried.

Zoning Text Amendment –None

Reports, Communications and Correspondence

Core Concept process is still moving forward. We will provide updates as this moves forward.

Citizens' Comments

Commission Member Comments

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday, December 8, 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 Mr. Richmond and the meeting was adjourned.

Attest:

Bridget Pavlick,
Planning & Zoning Clerk

Jerome Pavlick, Chairperson