

*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  
December 8, 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, Ted Hurd, Jerome Pavlick, Marty Richmond were present.

Brian Salyer was 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; November 10, 2020 Regular Meeting.

**Old Business-** none

**Sign Review- Chapter 1159 –**

### **9184 State Route 43, Streetsboro Fire Department**

Wall sign review. 5 wall signs per variance granted 10/20/2020.

Captain Kevin Grimm made the presentation for the wall signs for the new fire station.

Mr. Cieszkowski indicated that the signs are in compliance with the variance that was granted by the Board of Zoning and Building Appeals and recommended approval.

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

**Motion: Ms. Covert**

**I hereby move on this 8<sup>th</sup> day of December 2020, the Streetsboro Planning and Zoning Commission approve five wall signs for: City of Streetsboro, Streetsboro, Streetsboro Fire Department, 9184 State Route 43, Parcel #35-045-00-00-065-000, per sign plan received 11-9-2020. No sign can be installed until a permit has been paid for and issued by the Building Department. Seconded by Mr. Good.**

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

**9356 State Route 14 – Buckeye Quality Meats**

Planter sign, wall sign and awning-Jack Ruff, Ruff Neon, 299 W. Prospect, Painesville, Ohio. The request is for one ground sign and one wall sign and window awnings. The materials that are being used for the signs was presented to the Commission. Wall sign and the Monument sign comply with the Sign Code. There being no further comments the Chairman called for the motions.

**Motion: Ms. Covert**

I hereby move on this 8<sup>th</sup> day of December 2020, the Streetsboro Planning and Zoning Commission approve a wall sign for: Buckeye Quality Meats, 9356 State Route 14, Parcel #35-045-00-00-015-000 per sign plan received 11-9-2020. No sign can be installed until a permit has been paid for and issued by the Building Department. Seconded by Mr. Gallo.

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

**Motion: Ms. Covert**

I hereby move on this 8<sup>th</sup> day of December 2020, the Streetsboro Planning and Zoning Commission approve a planter sign for: Buckeye Quality Meats, 9356 State Route 14, Parcel #35-045-00-00-015-000 per sign plan received 11-9-2020. No sign can be installed until a permit has been paid for and issued by the Building Department. Seconded by Mr. Good.

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

**New Business –**

**8980 Kirby Lane-Streetsboro Parks and Recreation-**

Site Plan Amendment-Basketball Courts

Mayor Broska- demo of old courts and build 2 new courts. All is according to the Parks Comprehensive Master Plan.

**Motion: Ms. Covert**

I hereby move on this 8<sup>th</sup> day of December 2020, the Streetsboro Planning and Zoning Commission approve a site plan amendment for: City of Streetsboro, Streetsboro Parks and Recreation, City Park Parcel #35-057-00-00-001-000, to remove old concrete slab, basketball hoops and stage and replace with two new basketball courts per site plan received 11-9-2020. Seconded by Mr. Good.

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

**9459 State Route 43-Biltmore Healthcare, LLC**

Site Plan Amendment-Hotel Conversion to Healthcare Facility

David Mitchell, 30050 Chagrin Blvd., Suite 100, Pepper Pike, Ohio appeared on behalf of the applicant Biltmore Healthcare, LLC. There are modest but hopefully positive improvements to the building. Biltmore Healthcare will be changing the driveway lane and

the porte cochere to create more green area and decrease parking spaces from 86 to 73. They will be adding a tone veneer to the building to break up some of the stucco and add more visual interest to the building. The pool area will be converted to the main dining room and kitchen and expanding the west wall to include a cooler for the kitchen. They will also be expanding to have a covered patio/dining area with fencing and pillars and addressing the landscaping on the site. The materials being used are cultured stone veneer, metal roof for patio and shingles and lateral siding for the building. The applicant addressed the issue with the right-in-right out that was on the site initially but was removed when State Route 14 was widened. The police asked that this feature be reinstalled. The fire department asked that they remove the stripping from two parking spaces in the northwest corner closest to State Route 14. Questions from commission members centered on the east elevation and how the cooler will look against the building. New fencing will be installed to close off the patio and will continue at a higher level to enclose the cooler and screen gas meters, replacing the dilapidated fence that currently exists. Mr. Cieszkowski's comments were more along the "cleaning up the plans" lines and the right-in-right-out island in the driveway. He indicated that the plans looked good and he had no issue with recommending approval of this project. No further discussion, the Chairman called for the motion.

**Motion: Ms. Covert**

**I hereby move on this 8<sup>th</sup> day of December 2020, the Streetsboro Planning and Zoning Commission approve a site plan amendment for: Biltmore Healthcare, LLC, 9459 State Route 14; Parcel #35-043-00-00-003-002, to construct and operate an assisted living facility per site plan received 11-9-2020; subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated 11-22-2020. 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 ensure 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. Hurd.  
Roll call: Yes – 6, No – 0. Motion carried.**

**Zoning Text Amendment –None**

**Reports, Communications and Correspondence**

There will be no meeting in January 2021 due to lack of agenda items.

**Citizens' Comments**

**Commission Member Comments**

Mr. Hurd wanted to thank the owner of Buckeye Quality Meats for his diligence in turning in completed applications and paperwork. The Director will not have to follow up with much after the fact and the building is beautiful.

Mr. Hurd also wanted to thank Mr. Cieszkowski for always having the prep work done for this commission. His eye for detail and his knowledge of the subject matter is always spot on and makes the job of Planning and Zoning Commissioner easier.

**Announcements:** The next Regular Planning and Zoning Commission meeting will be held Tuesday, February 9, 2021 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. Good. The meeting was adjourned at 7:42PM.

Attest:

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Bridget Pavlick,  
Planning & Zoning Clerk

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Jerome Pavlick, Chairperson