

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
March 10, 2020
7 PM**

Call to Order – Chairperson Pavlick called the meeting to order at 7:02 pm.

Pledge of Allegiance and Invocation

Roll Call: Deb Covert, Curt Gallo, Tom Horsfall, Ted Hurd, Jerome Pavlick, and Marty Richmond were present.

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

Disposition of Minutes: February 11, 2020 Regular Meeting

Motion: Mr.Horsfall

**To accept the February 11, 2020 minutes as presented. Seconded by Mr. Hurd.
Upon voice vote motion carried.**

Old Business- none

Sign Review- Chapter 1159 –

1738 State Route 303-Lake Park Village Apartments – planter sign

Mr. Pavlick called the first applicant to the podium. Mr. George Dragen, 4330 N. Bend Rd., Ashtabula, Ohio from Cicongna Signs and representing Lake Park Village Apartments for a planter sign for Lake Park Village Apartments. He said two existing signs would be removed and replaced by one double faced LED illuminated sign The sign will be a black background which will be aluminum and the lettering will be a push through acrylic, so at night the only thing that will light up will be the lettering on the sign, the back will not light up at all. The address will be on what we call the pole cover on the bottom and I found out tonight and I called the salesman, the apartments have plans when we remove the old signs to plant grass and put landscaping around the new sign and we will have a new landscape plan for the Building Dept. Mr. Pavlick asked when Mr. Dragen thought they would have the landscape plan for Mr. Cieszkowski and crew. Mr. Dragen stated he hoped that it would be next week. Mr. Pavlick asked Mr. Cieszkowski for his comments. Mr. Cieszkowski indicated that per his staff report, the sign more than complies with all of applicable code requirements . Stacey was nice enough to provide a clear vision diagram and worked with the applicant to make sure the sign was located outside of the clear vision triangle. The only condition of approval that was suggested was as the applicant spoke to a landscape plan and we have already started discussions

about coordinating to approve that plan prior to issuance of the Building Permit. At this time I have no further comments and I will be happy to answer any questions. Mr. Pavlick called for any Commissioner questions on the sign or placement or potential landscape plans.

Mr. Horsfall stated that there were no posts or anything showing on the outside, it is just what we have in front of us, and there is no topping or cornices or anything. Mr. Horsfall said that this was probably the most vanilla sign he has ever seen, but if everyone was okay with it, he was as well.

Mr. Pavlick called for any other commission comments or questions. Upon hearing no comments he asked Mr. Horsfall to read the motion.

Motion: Mr. Horsfall

I hereby move on this 10th day of March, 2020, the Streetsboro Planning and Zoning Commission approve a planter sign for: Lake Park Village Apartments, 1738 State Route 303, Parcel #35.057.00.00.038.000 per sign plan received 1-24-2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated March 1, 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 Ms. Covert. Roll Call: Yes – 6, No – 0. Motion carried.

New Business –

2094 State Route 303 – Streetsboro Service Department – site plan amendment for truck storage building

Mr. Dan Roush, of GPD Group, 520 S. Main Street, Akron, Ohio. I have before you the plan which is in your packet. I thought I would walk you through it in case you have any questions or if anything wasn't clear in the package of drawings. So basically, JP microphone issues, Horsfall cannot hear.

This is an aerial of the existing site on SR 303 where the service department. Down in the lower left-hand corner is the actual Master Plan that was done for the site in 2009. I've got a copy of that. I will pass it around, or I'll let you all pass it around. What you can see in the Master Plan is the building we are proposing is a truck storage building which is located right here (2009 Master Plan). This is the existing Service Department building. And if you go up to this plan you can see that the Service Department building is right here and our building is pretty much exactly in the same location as the Master Plan. So that's just to demonstrate that we are following the Master Plan. We are preserving these other locations for future buildings that are part of the Master Plan. Also, I added some color to the plan just for clarity but there are three phases of work shown in the plan. What is shown in pink is the building and the concrete apron that's in the front of the building. We note in our package that there is a 10-bay truck storage building with an eleventh bay, which will be an alternate so that that alternate occurs over here. The second phase,

which is shown in blue, may or may not happen. This phase would occur if there is money available to put a door out the rear of the garage. This is the truck washing bay. If that happens the blue area represents an additional drive that would go around the building. What is shown in yellow is actually the paving project that Bill's folks are going to do to tie in with our concrete apron in front of our building. So that's an overview of the site. Then I'll show you the elevations. There is not much to look at from this distance. It is a pretty utilitarian building. It is a garage. We are showing the proposed 10 bays and the 11th, the alternate, which I talked about earlier. As far as colors, we are proposing white metal siding and white gutters and downspouts, which doesn't sound very exciting but everything is white and we think it is good to be consistent and keep it clean and minimal. We are also proposing along the bottom, a concrete split face block which again, if you look at the buildings on the site, so of the buildings have concrete exposed along the bases of the buildings. So it's a pretty simple color pallet. Our idea is that it will blend in with the other buildings that are on the site.

Any questions on elevations.

Mr. Pavlick asked if there were any Commission member comments.

No comments or questions brought by Commissioners.

Mr. Pavlick asked Mr. Cieszkowski for his report.

As I customarily do, I outlined a list of suggested recommended conditions of approval subject to administrative review. I think most of those or all of those are quite straightforward. I did notice in reviewing the plans there is currently a property line running through a portion of the police station. I suggested that the City undertake a lot consolidation to get rid of that parcel line and then I noted very minor revisions in the plans. There was a discrepancy in bollard color between the detail and what's shown on the façade. I asked the plans be revised to the east building façade. They currently only show the north, south, and the west. I consider these to be very minor conditions of approval, but I would be more than happy to answer any questions. To me it was important that reference be made to compliance with the Service Department's Master Plan and the applicant did address that. I asked Stacey to have a copy of that plan with her if anybody on the Commission wanted to take a look at it. But I did check it and I think it's important to follow the plan when we have it.

Mr. Pavlick agreed.

Mr. Cieszkowski stated he had nothing further for the Commission and he would be happy to answer any questions.

Discussion

Pavlick thanks JC. Horsfall asks about downspouts. Pavlick said, yes, the applicant said gutters and downspouts on the building. Dan said yes, everything would be white. Horsfall said that was in Mr. Cieszkowski's memo too. Mr. Horsfall asked who handles the lot split. Mr. Cieszkowski said it would likely be us (Zoning) working with GPD to get that accomplished. Horsfall said that wouldn't really affect the applicant and Mr. Cieszkowski said no, and Mr. Horsfall said he just wanted to make sure of that.

Mr. Horsfall to the applicant. Have you been advised of all the suggestions from the Fire Department, Water Department PCWR and the OHM.

Mr. Rousch: yes we have and we have no issues with any of them.

Mr. Horsfall, Okay I just wanted to make sure of that. Thank you.

Chairman: Any other comments or questions from Commission members.
Hearing none, Mr. Horsfall please read the motion.

Motion: Mr. Horsfall

I hereby move on this 10th day of March, 2020, the Streetsboro Planning and Zoning Commission approve a site plan amendment for: City of Streetsboro Service Department Truck Storage 2094 State Route 303, Parcel #35.059.00.00.011.000 per site plan received 2-11-2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated March 1, 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. Hurd. Roll Call: Yes – 6, No – 0. Motion carried.

Mr. Pavlick asked if anyone had any questions for the Service Director. He asked Mr. Miller, you guys are going to do the work for the entrance to that, it's going to be asphalt? Mr. Miller indicated that they would do the asphalt work other than the concrete. He indicated that he didn't know if this would happen this year, it would depend on the timing of the project, when it gets completed and the weather.

Reports, Communications and Correspondence

Mayor Broska introduced Mr. Ron Good. Mr. Good will be appointed to the Planning Commission at the next meeting. Last night at council we did approve the CMR for the fire station project. We approved Hammond Construction. They did approve the GMR (Gross Maximum Price) at around \$5.4M. That's what it will cost us. Doing that last night allowed Jenny to get the wheels in motion to begin the process of obtaining financing. It's usually about a 15-30 day process. We are hoping that it can go relatively quickly. We are hoping to close, we'll take bond anticipation notes first and then in about a year or so we will turn those into bonds once construction is complete. I don't know if you know about what they mean by a Gross Maximum Price, unless there is something terribly unforeseen, that is the price that we will pay and anything that we come in under that price as far as the construction process is concerned will be refunded to the City and they have asked us for a lenient construction, we gave them a year to get it constructed and one of the reasons for that, if they lose days to rain, snow and stuff like that, a lot of times they try to make it up on Saturdays and Sundays and we tried to steer them away from that because naturally, that adds to the price. So we gave them a good schedule, about a year's worth of schedule to get the building completed and hopefully, Hammond was the company that did the high school and they did a fantastic job with the high school. On time and under budget and I fully expect them to do it at the fire station too. It's going to be a nice facility and under no circumstances is it ornate but it is very aesthetically

pleasing and it will serve our fire department for the next 50 years, and we are hoping, hoping, to put a shovel in the ground somewhere around the middle of April. Very close to the middle of April. So, it is a very exciting thing. It's the first new city building in 20 years. Since the Police Station, so we are very, very excited. It's been about 3 to 3 ½ years we've been planning this thing.

Mr. Richmond asked

Did the budget accommodate the red doors?

Mayor: No, not the red powder coat doors. They, the powder coated doors are substantially more expensive and we were actually hesitant with the powder coated doors, Marty, simply because if they get scratched or something like that it is much more noticeable to repair them, and if they are painted doors we can keep the paint up and it's just like people, we want glass doors, well, under no circumstances do the firemen want glass doors, none whatsoever. Mr. Richmond asked will the doors be red? Mayor replies yes, they will be red. That's what's going to set off the front. There will be 7 doors across the front. Mr. Richmond, they just won't be powder coated. Mr. Pavlick, I have to admit, that where I was on the fire department in West Elmira, NY, we had glass doors, it looks nice. Mayor, there is no doubt that it has a very nice look to it, but the maintenance, keeping those things clean, especially with hard water, and cleaning all of them all of the time and everything, and you know the problems we had with just a few glass doors at the other station. The UV contamination that we got on the gear, but that is another thing. Our gear is in a positive pressure room, it's inside. This is actually going to be a purpose built fire station. Mr. Pavlick added not a purpose adapted? Mayor stated no, not a purpose adapted station. We are very pleased with the way things have gone.

Mr. Pavlick thanked the Mayor for the update. Mr. Pavlick recognized Mr. Cieszkowski.
Mr. Cieszkowski

Mr. Cieszkowski reported that the Core Concept work committee meeting will be held March 18, 2020 at 9:00-10:30 am. Here at City Hall. It will be the second meeting of the Core Concept work committee. We had what I thought was a very useful and efficient kickoff meeting. I'm in the process of reviewing the meeting summary that the consultants provided. Once I'm done with that and have them tweaked very minimally, I'll have the meeting summary along with the power point that was provided at the meeting, posted on the website. I spent a portion of this month getting together some information that the consultants need from us, set of plans, a set of plans for the fire station, for the State Route 14 widening project, they wanted some traffic information. The Mayor provided them the Turnpike information. They found that to be useful. I think the next meeting, I haven't seen it yet, I have a conference call with them on Thursday to talk about the agenda for the upcoming meeting but I think we will be focusing on examples from other communities that they believe could fit well here and utilizing those same planning concepts here in Streetsboro. I am excited to keep this project moving and I think we are headed in the right direction.

Mr. Pavlick agreed and said he thought they had a good first meeting and thinks they showed the group some things that were very interesting relative to some of the things they had worked on in communities around northeast Ohio, so hopefully we can apply some of those items with what we are looking to do here.

Mr. Mayor: Does anyone up there have any idea how many cars get off and on this turnpike exit on an annual basis? Take a guess. Mr. Horsfall asked if he wanted it in thousands. Mr. Mayor, said 200,000? Mr. Horsfall said no, do you want it in thousands. Mayor said how about millions.

Mr. Horsfall, are you serious? Are you talking about a monthly basis, a yearly basis?

Mr. Mayor said on an annual basis nearly 7 million cars get on and off this exit. We are the 6th busiest on the Ohio Turnpike. Nearly 21% of those are commercial vehicles. So that's about 4,000 trucks per day and about 20,000 cars a day get off and on. And, people wonder why we have 10 hotels and 40 restaurants.

Horsfall said he did didn't wonder.

Unknown: So we need a Streetsboro Toll Plaza.

Mayor: I don't know if you guys noticed but we made the big time. If you notice the signs on 480 coming out of Bedford and Maple Heights, man, the signs.

Mr. Pavlick, I was going to mention that. I noticed it when they first put those signs up. I pointed it out to my wife.

Mayor. There is a criteria to be placed like that. I saw that and I said, "yeah, we made the big time. We made the street sign."

Unknown: like 480 to get on.

Unknown: 480 south

Mr. Richmond: Yeah, I saw that. I used to say Youngstown and now it says Streetsboro.

Mr. Mayor: and we get top billing.

Mr. Pavlick, yes we did.

Mr. Mayor: You know John was talking about the Core Concept plan and stuff like that and the Turnpike, it always has to be figured in to our plans. The VCB actually does a very good job advertising on the Turnpike to get the vehicles, to get people to stop here.

Horsfall: I seen that.

Mayor: They have it in the plazas and that turns out to be there best investments and our peak year was 2016 and it's dropped off a little bit. But, 7 million cars is nothing to sneeze at.

Mr. Pavlick: Do they have any idea which ones go up 480 and which ones come through town?

Mr. Mayor: I saw a couple of weeks ago, they had vehicle counters out there so I don't know. AMATS is always counting cars and eventually they post that for public dissemination. We could go on the site to see for sure. I know for sure we are not getting any less cars. The ideal thing would be to see how many get off there and head north on 480 but then put one just after the Frost Road exit and see how many continue on. It's quite a thing. We wanted to gather the information, the spec building that is behind us, it's probably going to come around. It has been officially announced but we are very confident that the building will be occupied before it's completed. And we are very confident with that.

Unknown: That's big time to have a spec building and have it occupied before it's finished.

Mayor: You guys have heard it before, everything in business goes in trends and stuff and not saying that nobody is building businesses, but the overwhelming majority of people want to be able to move in to an existing building because they want to go right now. They don't want to wait a year, they don't want to wait a year and a half. They don't want to go through the hassles and we are hoping that we can use that spec building as kind of an advertisement that, hey, wait a minute, I now only have 1 building in the 100,000 sq. ft. range or above. That's it one empty building and it's not a great looking building. I guess if it was better kept, it probably would have been gone. Patrick, Patrice O'Malia, the economic development director is working very hard with the people to try and to push the fact that hey, they put this up, so have the land and we've just got to get the people in here. And it may sit for a year, all of them are not going to fill up if they come looking, we have it ready for them, so.

Citizens' Comments

Mr. Pavlick: Okay, very good. Citizens? None, okay never mind.

Commission Member Comments

Mr. Pavlick called for any Commission members, any comments

Mr. Horsfall: This is for the Mayor. How much do you figure we've saved on road salt this year?

Mayor: I know the shed is pretty full. We have to buy 80% of what we bid. But depending on what we have, (Sara: and it's not over) and it's not over. We'll get one more good storm. When we had that last big storm last year it stormed for a couple, three days, each day cost us \$50,000.

Horsfall. I know how it works but I figure if we luck out this year and don't get any more can we take the overage and give it to the fire station?

Mayor No, two different accounts.

Pavlick: two different funds, one is capital and one is general.

Horsfall: But I figured it would give us a little wiggle room in our budget.

Mayor: because we, two years ago we built the new salt shed that fits, I want to say, 8,000 tons, and give gives us the capacity of storage. So when the next year's salt bids go out, Billy has kind of an idea what he has in there and we have to estimate what we will need and it may cost us less because we may have a lot of it in storage.

Unknown:: how long does salt last?

Unknown: You can keep it for more than one season but probably not too long.

Mayor: Absolutely. As long as you keep it from getting wet you're fine.

Unknown: But the humidity doesn't bother it?

Mayor, no it doesn't evaporate.

Mr. Pavlick: it has a little impact on it but it's negligible.

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday, April 14, 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 Mr. Horsfall and seconded by Mr. Hurd and the meeting was adjourned at 7:34 pm.

Attest:

Bridget Pavlick, Planning & Zoning Clerk

Jerome Pavlick, Chairperson