

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
Wednesday, May 12, 2020
7 PM**

May 12, 2020 Regular Planning Commission Meeting was held via Zoom Meeting. Audio and video of this meeting are on the City of Streetsboro YouTube Channel.

Call to Order – Chairperson Pavlick called the meeting to order at 7:08 pm.

Pledge of Allegiance and Invocation

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

Also present: Matt Gile, Rainforest Car Wash, Matt Weber, Hyundai, Mark Holz, Frontier Land Group, Fred Carmen, Shady Lake, Steve Jennings, Shady Lake, John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director and Planning and Zoning Clerk Bridget Pavlick

Mayor Broska joined the meeting at 7:35.

Disposition of Minutes: March 12, 2020 Regular Meeting-no action taken

Sign Review- Chapter 1159 - none

Old Business –

9250 Shady Lake Community Center- Façade change

Steve Jennings, 5000 Euclid Avenue, Cleveland is making the presentation for the Shady Lake Community Center façade changes.

Mr. Cieszkowski went over his Director's Comments and indicated that there was no landscape plan. Mr. Horsfall asked if language could be added to state that plantings would be replaced in perpetuity. Mr. Cieszkowski said that he would work with Shady Lake on this issue. Commissioners added discussion regarding how nice this will look once completed.

Motion: Mr. Horsfall

I hereby move on this 12th day of May 2020, the Streetsboro Planning and Zoning Commission approve a site plan amendment for: Shady Lake Community Center, 9250 Shady Lake Drive, Parcel #35-034-10-00-001-003, to change the exterior colors

and materials of the existing building per site plan received 3-9-2020; Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated April 12, 2020. No construction shall commence until a zoning certificate has been paid for and issued by the Planning and Zoning 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. Richmond.

Roll Call: Yes-7, No-0. Motion carried.

9630 State Route 14-Great Lakes Hyundai- Site Plan Amendment

Matt Weber, Weber Engineering Services, 2555 Hartville Road, Rootstown, Ohio-appeared on behalf of applicant, Great Lakes Hyundai. Straight forward and anticipated by city of Streetsboro. Great Lakes Hyundai is looking to create an additional 97 parking spaces at the rear of their property to handle the excess inventory that they have been parking around the city. Mr. Weber stated that they have reviewed Mr. Cieszkowski's staff report and the 7 items that were pointed out and they have no issue with those items and they will be corrected.

Mr. Cieszkowski-noted that there will be striping on the proposed gravel parking lot and asked Mr. Weber to clarify how this would be handled. The lot will be gravel but there will not be a great amount of traffic to disturb anything. There will be vertical markers so that fire lanes remain open. This lot will be used by staff only. Commission discussion centered around the asphalt currently in place and if that will be removed. Mr. Weber stated that the asphalt will be removed as it is in bad shape. Mr. Cieszkowski asked the applicant if they made application to the EPA. Applicant responded that they will be making the final application after approval from the Planning Commission.

Motion: Mr. Horsfall

I hereby move on this 12th day of May 2020, the Streetsboro Planning and Zoning Commission approve a site plan amendment for Great Lakes Hyundai, 9630 State Route 14, Parcel #35-033-00-00-009-001, to make improvements to failed culvert crossing and repave existing parking area along with marking expansion per sit plan received 3-9-2020; Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated April 16, 2020. No construction shall commence until a zoning certificate has been paid for and issued by the Planning and Zoning 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. Gallo.

Roll Call: Yes-7, No-0. Motion carried.

New Business

9421 State Route 14-Rainforest Car Wash – Conditional Use Permit

Mr. Pavlick asked Mr. Horsfall to make a motion to consider this applicant.

Motion: Mr. Horsfall

I hereby move on this 12th day of May 2020, the Streetsboro Planning and Zoning Commission consider a Conditional Use Permit for the Rainforest Car Wash 9421 SR 14, Parcel No. 35-045-00-00-045-004 to operate an approximately 5,673 sf car wash. Seconded by Mr. Hurd. Roll Call: Yes-7, No-0. Motion carried.

Mr. Matt Gile is appearing this evening for the applicant, Rainforest Car Wash.

Mr. Cieszkowski started the discussion by stating that there are multiple issues that need to be addressed prior to the issuance of a Conditional Use Permit. There has been nothing new presented to the Commission and that his report is based upon the submission by the applicant. The height of the building is an issue. Also, the Planning and Zoning Department did not receive Conditional Use Narrative Questions and the Conditional Use Standards have not been met. Mr. Horsfall asked if this item should be tabled. Mr. Cieszkowski also indicated that there are issues with the easement at the rear of the property shared with the new Dairy Queen. Discussion was had and Mr. Cieszkowski said that the property owners need to work this issue out and report the results to the City. Mr. Cieszkowski asked the Applicant if they could have the additional materials in to the City by 5/26/2020. The Clerk was instructed to send a copy of the letter from Dairy Queen's legal counsel so that he was prepared.

Motion: Mr. Horsfall

I hereby move on this 12th day of May 2020, the Streetsboro Planning and Zoning Commission table a Conditional Use Permit for Rainforest Car Wash 9421 SR 14, Parcel No. 35-045-00-00-045-004 to operate an approximately 5,673 sf car wash to the June 9th, 2020 Regular Planning and Zoning Commission Meeting. Seconded by Mr. Good. Roll Call: Yes-7, No-0. Motion carried.

Prior to consideration of the next three items of business, a discussion was had concerning the validity of Zoom meetings as it relates to the Sunshine Laws and public meetings. Ms. Fagnilli indicated that the State of Ohio passed legislation to allow the Zoom meetings, etc. so that the municipalities could properly conduct business. The City of Streetsboro City Council also passed legislation to permit electronic meetings in place of in person meetings due to the pandemic and subsequent lockdowns.

Chairman Pavlick introduced the next item of business indicating that it is three items and all three will be considered at the same time. If one of the items is not recommended to Council, none will be recommended as all pieces work as one.

Frontier Land Group-Comprehensive Master Plan Future Land Use Map Amendment-From R-R Rural Residential to R-1 Low Density Urban Residential

Frontier Land Group-Zoning Map Amendment-R-R Rural Residential to R-1 Low Density Urban Residential

Frontier Land Group-1130A RO-S Overlay Residential-Open Space Overlay

Mark Holtz, Frontier Land Group, 25700 Science Park Drive, Suite 360, Beachwood, Ohio 44122 is the applicant and Kristin Hopkins, FAICP, CT Consultants is presenting the proposed project.

Mr. Holtz is the developer of Meadow View. He stated that 134 of 174 homes in Meadow View are sold to new to Streetsboro residents with a median price of \$295,000. For this project, the product mix has not been determined just yet. He was thinking possible 1/3 will be split between medium and large lots and 2/3 lifestyle housing. At this point the project is still in the concept phase. Mr. Holz offered a brief overview of the history of Meadow View and how Frontier Land Group (FLG) took a nearly dead subdivision and turned it into a thriving nearly complete subdivision in Streetsboro.

In this new proposal, Frontier Land Group is looking to offer medium, large, lifestyle homes, but they are not sure what the mix will be in this new project. The is 2/3 will be lifestyle because this product appeals to the demographic of older, empty nesters because they are maintenance free. As a result of that they typically do not put a strain on the school system. There is a need to rezone property because the assembled parcels are not without their issues. Although FLG has not done a “deep dive” and done a full-blown analysis on environmental they are aware that there are some wetlands, some streams. We know there is an ODNR reclamation permit that needs to be dealt with on the S&S property where they have been mining for the past 20-25 years. Sanitary sewer is going to have to be brought up SR 303 approximately 1 mile. There is a cell phone tower, some abandoned gas wells that will also need to be plugged. Kristin Hopkins. 1001 Lakeside Ave. E, Suite 1005, Cleveland, 44144. Mr. Cieszkowski added his comments to Ms. Hopkins re: screen sharing, etc.

Kristin Hopkins gave background on her qualifications and experience. She works for CT Consultants as a land use planner and has over 30 years of experience working with local municipalities on comprehensive planning and zoning code updates including writing text for planned unit developments and conservation developments. Was part of 3-person team back in the late 1990’s with Kirby Dade and David Hart and together wrote the model conservation subdivision regulations and those regulations have won awards and they have been mentioned throughout the United States as a resource and as a model that others have actually written and tailored models to their own communities. The Northern Illinois Planning Commission has developed a model and so this is something that I have done numerous times with local communities. Once in a while I am hired by a developer to help get land rezoned and also assist with writing zoning code regulations or

making tweaks to the existing code. The way I see it after reading your Comprehensive Plan is this is what we are attempting to do-implement recommendations in your Comprehensive Plan with the proposed zoning text amendments. Also, we believe our requests are in line with the Comprehensive Plan.

Ms. Hopkins begins her Power Point presentation.

Request for making sure request is in line with the future land use map and which means we have to tweak the land use map 70 acres to be exact. The zoning map amendment, R-R is the current zoning on about 225 acres. There is another 125 acres or so that are already zoned R-T and R-2 and we are not addressing those, or requesting change. And then we have some amendments that we are proposing to 1130A, the Residential Open Space Overlay District.

First, I just wanted to highlight where the parcels are. It's a unique shape in the sense that much of the land that is in this proposed development is away from the street. There are very few areas along the frontage of SR 303 so in this development you would actually not have a whole lot of presence on the road. But to go through who owns what, the 17.3 acres along Page Road labeled No. 1, is owned by Frontier Land Group. That is currently a combination of R-T and R-2; the 108.2 acres is owned by Pennock Farm. That is also R-2 and we are not requesting any rezoning; parcels 3, 4, 5 are owned by Mathias & Tywon, 86.4 acres; and then south of that, 6, 7, 8 are owned by S&S Aggregate. So again, we are requesting the rezoning of 225 acres on a 350-acre development site. I have the existing zoning, this gives you an idea of what is surrounding, so as John mentioned in his staff report, R-2 zoning is across the street for the school side and the City property. And then you can see on the east side in the white area where we are requesting the Zoning Map change, that's the Rural Residential. And that's the 6 parcels that are currently zoned Rural Residential. Then moving on to the existing land use, if you look on the color land use map that comes from the 2019 Comprehensive Plan the brownish color is agriculture. In looking at the County Tax Maps it shows up as agriculture but a lot of it is considered vacant agriculture and the white area is excavation and mining. In the arial photo you can see how the undeveloped land has surrounding residential to the west and we have an older subdivision from about the 1950's that is entirely built out and what is noticeable about that is that there is no open space. It is lots and streets. So, the uniqueness about what's being proposed on this site is that there would be significant open space. Again, across the street we have the school system, a school campus and then we have the park and the City building. Further south there is the Valleybrook subdivision. We believe that asking for this area to be rezoned that would allow roughly 2 units per acre, and that is consistent with what is already zoned to the west and along the edges on Page Road and along SR 303 and it also makes sense from the Comprehensive Plan standpoint of wanting to have a walkable community. We envision the residents that would be living in this new development could easily walk or bike to school. It would be about 2 miles or so, walk to school, bike to school, and to the park as well.

The next slide shows the future land use map, and this gives you the entire city and zooming in, this area that is surrounded by the red-dash line is what we are asking for the future land use map amendment. As you can see everything that is north of the Turnpike

along Page Road and then north of SR303 and the majority of the property that Frontier Land Group is under contract with and as well as the south side of SR 303 is already from a future land use map standpoint designated for low density residential 2 units per acre. We are requesting that the 70 acres to the east, which does butt up against the turnpike as well as adjacent to the city boundaries, we believe that it makes sense to make that change to the future land use map, that it's consistent with the Comprehensive Plan. One of the things to point out, in the Comprehensive Plan is the intent of the low-density residential district is to promote single family residential development in areas where sewer and water are available at a density of 2 units per acre. So that equates to the R-1 district. Also, the intent for the low density residential is in areas where conservation development is encouraged because of large amount of sensitive natural features and that is something, as Mark was saying, is a factor in the development of this property.

A Commission member asked for clarification on which parcels they were looking to rezone to R-1. After some discussion the map was clarified.

There will be 2 to 3 access points to the site. FLG is looking to build 400-450 units with more amenities than Meadow View subdivision. Discussion on the S&S parcel. Is the mine still operational? Have they started any reclamation of the parcel? Mr. Holz indicated that the mine has not been operational for over a decade and S&S does have a reclamation permit from ODNR. Mr. Holz said that if they close on the property, he will take over the permit and complete the reclamation.

Mr. Horsfall asked that the Chairman consider a motion for a 30-minute extension of time for discussion. Mr. Richman seconded. Upon voice vote motion carried.

Ms. Hopkins returned to her presentation focusing on the third part of this project, changes to the Residential Open-Space Overlay District.

As John had mentioned in his staff report, asking you to focus on line 2 and line 5. What this chart is doing is taking all of the 4 residential zoning districts to which the Overlay District can apply and went through a statistical analysis to see what really somebody could get on their site based upon the minimum lot size currently in the standard district and then compare it with the Open-Space Overlay district. First of all, the effective density compared to your maximum density that is included at the top of the table, your effective density is much lower than the maximum density and so at face value when somebody reads maximum density before going to the description of the net developable area, that seems like wow, that's great - 2.75 units per acre in the R-2 district but when you take the lot size and the minimum lot width, and you add in a factor for the amount of road that is needed to service each lot, and some of what we call inefficiency factor, for lots around cul-de-sacs end up being considerably larger because of the shape. It is very difficult to get every lot exactly the minimum size. So, this effective density is then an approximate density somebody could get if they laid out a standard subdivision. Then in the analysis below that it is looking at the development that is permitted currently in Chapter 1130A, but this is looking at a piece of land that has no constraints land. So all we are doing is taking out the 15% for the roads for the net buildable area. The bottom line is when you look at, again, what somebody seems to think they should be able to get as a permitted

density based on what is stated in the code, but then you add in the requirement for the minimum required lot width and the minimum required open space, then you are not able to achieve what you start out thinking you should be able to achieve based on your regulations. So then in talking with John and in reading through the Comprehensive Plan and noting the fact that there are numerous places in the Plan that recommend or endorse adopting conservation development regulations and encouraging and even encouraging to the extent of having some incentives, I went ahead and drafted some text based on what is considered the hallmark of what a conservation development project is. And that is a project that has at least 40% open space. But in order to get 40% open space on a project especially when the density is higher than 1 unit per acre, it becomes very hard to get the density when you deduct the 40%. Another hallmark of conservation development is, again, provide some incentive for developers to actually use this. So, recommended a conservative density bonus, but even still have added a "not to exceed" gross density so that regardless of what the bonus says you can achieve, you still cannot achieve more than what's shown in line 5 and it's very close to the effective density. The effectiveness actually is that a piece of land that has the significant and important natural features on the site, the Code right now says you have to deduct all that land from determining what your density is.

Point of order: the motions to consider were not read and voted on prior to the commencement of discussion.

Mr. Pavlick asked Mr. Horsfall to read the motion:

Motion: Mr. Horsfall

I hereby move on this 12th day of May 2020, the Streetsboro Planning and Zoning Commission in accordance with Section 1109.02(c) of the Codified Ordinances of the City of Streetsboro, consider approval of a zoning text amendment to City Council for: Chapter 1130A Residential Open Space Overlay District. A report supporting the proposed text amendment is hereto attached to this recommendation as required. Seconded by Mr. Richmond. Roll Call: Yes-7, No-0. Motion Carried

Motion: Mr. Horsfall

I hereby move on this 12th day of May 2020, the Streetsboro Planning and Zoning Commission in accordance with Section 1109.02(c) of the Codified Ordinances of the City of Streetsboro, consider a zoning map amendment for 224.93 acres on the north side of State Route 303 east of Page Road from the R-R Rural Residential to R-1 Low Density Urban Residential District, Parcel Nos. 35-039-00-00-004-000; 35-039-00-00-003-000; 35-049-00-00-011-000; 35-049-00-00-007-000; 35-049-00-00-007-000; 35-049-00-00-006-000 35-049-00-00-004-000. Seconded by Mr. Good. Roll Call: Yes-7, No-0. Motion Carried.

Ms. Hopkins was asked to continue.

I was just starting to explain the fundamental points of conservation development concept and for Streetsboro what we are calling the Conservation Cluster Development because you already have a very low-density district called Conservation District which we are talking about something entirely different. It is just a name for now unless if there is a preference to change it, it is easy to change. The fundamental elements of conservation development is a minimum of 40% open space and then in exchange for that open space, your regulations or criteria for identifying quality restricted open space. So currently the Open Space Overlay District requires open space, but it does not distinguish between fragmented open space versus quality connected contiguous larger areas of open space. What I have added in the proposed regulations are some criteria for what makes quality open space. Then in addition to that, in order to encourage developers to use this development option is a slight density bonus, but what I was comparing is that it may seem high until you look at, we've added this "not to exceed" gross density so that is in line with what the effective density is already for each of the zoning districts if you were to do a standard subdivision. So, in essence we are not talking about being able to do a project that is above and beyond what you should already be allowed or entitled to do. Then the other thing that is required of the developer in exchange for that density bonus is quality amenities, so we've added some criteria for the kind of amenities that need to be included in a Conservation Cluster development. That is the gist of it.

We can do things one of two ways, we can switch to the Code, the proposed text, and go through it, or since you have had it already and I know you've gotten some comments from John and my response to John's comments, I could respond to questions. So whatever your pleasure is.

Chairman Pavlick asked that Ms. Hopkins go through the proposed text amendments.

The actual text amendments are presented in a Power Point presentation and the discussion is summarized below.

Section 1130A.

The text was presented with bold red as proposed new text and the red strike-through is text to be moved to a different table. Commentary has been added to help with clarification and education.

One of the things that was mentioned earlier was making sure there were recreation facilities, so there was an allowance for recreational facilities and some additional qualifications on the recreational facilities were added by Mr. Cieszkowski. Other comments address cleaning up the Conditionally Permitted Use which currently allows single family attached units.

Section 1130A.04 Base Development Standards. The information that is currently in this section has been combined into a table format to it is easier to see at a glance what has to be provided and also includes the maximum density and net developable areas. As it

stands, the Code refers to the maximum density, but you have to go back to the Standard District to figure that out.

Discuss centered on the definition of Open Space so that the Code could identify a certain type of open space and not use generic ambiguous language or improper definitions. Different types of building could require different types of buffers, certain types of amenities could go on open space areas. Discussion also included what the definition of open space is and what counts and what does not count.

Section 1130A.07 is a completely new section of code. There is commentary from model regulations explaining how conservation development should be structured and new text to define and state the intended purpose of Conservation Cluster Development. This section offers flexibility in environmental protections and low impact designs. This section also addresses minimum project areas (200 acres), so as to get the maximum conservation of open space. Open Space Density Bonus is also addressed and how the calculations are done to determine the bonus and what best preserves the site's natural features.

Motion: Mr. Horsfall

I hereby move to extend time of discussion by 20 minutes. Seconded by Mr. Good. Voice vote. Motion carried.

Discussion continued with the explanation of this section and what benefits clarifying and defining conservation of open space and amenities.
Presentation is concluded.

Commission members take up procedural questions and comments indicating that they would like a little more time to absorb the information that was presented. There was lengthy discussion regarding timelines and what can be done for the Commission members so they are comfortable with the material they would be voting.

Mr. Richmond made a motion to table this agenda item and convene a special meeting on May 20, 2020 for this topic only. Seconded by Mr. Hurd. Voice Vote motion carried.

Reports, Communications and Correspondence-none

Citizens' Comments-none

Commission Member Comments

Commission members thanked Kris and John for their work and their diligence putting all this information. It was a very thorough presentation. Mr. Cieszkowski said he would get with Ms. Hopkins to get things buttoned up for the Commission's review for the special meeting on May 20, 2020.

Announcements: There will be a Special Planning and Zoning Commission meeting on Wednesday, May 20, 2020 at 7pm at the Streetsboro Municipal Building (555 Frost Road) via Zoom Meeting. The next Regular Planning and Zoning Commission meeting will be held on Tuesday, June 9, 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. Gallo and the meeting was adjourned at 9:44 pm.

Attest:

Bridget Pavlick, Planning & Zoning Clerk

Jerome Pavlick, Chairperson