

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
July 14, 2020
7 PM**

Call to Order – Chairperson Pavlick called the meeting to order at 7:01 pm.

Pledge of Allegiance and Invocation

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

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

Mr. Gallo and Mr. Richmond were absent.

Disposition of Minutes: March 10, 2020 Reg. Meeting
May 12, 2020 Reg. Meeting
May 20, 2020 Special Meeting
June 9, 2020 Reg. Meeting

No action taken on Minutes.

Old Business-

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

Mr. Cieszkowski indicated that he received a request from the Applicant to extend the timeframe for consideration by the Planning Commission of the Conditional Use Permit for Rainforest Car Wash an additional 90 days. The staff is working on coordinating with the Applicant and the property owner to work through some of the issues that were identified in their original submittal. The 90-day extension would allow the parties to work through their issues. 90 days from today (July 14, 2020) would end up being the day before the October meeting. That is why the motion sheet states the regular October meeting which is October 13, 2020. Asking the Commission to entertain a motion to extend the Rainforest Car Wash Conditional Use Permit to the October 13, 2020 regular meeting.

Chair calls for Commission Member comments or questions. Commission had no comments.

Motion: Mr. Horsfall

I hereby move on this 14th day of July 2020, the Streetsboro Planning and Zoning Commission approve an extension of time to the October 13, 2020 regular meeting to obtain a Conditional Use Permit for: Rainforest Car Wash, 9421 State Route 14, Parcel #35-045-00-00-045-004, to operate an approximately 5,673 sf. Car wash.

Seconded by Mr. Good.

Roll call: Yes – 5, No – 0. Motion carried.

Sign Review- Chapter 1159 - none

New Business –

9460, 9470, 9480, 9490 State Route 14-Geis 4 Tenant Retail- Site Plan Amendment

Two items go along with this item. First, the Commission will have to update the Integrated Development Plan then review the Site Plan Amendment.

Chair Calls for Mr. Cieszkowski's Comments.

As noted in the Staff Comments of June 21, 2020, there are no comments in terms of revisions of the proposed Integrated Development Plan Amendment. Mr. Cieszkowski indicated to the Commission that it notes a change to parcel configuration that reflects a lot consolidation that is in process and currently being reviewed by the City Engineer. It was also pointed out that the lot configuration adds the portion of the site that is shown to contain most of the off-street parking for the Site Plan Amendment to accommodate the Wild Eagle Steak and Saloon restaurant that is before the Commission this evening. Chair asks for any further discussion or comments. There being no further discussion, the Chairman called for the motion.

Motion: Mr. Horsfall

I hereby move on this 14th day of July 2020, the Streetsboro Planning and Zoning Commission approve an Integrated Development Plan Amendment for: East side of Shady Lake Drive and State Route 14, Parcel #35-034-10-00-001-012 and #35-034-10-00-001-013, for the general layout and future uses. Per site plan received 6-8-2020, following administrative approval by the Planning & Zoning Director, per Code Section 1147.06, the plans shall be transmitted to Council for their confirmation, confirmation with modifications or disapproval. Seconded by Mr. Good.

Roll call: Yes – 5, No – 0. Motion carried.

Site Plan Amendment Review

Trevor Extine, Geis Companies, applicant on behalf of Geis Companies. Discussion was commenced regarding the patio area, lighting and the sound system with Mr. Cieszkowski indicating that he did not see and of the details on the drawings with respect to lighting and sound for the patio area. He asked that the Applicant clarify for the Commission the

details and any elements relative to lighting and speakers for the outdoor patio area. The applicant indicated that these items have not been selected as of this meeting, but he would look to expediting their selection and get the details to Mr. Cieszkowski for administrative approval. The applicant stated that they did not intend for the patio area to be loud and obnoxious due to the close proximity of the hotel and they have not had any complaints at the other locations. It was their intent to work closely with the City. Discussion then centered around the exterior finishes and some modification to the parking areas. The applicant assured the Commission that they would be working closely with the staff to make sure any and all issues were addressed to move the project forward. Commission members also initiated discussion on other aspects of the project such as number of dumpsters and the enclosure and other exterior items. Parking was also discussed with respect to what would be adequate for all tenants' needs. It was determined that parking would be adequate and the applicant has had discussions with the other tenant. There being no further discussion, the Chairman called for the motion,

Motion: Mr. Horsfall

I hereby move on this 14th day of July 2020, the Streetsboro Planning and Zoning Commission approve a Site Plan Amendment for: Wild Eagle Steak and Saloon, 9470 State Route 14, Streetsboro, Ohio 44241, Parcel #35-034-10-00-001-013 and #35-034-10-00-001-012. Per site plan received June 8, 2020, subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated June 21, 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 – 5, No – 0. Motion carried.

Zoning Text Amendment –

Reports, Communications and Correspondence-

Core Concept process will be starting up again. Working Committee members will be notified when new meetings are set.

Citizens' Comments-none

Commission Member Comments-

Mr. Horsfall announced to the Commission that this will be his last meeting. He and his family have moved out of the city and he is no longer eligible to hold his position. Mr. Horsfall has served to 26 years on this Planning Commission. All members and staff expressed their appreciate for the time and effort Mr. Horsfall has put into the Planning Commission and he will be greatly missed.

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday, August 11, 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 7:32 pm.

Attest:

Bridget Pavlick,
Planning & Zoning Clerk

Jerome Pavlick, Chairperson