

*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  
September 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, Ron Good, Ted Hurd, Jerome Pavlick was present. Curt Gallo joined the meeting at 7:25 pm. Marty Richmond was absent.

Also present: Mayor Glenn Broska, John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director and Matt Glass, City Engineer.

Chairman called for nominations for Vice Chairperson. Mr. Horsfall was the Vice Chairperson but as of the July 2020 meeting, he has moved from the City and is no longer on the Planning Commission. Mr. Good nominated Ms. Covert. There were no other nominations. By voice vote, Ms. Covert is elected as the Vice Chairman until the organizational meeting at the beginning of 2021.

Motion made by Ms. Covert to suspend the rules to allow more than five items to be heard at this meeting. Seconded by Mr. Good. By voice vote, motion carries.

**Disposition of Minutes:** May 12, 2020 Regular Meeting  
July 14, 2020 Regular Meeting  
August 11, 2020 Regular Meeting

**Old Business-** none

### **Sign Review- Chapter 1159**

#### **9545 State Route 14-Slim Chickens Planter/Monument sign**

Applicant, Tyler Scofield, Geisen Management appeared representing Slim Chickens 9545 SR 14. Sign will be rotated 90° and the sign will be two-sided so that it can be seen from both directions. Mr. Cieszkowski has been working with Mr. Scofield to maximize the visibility of the Planter sign on the property.

#### **Motion: Ms. Covert:**

**I hereby move on this 8<sup>th</sup> day of September 2020 the Streetsboro Planning and Zoning Commission approve a Planter sign for: Slim Chickens, 9545 State Route 14; Parcel #35-043-00-00-003-006, per sign plan received 8-10-2020, and revised 9-4-**

**2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated August 31, 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 Mr. Hurd. Roll call: Yes – 4, No – 0. Motion carried.**

**Motion: Ms. Covert:**

**I hereby move on this 8<sup>th</sup> day of September 2020 the Streetsboro Planning and Zoning Commission approve 2 Wall signs on the north side of the building (facing SR 14) for: Slim Chickens, 9545 State Route 14, Parcel #35-043-00-00-003-006: per sign plan received 8-10-2020 and revised 9-4-2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated August 31, 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 Mr. Good. Roll call: Yes – 4, No – 0. Motion carried.**

**Motion: Ms. Covert:**

**I hereby move on this 8<sup>th</sup> day of September 2020 the Streetsboro Planning and Zoning Commission approve a Wall sign on the east side of the building (facing Brook Valley Trail) for: Slim Chickens, 9545 State Route 14, Parcel #35-043-00-00-003-006: per sign plan received 8-10-2020 and revised 9-4-2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated August 31, 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 Mr. Good. Roll call: Yes – 4, No – 0. Motion carried.**

### **10069 Wellman Road – Bulten**

Sam Coustuc, Signarama-731 Beta Drive, Mayfield, Ohio appeared as the applicant representing Bulten. Mr. Cieszkowski has been working with this applicant. Mr. Cieszkowski indicated that all the signs are in line and comply with the variances that were granted by the Board of Zoning and Building Appeals. Discussion was held regarding the landscaping for the monument sign and the retaining wall indicating that the retaining wall will have to go before engineering and that can be done administratively.

**Motion: Ms. Covert:**

**I hereby move on this 8<sup>th</sup> day of September 2020 the Streetsboro Planning and Zoning Commission approve a Wall sign on the south side of the building (facing I-480) for: Bulten, 10069 Wellman Road, Parcel #35-011-00-00-009-000: per sign plan received 8-28-2020. 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 Mr. Hurd.  
Roll call: Yes – 4, No – 0. Motion carried.

**Motion: Ms. Covert:**

I hereby move on this 8<sup>th</sup> day of September 2020 the Streetsboro Planning and Zoning Commission approve a Wall sign on the east side of the building (Wellman Road) for: Bulten, 10069 Wellman Road, Parcel #35-011-00-00-009-000: per sign plan received 8-28-2020. 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 Mr. Good  
Roll call: Yes – 4, No – 0. Motion carried.

**Motion: Ms. Covert:**

I hereby move on this 8<sup>th</sup> day of September 2020 the Streetsboro Planning and Zoning Commission approve a Planter/Monument sign for: Bulten, 10069 Wellman Road, Parcel #35-011-00-00-009-000: per sign plan received 8-28-2020; subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated August 31, 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 Mr. Good. Roll call: Yes – 4, No – 0. Motion carried.

**Motion: Ms. Covert:**

I hereby move on this 8<sup>th</sup> day of September 2020 the Streetsboro Planning and Zoning Commission approve Directional signs for: Bulten, 10069 Wellman Road, Parcel #35-011-00-00-009-000: per sign plan received 8-28-2020. No sign can be installed until a permit has been paid for and issued through the Building Department. Seconded by Mr. Hurd. Roll call: Yes – 4, No – 0. Motion carried.

**New Business –**

**9700 Page Road-Boulder Creek Golf Club-Site Plan Amendment for Proposed Temporary Tent Structure**

Joe Salemi, 10121 Northfield Road, Northfield, Ohio. The site plan amendment is for the tent structure and the accessory building attached to it. This will be used as an event venue. Discussion was centered on how the tent structure would be used, how it is set up and taken down. The structure can only be up for 180 days as a temporary structure. Landscaping and mounding around this area were discussed with the application seeking to install a waterfall made from boulders from the property. Planting would be colorful and plenty as this would be used as a photo spot for weddings and other events with pictures. Mr. Hurd asked if this was the same tent that was presented before. The applicant replied that it is, and it is a top of the line tent with solid rigid aluminum framing, the material is

made of fireproof material and Lexan and tempered glass for sides with real doors for going in and out. There will be an accessory building built new with a kitchen facility, restrooms and there is going to be a bar area and in the other area will be the buffet area. The floor where the tent will be erected will be concrete. Discussion continued regarding inspection and safety.

**Motion: Ms. Covert.**

**I hereby move on this 8<sup>th</sup> day of September 2020 the Streetsboro Planning and Zoning Commission approve a site plan amendment for: Boulder Creek Golf Club, 9700 Page Road, Parcel #35-037-00-00-003-002, a seasonal tent structure to be used as a banquet facility on the property. The facility will also consist of a permanent support structure housing restrooms, storage, and a kitchen area. The tent structure will be up for no more than 180 days per calendar year. The structure will also have an annual inspection after installation. The frequency and criteria of inspections to be determined administratively, per site plan received 8-4-2020, Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated August 31, 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.**

**SR 14/303 Streetsboro Crossing Freddy's Custard-**

Site Plan Review-Freddy's Frozen Custard and Steakburgers

Jonathan Evans, Evans Engineering, 4240 Airport Road, Cincinnati, Ohio

Evans Engineering did the civil engineering and surveying for Freddy's. Dominick Gatta, Gatta Construction, 325 Hogarth, Niles, Ohio, general contractor and owner of the franchise. Freddy's is a custard and steakburger restaurant based in Wichita, Kansas.

The applicants presented some history of the company and their color palette. The applicant stated that there would be a patio area, drive through, and sit-down dining.

Presentation was also made regarding the site location of the building and what it will look like from the highway as well as from the inside of Streetsboro Crossing. Discussion continued with the Commission getting a first look at the signage even though there is no sign review application at this time. This will give the applicant the opportunity to get some feedback from the Commission to educate the sign review application.

**Motion: Ms. Covert**

**I hereby move on this 8<sup>th</sup> day of September 2020, the Streetsboro Planning and Zoning Commission approve a site plan for: Freddy's Frozen Custard and Steakburgers, TBD-Part of Streetsboro Crossing, Parcel #35-055-00-00-039-011, Per site plan received 8-10-2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated August 31, 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. Second: Mr. Good. Roll call: Yes-5, No – 0. Motion carried.**

### **10242 State Route 43-Geis Construction**

#### Site Plan Review for New Industrial Spec Building

Greg Siefert, Design Development Architect for Geis Construction, 100020 Aurora Hudson Road, Streetsboro. Here tonight for site plan approval for a 434,000 square foot spec industrial building to be located on an approx. 32-acre parcel as part of a larger 85 acre parcel on the north side of Streetsboro on the east side of SR 43. This is a spec warehouse building. No tenant currently identified. Building is being built as a distribution center and probably not manufacturing. 420' by 1000'; loading docks on north and south sides. Parking around all 4 corners of the building. BZA denied variance for wetland setback and the building is back as far as it can be without the variance. Plan that are presented at this meeting are without variances as none were granted by the BZA. Car parking layout has been reworked. Per the director's report the applicant will work to address any comments or concerns listed in the report so that final approvals can be made. After the BZBA meeting, Geis Construction met with some of the residents residing on the west side of SR 43 and discussed their concerns. As a result of this meeting the applicant handed out a packet of information outlining the discussions and what has come out of the discussions. (Exhibit A)

The size of mound is 15-20 feet high. The applicant indicated that because of the meetings with the neighbors he will work with the Tinkers Green HOA to plant more trees on the mounding on the west side of SR 43 to fill in bare spots on those landscape mounds and will power wash homes that may need it post construction. The homeowners in Tinkers Green had a request that if there were to be a pond in the front of the property that was a wet pond, that Geis install a fountain in that pond to keep the water moving. Per the director's comments any fence installed at the front of the building would be more decorative as opposed to chain link or some other kind of fence. This will be guided by Zoning Code in terms of fencing and what is allowed. Geis will follow that but in the terms of this document, they will come back to the planning commission once they have a tenant for the building. They will be putting in writing that they will follow the guidelines for start and stop times, hours and days of the week during the duration of our project. The last item on the list is exterior lighting. Knowing that there is a photometric plan that needs a little tweak according to the Director's report, so when they start putting the lights up, they will note, and make adjustments for lights that may be distracting to the neighbors, even if it appears to be complaint with code. The applicant stated that they would look at the lighting from across the street, talk to the neighbors and make sure that the lighting is

not a distraction and make sure that they are still in compliance with the rules and regulations.

The applicant discussed a few other comments mentioned in the Director's report. The building height was briefly discussed, and Mr. Cieszkowski mentioned the stone strip that is around the building. The applicant stated that a lot of times it is a requirement for food grade buildings. Geis has added it as a standard detail on the building to prevent the landscapers from damaging the building with mowers and weed whips.

Mr. Cieszkowski continued by addressing some final points from his report. Discussion regarding sidewalks on the site was that while there is something to be said for continuing to add pedestrian connectivity throughout the city, but at the same time, the City does not necessarily need or want sidewalks that do not offer connectivity. Mr. Cieszkowski continued that he found instances in other communities where the developer and the city agreed that in lieu of installing sidewalks the developer would place money in a fund for the city to install sidewalks at the site when time was right, or the money could be used for sidewalks elsewhere in the city. It was the consensus this was something the City should look into for this and future projects. The final point to be discussed is the detention/retention ponds on the site. Mr. Cieszkowski thought that it would depend on whether the ponds would be wet and how much of a continuous depth they would have as to whether the ponds should have fencing or not. Code defines a pool as any vessel that contains 18 inches of water. That would require a pond to have a 4-foot fence surrounding it. The ponds on the front of the property along SR 43 would have a more decorative fence and the pond in the back would have a less decorative fence like chain link or perhaps no fencing required. The presentation turned back to the colors on the building. Geis would like to keep the blue accent band around the building. Several residents asked Geis if the blue could be removed so, this is why it is before the Commission. Geis would remove the blue accent band if required to but would like to keep it.

Chairman Pavlick indicated at this time he needs a motion to extend time on this subject.

Mr. Good made the motion to extend time 15 minutes. Seconded by Mr. Hurd. By voice vote, motion to extend time carried.

Mr. Cieszkowski asked to clean up a few loose ends. He asked the clerk to attached Exhibit A to the minutes. He was looking at page 3 of the landscaping and is unclear of the number of plants and the size at planting for the Norway Spruce and the Red Sunset Maple. He asked that this information be provided when final landscape plans are submitted.

Mr. Pavlick called for any Commission comments and Citizen's comments.

Ms. Trina DeCarlo 10166 Ridgeview Court (Tinkers Green).

Ms. DeCarlo indicated that she had met with Mr. Siefert and she was comfortable that Geis would keep to their end of the bargain. But she is more concerned with the blue band around the building. If Geis sells the building, the neighbors could end up with some

unsightly color. She is concerned that the blue will fade in the sun and wash out the blue. She would prefer to have earth tones so in the event they fade it would still be earth tones. She stated that the building was too big for the site with homes across the street. Ms. DeCarlo was concerned about the building sitting vacant.

Mr. Paul Yupa 8749 Seasons Road. Mr. Yupa spoke regarding the number of acres the building sits on and the parking areas as it related to the detention/retention basins. He asked where the water drained off the property, did it drain in one direction and if the basins would be able to handle stormwater. How is the calculation made if it only drains in one direction you could be adding a whole lot of volume to something that did not have it before. Mr. Matt Glass responded to the inquiry stating that all these factors were taken into account in Geis's study of the property.

Mr. Jerry Morelli 10158 Ridgeview Court. Is glad the stormwater issues have been addressed but is opposed to the building being built there across the street from his home. He likes the open field. He does not want to deal with the noise and the increase in traffic that will take place once this building is occupied.

**Motion: Ms. Covert**

**I hereby move on this 8<sup>th</sup> day of September 2020, the Streetsboro Planning and Zoning Commission approve a site plan for Geis Streetsboro 43 North, LLC; 10242 SR 43; Parcel #35-006-00-00-006-001, to construct a 434,000 sf Spec/Flex/Build-to-suit warehouse/distribution facility per site plan received 8-21-2020 and revised 9-8-2020; subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated September 1, 2020. Exhibit A-letter dated 9-8-2020 and received 9-8-2020 from Geis Construction. 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. Second: Mr. Hurd. Roll call: Yes-5, No – 0. Motion carried.**

Mr. Good was recognized by the Chairman and recused himself from the next portion of the meeting on advice of Counsel.

**9450 Rosemont Drive-Premier Development Partners-Simplay3**

Linda Sherman, Premier Development Partners, 5301 Grant Avenue, Cleveland, Ohio. Presenting a minor modification to the plan that was submitted at last month's Planning Commission meeting. The applicant is asking for a drive-in door, silos and an extended concrete pad to be added to the expansion.

Mr. Cieszkowski had nothing further to add to the presentation except he would require updated plans that incorporate the conditions that are in place from last month's meeting with respect to berming and other landscaping prior to a final inspection.

Jay White, 9301 Hickory Ridge Drive. Spoke of the reasons he moved to Streetsboro and his desires for a quiet life. He is asking that a sound barrier wall be put up instead of berms and trees that will take years to grow in. He thanked the Commission for allowing him to speak

Mr. Hurd asked why this company was back in less than a month with changes and updates. He asked what changed during the last month that these changes could not have been talked about last month. There was discussion with Mr. Cieszkowski and the applicant regarding the timing of the submission, and the fact that the Commission and other City departments would have had no opportunity to review the changes. Mr. Cieszkowski offered that he asked the applicant to pull these new items off last month's submission so we could do a proper notice to neighbors and review by the various departments. Bringing this submission to the Commission this month affords proper notice and review by all parties.

**Motion: Ms. Covert**

**I hereby move on this 8<sup>th</sup> day of September 2020, the Streetsboro Planning and Zoning Commission approve a site plan amendment for Simplay3, 9450 Rosemont Drive; Parcel # 35-043-00-00-015-000; To add two new storage silos, a drive-in overhead dock door to the rear of the recently approved warehouse expansion and a 20 ft. wide driveway adjacent to the silos that will provide access to the new drive-in overhead door per site plan received 8-18-2020 and revised September 4, 2020. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated August 31, 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. Second: Mr. Gallo. Roll call: Yes-4, No – 0. Motion carried.**

**Zoning Text Amendment –None**

**Reports, Communications and Correspondence**

Mr. Cieszkowski reported that he was working through his administrative review of the Wild Eagle plans and one of those items is the fencing around the outdoor seating area. Originally the plans were for a 4-foot aluminum fence and in conversations with Geis, they are now proposing a single row of whiskey barrels to serve as fencing for the outdoor seating area. They are also proposing a corrugated roofing material for the cover on the outdoor seating area.



There were 4 administrative sign reviews done. They are War Horse Ink in the old Streetsboro Plaza; Sprint to T-Mobile in Streetsboro Commons and Gianinos Pizza in the old Streetsboro Plaza and the Kitchen Tune Up in the Oliver Allen Building across from the high school.

**Citizens' Comments**

**Commission Member Comments**

Mr. Hurd thanked the Geis Companies for their work on the 434K project and the concern and commitment to the area.

Mayor Broska also thanked everyone for their work and due diligence on these projects.

**Announcements:** The next Regular Planning and Zoning Commission meeting will be held Tuesday, October 13, 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 by Mr. Good and by voice vote the motion carried and the meeting was adjourned.

Attest:

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Bridget Pavlick,  
Planning & Zoning Clerk

\_\_\_\_\_  
Jerome Pavlick, Chairperson