

*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**

### **Organizational/Regular Meeting February 9, 2021 7 PM**

The beginning of the Planning Commission meeting was the Organizational Meeting which typically takes place in January but due to lack of business the January meeting was not held.

**Call to Order** – Mayor Broska called the meeting to order at 7:03 pm.

#### **Pledge of Allegiance and Invocation**

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

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

Mayor Broska called for nominations for Chairman. Mr. Hurd Nominated Mr. Pavlick for Chairman. There being no other nominations from the floor, nominations were closed. Mayor Broska called for the vote. Mr. Pavlick was unanimously affirmed for Chairman of the Planning and Zoning Commission.

Mayor Broska turned the meeting over to Mr. Pavlick.

Chairman Pavlick asked for nominations for Vice Chairman. Mr. Gallo nominated Ms. Covert. There being no other nominations from the floor, nominations were closed. Chairman Pavlick called for the vote. Ms. Covert was unanimously affirmed for Vice Chairman of the Planning and Zoning Commission.

Discussion was held regarding the Planning and Zoning Commission Rules and Regulations for 2021. There being no changes at this time, Mr. Good made a motion to adopt the 2020 Rules and Regulations for 2021. Mr. Salyer seconded. Upon voice vote the motion to adopt carried.

The organizational portion of the meeting concluded and the regular meeting agenda items follow.

**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 and December 8, 2020 Regular meeting.

Motion to accept July 14, 2020 as presented by Mr. Richmond. Seconded by Mr. Good. Upon voice vote motion carried.

Motion to accept August 11, 2020 as presented by Mr. Hurd. Seconded by Mr. Richmond. Upon voice vote motion carried.

Motion to accept September 8, 2020 as presented by Mr. Hurd. Seconded by Mr. Good. Upon voice vote motion carried.

Motion to accept October 13, 2020 as presented by Mr. Richmond. Seconded by Mr. Hurd. Upon voice vote motion carried.

Motion to accept November 10, 2020 as presented by Mr. Richmond. Seconded by Mr. Good. Upon voice vote motion carried.

Motion to accept December 8, 2020 as presented by Mr. Richmond. Seconded by Mr. Good. Upon voice vote motion carried.

**Old Business-** none

**Sign Review- Chapter 1159** – none

**New Business** –

**Meadow View Phase 17**-Final Plat Review (20 sublots)

Mark Holz, Frontier Land Group, 25700 Science Park Drive, Beachwood, Ohio 44122. This is the final phase of Meadow View. 20 lots will fill up the north. It is a continuation of Phase 14 to the north. The same team is assembled as they were for the other phases and we are ready to finish it off. Mr. Cieszkowski added some minor comments with respect to the plat. There are some missing street trees and a Wet Land sign, but nothing major.

Mr. Cieszkowski also mentioned the pedestrian pathway connecting to State Route 14 and the water main extension. Coordination has been started with Mr. Holz' attorney to make the necessary changes to the Consent Judgement Entry Stipulated Amendment to accommodate a connection at some point south of what was originally contemplated. This will be worked on as well as the water main extension to ensure these things are amended and installed as agreed upon by both parties. No need to hold up final plat approval of this phase while we are working on the Consent Judgement Amendment.

Mr. Salyer asked about the 8' boardwalk if the new pathway would be the same, an 8' pedestrian walkway. Mr. Holz said that they would work to ensure everything is done so that it complies with the amendment to the Consent Judgement Entry.

Mr. Pavlick called for the motion.

**Motion: Ms. Covert**

**I hereby move on this 9<sup>th</sup> day of February 2021, the Streetsboro Planning and Zoning Commission approve a Final Plat for: Meadow View Subdivision Phase 17, 20 single family resident lots, zoning districts varies, R-2 and R-R. Development dictated by Meadow View Consent Judgement Entry dated 11-5-2007. Stipulated Amendment filed 8-24-2017, per site plan received 1-11-2021. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated 1-24-2021. Seconded by Mr. Good. Roll call: Yes – 7, No – 0. Motion carried.**

**Zoning Text Amendment –**

I-1 District to permit governmentally owned and/or operated parks as a principle use and removing vague provision re: permitted uses.

Chairman called for a motion to consider the topic.

**Motion: Ms. Covert:**

**I hereby move on this 9<sup>th</sup> day of February 2021, the Streetsboro Planning and Zoning Commission consider a text amendment to Section 1139.02 to permit governmentally owned and/or operated parks as a principle use in the I-1 District; remove a vague provision regarding permitted uses. Seconded by Mr. Hurd. Roll call: Yes – 7, No -0. Motion carried.**

Mr. Cieszkowski stated that the principal reason for the zoning text amendment was add to the list of permitted uses by right in the I-1 District. Governmentally owned and/or operated parks. This is due in large part to a recent donation to the City of a park that happens to be in the I-1 District. While looking at the list of permitted uses currently, we did not want to move forward with acceptance of the donation or moving forward with a new use in the I-1 District that was not permitted. This is taking the necessary steps to accommodate this use and accept the donation.

The other provision is the provision after the long list of permitted uses. This provision seems is not needed. Mr. Cieszkowski indicated that when you make a small change such as adding one principal use, it makes sense to correct or make any other changes at the same time. Especially a change that does not take much effort but at the same time cleans things up. In his presentation, it is more of a housekeeping issue than a material issue. He went on to say that we have been graced with a good deal of industrial property but we don't want a property owner or a business coming in just to and buying a bunch of property and then setting it aside in perpetuity. We understand that industrial property is the employment generating, tax base creating or bolstering property. We feel that the possibility of someone coming in and buying up industrial property would be a non-issue.

Mr. Hurd: just wanted to say that he thought we should clean this up s we don't want this to come back to haunt us at some point in the future because we were sloppy.

**Motion: Ms. Covert:**

I hereby move on this 9<sup>th</sup> day of February 2021, the Streetsboro Planning and Zoning Commission in accordance with Section 1109.02(a) of the Codified Ordinances of the City of Streetsboro, recommend approval of a zoning text amendment to City Council for: Section 1139.02 to permit governmentally owned and/or operated parks as a principle use in the I-1 District; remove a vague provision regarding permitted uses. A report supporting the proposed zoning text amendment is hereto attached to this recommendation as required. Seconded by Mr. Good. Roll call: Yes – 7, No -0. Motion carried.

**Reports, Communications and Correspondence**

Mr. Cieszkowski reported on the administratively approved signs over the last two months; KFC was approved for a previously approved façade change. In 2018 this Commission approved the façade changes, and the new consulting group was very happy to abide by the changes previously approved but not yet implemented. The other signs comply with our Code in every way.

Core Concept is moving along and getting ready to finalize their discussions and findings.

**Citizens' Comments-None**

**Commission Member Comments-None**

**Announcements:** The next Regular Planning and Zoning Commission meeting will be held Tuesday, March 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. Hurd. The meeting was adjourned at 7:33PM.

Attest:

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Bridget Pavlick,  
Planning & Zoning Clerk

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Jerome Pavlick, Chairperson