

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
May 11, 2021
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, Curt Gallo, Ron Good, Ted Hurd, Jerome Pavlick and Brian Salyer were present.

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 Planning and Zoning Clerk, Bridget Pavlick

Disposition of Minutes: May 12, 2020 Regular Meeting
March 9, 2021 Regular Meeting
April 13, 2021 Regular Meeting

Motion by Mr. Good to accept the March 9, 2021 minutes as presented. Seconded by Mr. Salyer. Upon voice vote motion carried.

Motion by Mr. Hurd to accept the April 13, 2021 minutes as presented. Seconded by Mr. Good. Upon voice vote motion carried.

Old Business- none

Sign Review- Chapter 1159 – none

New Business –

9421 State Route 14-Sgt. Clean Car Wash

Conditional Use Permit
Site Plan Review

Motion Ms. Covert.

I hereby move on this 11th day of May 2021 the Streetsboro Planning and Zoning Commission consider a Conditional Use Permit for Sgt. Clean Car Wash, 9421 State

Route 14 Parcel No. 35-045-00-00-045-004 to operate an approximately 5,775 sq. ft. car wash. Seconded by Mr. Salyer. Roll Call: Yes-6, No-0. Motion carried.

Applicant: Brian Kruze, 15951 Kingswood Court, Strongsville, Ohio and Richard Bozic, 2405 Edgehill Road, Cleveland Heights, Ohio. Applicants will demolish the building that housed the former Fun Buffet and rebuild a new car wash. The Sgt. Clean Car Wash company will be building a state-of-the-art facility. The company has 7 other sites throughout northeast Ohio. Mr. Cieszkowski indicated that he has worked closely with the applicant to comply with the Zoning Code and recommends approval.

Being no further comments or discussion, the Chairman called for the motion.

Motion: Ms. Covert.

I hereby move on this 11th day of May 2021 the Streetsboro Planning and Zoning Commission approve a Conditional Use Permit for Sgt. Clean Car Wash, 9421 State Route 14, Parcel No. 35-045-00-00-045-004 to operate an approximately 5,775 sq. ft. car wash. Seconded by Mr. Gallo. Roll Call: Yes-6, No-0. Motion carried.

Discussion now centers on the Site Plan Review. The applicant stated that they had spoken with the owners of Dairy Queen in an effort to make sure the area was cohesive, and the car wash building did not overpower any of the other businesses in that area. Mr. Cieszkowski added that he had worked closely prior to formal submission so there were only a few conditions that needed to be clarified for the Planning Commission. Color elevations, proposed Dumpster Enclosure elevations, proposed Pay Station elevations, and proposed Vacuum Equipment Building elevations were provided to the Planning Commission during the meeting and are attached hereto as Exhibit A and Exhibit B.

Motion: Ms. Covert

I hereby move on this 11th day of May 2021 the Streetsboro Planning and Zoning Commission approve a Site Plan for Sgt. Clean Car Wash, 9421 State Route 14, Parcel No. 35-045-00-00-045-004 to construct an approximately 5,775 sq. ft. car wash per site plan received 4-12-2021 and Exhibit A received on 5-11-2021 and Exhibit B received on 5-11-2021. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated 4-18-21. 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. Good. Roll Call: Yes-6, No-0. Motion carried.

9470 State Route 14-Wild Eagle Steak and Saloon

Site Plan Amendment

Applicant Greg Seifert, Geis Construction, 10020 Aurora-Hudson Road, Streetsboro. Applicant is seeking a site plan amendment to the Wild Eagle Restaurant to add a 60-foot flagpole to the property. It was stated that while there is nothing in the zoning code addressing flagpoles, it was not on the original site plan, and it was felt that the Planning Commission should have a say in the discussion. Mr. Cieszkowski indicated the same as he had reservations with respect to the height of the flagpole and wished to defer the decision to the Planning Commission. The applicant provided photographs of various flagpoles around the city to the Planning Commission member which are attached hereto as Exhibit C. Discussion of Commission members centered on flag etiquette and the appropriate size flag as well as lighting. The question was asked if this would be a hazard to pedestrians navigating the property. The applicant stated that the flagpole was being placed in a landscaped area that should have no pedestrian traffic in it.

Motion: Ms. Covert.

I hereby move on this 11th day of May 2021 the Streetsboro Planning and Zoning Commission approve a site plan amendment for Wild Eagle Steak and Saloon, 9470 State Route 14, Parcel #35-034-10-00-009-001, to install a 60-foot flagpole on the west side of the property per site plan received 4-16-21. Seconded by Mr. Salyer. Roll call: Yes-5, No-1. Motion carried.

Upon advice of counsel, Mr. Good recused himself from the next portion of the meeting dealing with Aurora Plastics due to his position on the Hickory Ridge Homeowners Association.

9280 Jefferson Street-Aurora Plastics

Site Plan Amendment

Applicant, Christopher Donlon, 1366 Cranford Avenue, Lakewood, Ohio and Brian Hengle, 1261 Meadow Woods Drive, Macedonia, Ohio. Aurora Plastics would like to add a silo to the west side of the property. Silo will be approximately 67 feet tall and a diameter of 25 feet. There will be excavation for a new foundation for the silo to sit upon. The silo will match the existing silos in color. Currently there are 24 smaller diameter silos on the east side of the property. Mr. Cieszkowski indicated that the Economic Development Director met with Aurora Plastics and members of the Hickory Ridge Homeowners Association, and they are addressing the issues that came up at that meeting.

Jeff Burttenne of Aurora Plastics and Keith Hamrick were part of this meeting and addressed the Planning Commission. Issues beyond what is relative to the silos was discussed and action is being taken to understand the concerns of the neighbors and investigate if there are adjustments to their processes to help alleviate some of the issues.

Motion: Ms. Covert.

I hereby move on this 11th day of May 2021 the Streetsboro Planning and Zoning Commission approve a site plan amendment Aurora Plastics, 9280 Jefferson Street, Parcel No. 35-041-00-00-023-011, to add one new silo to the existing site per site plan received 4-15-21. 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. Seconded by Mr. Gallo. Roll call: Yes-5, No-0. Mr. Good abstains. Motion carried.

Zoning Text Amendment –none

Reports, Communications and Correspondence

Administratively approved signs: a list was given to the Commission of the signs that have been administratively approved by the Director

The Core Concept working group is making strides to complete the Core Concept Plan and the zoning.

Citizens' Comments

Paul Yupa, 8749 Seasons Road. Commenting on stormwater regulation in the city.

Mr. Yupa questioned whether the city or its engineers were testing the stormwater outfalls and were the meeting the standards set forth by the EPA. Mr. Yupa was informed that the City of Streetsboro contracted with the Portage County Health Department a few years ago for the required testing and reporting the results.

Commission Member Comments-none

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday, June 8, 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. Good upon voice vote the meeting was adjourned.

Attest:

Bridget Pavlick,
Planning & Zoning Clerk

Jerome Pavlick, Chairperson