

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
Tuesday, June 8, 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
May 11, 2021 Regular Meeting

Mr. Good made a motion to accept the May 12, 2020 Regular Meeting minutes as presented with second by Mr. Hurd. By voice vote, motion carried.

Mr. Good made a motion to accept the May 11, 2021 Regular Meeting minutes as presented with second by Mr. Salyer. By voice vote, motion carried.

Old Business- none

Sign Review- Chapter 1159 – none

New Business –

905 Singletary Drive-Walmart-Façade Change-Building Color

Ben Dariano, WD Partners, 7007 Discovery Blvd., Dublin, Ohio.

Walmart is looking to change some parts of the façade to bring the Streetsboro store more in line with the Walmart brand across the country. The applicant stated that he has worked with Mr. Cieszkowski in making these changes in a more scaled back manner while still allowing Walmart to update the building.

Mr. Cieszkowski also stated that he worked diligently with Mr. Dariano to scale back a good bit of the blue in favor of the dark gray color. As it is presented, the blue will only be accenting the mid portion of the building. Mr. Cieszkowski thanked Mr. Dariano for being

proactive and listening to staff input and he recommended the approval of this plan as presented this evening.

Planning Commission comments were favorable as to the colors chosen.

MOTION: Ms. Covert:

I hereby move on this 8th day of June 2021, the Streetsboro Planning and Zoning Commission approve a site plan amendment for: Walmart, 905 Singletary Drive, Parcel No.: 35-033-00-00-007-001 to change the exterior colors and materials of the existing building per site plan received 5-10-21. Subject to administrative review and approval of conditions and attached hereto as noted in the Planning and Zoning Director's memo dated May 18, 2021. No construction shall commence³ 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 ensue 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. Upon roll call motion carried. Yes, 6-No. 0.

Zoning Text Amendment –

Chapter 1165-Site Development Regulations

MOTION: Ms. Covert:

I hereby move on this 8th day of June 2021 the Streetsboro Planning and Zoning Commission consider a text amendment to Section 1165 Site Development Regulations. Seconded by Mr. Gallo. Upon Roll call motion carries. Yes 6-No 0.

Justin Czekaj, City Engineer asked that this text amendment be considered and passed along to City Council. Mr. Cieszkowski spoke to the need for this text amendment from the standpoint that this is a critical task that must be completed in order to issue Occupancy Permits, etc., for the Building and Engineering Departments.

Mr. Hurd thought the reinspection fees were too high and asked that they be looked into as well as seasonal considerations by way of issuing a temporary or conditional occupancy permit.

All discussion items would be passed along to Mr. Czekaj for discussion with the Administration.

MOTION: Ms. Covert:

I hereby move on this 8th day of June 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 to add Chapter 1165 Site Development Regulations with review of grading before occupancy and costs involved with grading review. A report supporting the

proposed zoning text amendment is hereto attached to this recommendation as required. Seconded by Mr. Hurd. Upon Roll call motion carries. Yes 6-No 0.

Recycling/Trash Bids

Packets of bids were presented to the Planning and Zoning Commission along with a memo of recommendation for Trash and Recycling for the City of Streetsboro.

MOTION: Ms. Covert

I hereby move on this 8th day of June 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 the Kimble Solid Waste/Recycling Franchise Bid to City Council for City of Streetsboro Waste and Recycling Bids. Seconded by Mr. Good. Upon Roll call motion carries. Yes 6-No 0.

Reports, Communications and Correspondence

Core Concept Plan made a motion to move this item to the Planning Commission for review and recommendation to City Council. Final revisions are being made for submission to the Commission by mid-June.

Discussion centered on the timeline and how the Commission should best take in the information. July 27 was tentatively set as a work session.

Citizens' Comments-none

Commission Member Comments

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday August 10, 2021, 2020 at 7PM at the Streetsboro Municipal Building (555 Frost Road). A work session will be held on July 27, 2021 for the presentation of the Core Concept Plan to the Planning Commission 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 the meeting was adjourned at 7:42 pm.

Attest:

Bridget Pavlick,
Planning & Zoning Clerk

Jerome Pavlick, Chairperson