

*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, August 10, 2021  
7 PM**

**Call to Order** – Chairperson Pavlick called the meeting to order at 7:03 pm.

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

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

Also present: Mayor Glenn Broska, John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Frank Beni, Law Director and Planning and Zoning Clerk, Bridget Pavlick

**Disposition of Minutes:** June 8, 2021 Regular Meeting

Mr. Hurd made a motion to accept the June 8, 2021 Regular Meeting minutes as presented with second by Mr. Richmond. By voice vote, motion carried.

**Old Business-** none

**Sign Review- Chapter 1159** – none

**New Business** –

### **9421 State Route 14 Sgt. Clean Car Wash**

Rich Bozic Blatchford Architects, 2405 Edgehill Road, Cleveland Heights, Ohio 44106 and Brian Kruszefski, 15951 Kingswood Court, Strongsville, Ohio.

Presenting some changes to the original site plan. The building designed started with Alucobond metal panels and upon further discussion they looked at a brick option and felt that would be a better fit. At the same time, the applicant looked at the tower at the exit and added a second tower at the entrance to provide more balance to the overall site.

Planning Commission member comments were favorable as to the site plan changes.

### **MOTION: Ms. Covert:**

**I hereby move on this 10th day of August 2021 the Streetsboro Planning and Zoning Commission approve a site plan amendment for Sgt. Clean Car Wash, 9421 State Route 14, Parcel #35-045-00-00-045-004 to make changes to the façade of the building; adding a second tower element; from aluminum panel to brick; reduce window coverage per site plan received 7-6-21 and 8-3-21. 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. Salyer. Upon Roll Call Vote motion carried. Yes 6-No 0.

**Zoning Text Amendment –**

Chapter 1151.23 Fence and Wall Regulations to remove opacity requirements.

**MOTION: Ms. Covert: I hereby move on this 10th day of August 2021 the Streetsboro Planning and Zoning Commission consider a text amendment to Section 1151.23-Fence and Wall Regulations to remove opacity requirements. Seconded by Mr. Gallo. Upon Roll call motion carries. Yes 6-No 0.**

The proposed text amendment to Section 1151.23 Fence and Wall Regulations is being presented in order to remove the opacity requirements from the code. There has been a great deal of discussion with residents and within the department and it was felt that this particular issue should be revisited to remove the restriction and allow homeowners more choices in fence style and privacy. On an administrative level, the code language was reviewed and reference to the B-T district was added to make this section of the code cohesive and inclusive.

**MOTION: Ms. Covert: I hereby move on this 10th day of August 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 1151.23 Fence and Wall Regulations to remove opacity requirements. A report supporting the proposed zoning text amendment is hereto attached to this recommendation as required. Seconded by Mr. Salyer. Upon Roll Call motion carries. Yes 6-No 0.**

**Core Concept Plan**

**MOTION: Ms. Covert: I hereby move on this 10th day of August 2021, the Streetsboro Planning and Zoning Commission, recommend approval of Core Concept Plan to City Council, per Plan stamped received 7-29-21. The document being referred by the Planning Commission to City Council for consideration contains the following in the second line in the header of all pages in red writing: “Revised based on comments and direction received from Planning and Zoning Commission at July 28, 2021 Work Session”. Seconded by Mr. Hurd. Upon Roll Call vote motion carries. Yes 6-No 0.**

**Reports, Communications and Correspondence**

Correspondence from a resident asking the Commission to preserve the land we have in Streetsboro. Correspondence was read in to the record and attached as Exhibit A.

**Citizens' Comments-None**

**Commission Member Comments-None**

**Announcements:** The next Regular Planning and Zoning Commission meeting will be held Tuesday September 14, 2021, 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. Salyer and the meeting was adjourned at 7:35 pm.

Attest:

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Bridget Pavlick,  
Planning & Zoning Clerk

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Jerome Pavlick, Chairperson