

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, December 14, 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, Ron Good, Ted Hurd, Jerome Pavlick, and Curt Gallo were present. Brian Salyer and Marty Richmond were absent.

Also present: Mayor Glenn Broska, John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director (via Zoom) and Planning and Zoning Clerk, Bridget Pavlick

Disposition of Minutes: September 14, 2021 Regular Meeting

Mr. Good made a motion to accept the September 14, 2021 Regular Meeting minutes as presented with second by Mr. Hurd. By voice vote, motion carried.

Old Business- none

Sign Review- Chapter 1159 – none

New Business –

9439 State Route 14 – McDonald's

Site Plan Amendment-Drive Through Improvements

Bob Bumbarger, Larsen Architects, 12506 Edgewater Drive, Lakewood, Ohio 44107.

Renovating existing McDonald's consisting of a minor addition to the kitchen area inside the store to allow for a third drive through window and additional improvements throughout the site to help with the side-by-side drive through that currently exists. All materials will match the existing structure. The vestibule area is to be extended to make room for the third window. The other improvements will be to realign the drive through lanes, readjusting the handicapped parking, shrink the site at the front to allow the turning radius to come in a little bit better and to allow for a "pull forward" area that will keep the drive through windows clear. The parking lot is configured a little differently to allow for safety vehicles to have easier access. Additional directional signage is being added to make sure vehicles coming in from State Route 14 know to go around the building to get into the drive through lanes.

Mr. Cieszkowski added to the discussion that he had nothing additional to add but he was in favor of this project provided that the applicant revise their plan to accommodate GPD's review comments from the GPD letter dated 11/18/21.

The Commission's discussion centered on the traffic flow within the site and the possibility of a backup on to State Route 14 during peak times of the day. With the new flow and the re-work of the dual drive through lanes, the applicant stated that there would be no back up onto the highway but was open to suggestions. It was stated that perhaps McDonald's could utilize the soft barriers on the site like the barriers on State Route 14 by Sheetz at Mondial Drive. This would guide motorists in off the highway and move them around the building and into a lane. The applicant is taking this under advisement and will be investigating the use of soft barriers.

MOTION: Ms. Covert

I hereby move on this 14th day of December 2021 the Streetsboro Planning and Zoning Commission approve a site plan amendment for McDonald's Corporation, 9439 State Route 14, Parcel #35-045-10-00-045-003 to permit removal and relocation of drive through window, expand kitchen, and change on-site circulation to accommodate a 2-lane drive through per site plan received 11-8-21. Plans should be revised as may be necessary to address all GPD review comments as noted in comment letter dated 11/18/21. Additional amendments; dividers adjacent to the State Route 14 entrance to be added and signage at the end of the "Pull Forward #2". In addition, all Fire Department and PCWR comments, if any, should be addressed prior to issuance of a zoning certificate. 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. Second by Mr. Good. Upon Roll Call Vote motion carried. Yes-5 No-0.

9300 State Route 14 – WellNow Urgent Care

Site Plan Review – New Construction of Urgent Care Facility

Applicant: Mike Gilbert, Development Management Group, 4209 Gallitin Pike, Nashville, TN. The site of the project is the former Bob's Big Boy at 9300 State Route 14. The plan is to do a tear down of the current structure and build a new facility. Facility will be 4,250 sf. Mr. Cieszkowski thanked Mr. Gilbert and the design team for their cooperation and willingness to work through the issues and in amending the plans to address those items. Mr. Cieszkowski asked the Commission to consider allowing him to administratively approve the signage that will come later. This request is to ensure signage design and installation moves smoothly and we keep this project on track.

In a previous conversation, Mr. Hurd asked the Director how far back off the road the new building would be. He could not remember the answer and would just like to have it clarified. The applicant clarified that the new building would be set back 53 ft from State Route 14.

The content of the discussion going forward centered on available parking and possibly removing existing pavement and land banking in the rear of the site. Most of this discussion is inaudible and not able to be transcribed.

It was noted that there is very adequate parking and not excessive. The applicant is not going to remove any existing pavement that is outside of the scope of the project. This would be in the rear of the site. All of the stormwater calculations were made based on the entire site. Any future use of the property will require a re-calculation. All pre and post construction stormwater calculations as well as stormwater quality will be provided to the Planning and Zoning staff as requested in GPD's review comments.

Ms. Mikel Duffy, Director of Real Estate and Property Management for University Hospitals; 3605 Warrensville Center Road, Shaker Heights, Ohio (216.767.8207) Ms. Duffy has questions as to how WellNow will manage their curb cut since it is so close to the UH drive. She feels there may be some confusion on the part of the patients coming in to either site. Mr. Gilbert showed her the site plan and where the monument sign would be placed and how this would help to keep confusion to a minimum.

MOTION: Ms. Covert:

I hereby move on this 14th day of December 2021 the Streetsboro Planning and Zoning Commission approve a site plan for 9300 State Route 14, Parcel #35-045-00-00-021-001 to construct a 4,250 sf WellNow Urgent Care Facility per site plan received 11-18-2021 subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated 12-06-2021, and also provide the Planning and Zoning Director the ability to administratively approve site signage per Item No. 7 under the Recommendation Section. 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 by Mr. Gallo. Upon Roll Call Vote motion carried. Yes-5 No-0.

Reports, Communications and Correspondence

Citizens' Comments-

Andrew Gibson, school board member in Streetsboro, 9000 Kirby Lane, commented asking the Planning Commission to move forward and put in place zoning changes to allow for EMC signs. The high school purchased one and wants to install it.

Commission Member Comments-

Mr. Gallo wished everyone Happy Holidays.

Mr. Pavlick wished everyone a Merry Christmas and a Happy New Year.

Mayor Broska thanked the Commission for their attention to the task in front of them. This has been a great year for our city and it would not have happened without everyone's best efforts.

Sara notified the Commission that this was her final Planning and Zoning Commission meeting as she will be leaving the City as of December 31, 2021. Mr. Pavlick offered good wishes to Ms. Fagnilli in her future endeavors.

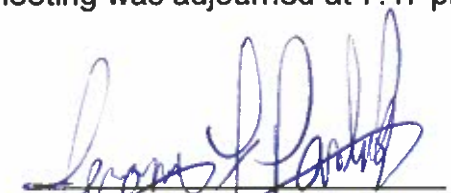
Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday January 11, 2022 at 7PM at the Streetsboro Municipal Building (555 Frost Road).

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 7:47 pm.

Attest:


Bridget Pavlick,
Planning & Zoning Clerk


Jerome Pavlick, Chairperson