

STREETSBORO PLANNING AND ZONING COMMISSION

Tuesday | May 10, 2022 | 7:00 p.m.

Streetsboro Municipal Building | 555 Frost Rd. | Streetsboro, Ohio 44241

Regular Meeting Minutes

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.

Call to Order: Chairperson Pavlick called the meeting to order at 7:00 p.m.

Pledge of Allegiance led by Mayor Broska.

Invocation led by Chairperson Pavlick.

Roll Call: Present at the meeting: Ron Good, Ted Hurd, Jerome Pavlick, and Marty Richmond.

Absent: Deb Covert, Curt Gallo, and Brian Salyer.

Also present at the meeting: Mayor Glenn Broska, Planning and Zoning Director John H. Cieszkowski Jr., Assistant Planner Jimmy Hoppel, Law Director Paul A. Janis, and Clerk Angella Fausset.

Disposition of Minutes: A motion to accept the April 12, 2022 regular meeting minutes as presented and not read was made by Mr. Good, motion seconded by Mr. Hurd.

By voice vote, motion carried.

New Business:

A. 1400 Miller Parkway – Accurate Steel

Site Plan Amendment for a building addition including 29,540 sq. ft. of indoor space and 8,080 sq. ft. of covered outdoor storage, totaling approx. 37,620 sq. ft.

Applicant: Jim Evans, Architect, Portal Associates, 4450 Belden Village St NW, Canton, Ohio 44718.

Jim Evans gave details regarding Accurate Steel's expansion project for a "L" shaped addition to be constructed along the west and south of the existing building. The existing building will be painted to match the color the new addition siding. The project includes a second truck dock and additional parking with landscaped buffering. Mr. Evans indicated that the plans presented are contingent upon approval from the electric company to construct the storm water management and additional parking area within a power easement.

Citizen Comments:

Paul Yupa, 8749 Seasons Road. Mr. Yupa inquired about an alternative plan, in the event that approval is not granted by the easement holder.

Jim Evans responded with alternate plans to relocate the storm water management system underground and stated that a variance would be requested to allow for a reduction in parking spaces if the electric company does not grant permission.

Fred Kotecki, Accurate Steel / 1400 Miller Parkway gave consent to the proposed alternate plans if necessary.

MOTION:

Mr. Good: I hereby move on this 10th day of May 2022, the Streetsboro Planning and Zoning Commission approve application SPA22-6, a site plan amendment for:

Accurate Steel - 1400 Miller Parkway Streetsboro, Ohio 44241 Parcel #35-006-00-00-005-004 to construct a 37,620 sq. ft. building addition that will include 29,540 sq. ft. of indoor space, and 8,080 sq. ft. of covered outdoor storage per site plan received 4/12/22.

Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated May 3, 2022.

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. Richmond

Roll Call Vote: Ms. Covert: / Mr. Gallo: / Mr. Good: yes

Mr. Hurd: yes Mr. Pavlick: yes Mr. Richmond: yes Mr. Salyer: /

Motion carried. Yes: 4 – No: 0

B. 9016 State Route 14 – All Seasons RV

Site Plan Amendment for construction of a new off-street parking lot surrounded by a perimeter fence. Landscaping proposed adjacent to State Route 14.

Applicant: Brian M. Uhlenbrock, Landscape Architect Project Manager, Neff and Associates, 6405 York Rd. Parma Heights, Ohio 44130.

Brian Uhlenbrock provided information about All Season's RV business and their plans for the parking lot across the street from their existing facility on State Route 14. The proposed 185' x 280' lot will be utilized to store inventory and is not for public use. Mr. Uhlenbrock addressed comments from departmental review including plan revisions to remove an entrance to comply with the Streetsboro Planning and Zoning Code. Striping the parking lot was recommended but Mr. Uhlenbrock stated that due to the varying size of the RV's that will be stored on the lot it would not be practical and will remain closed to the public or business customers to use. There is a storm water management basin on the rear of the property to the north that will be used for the runoff from the impervious surface.

Jimmy Hoppel, Assistant Planner requested that the landscape plan also be revised in order to show the landscaping with the removal of the drive entrance.

Brian Uhlenbrock answered questions from the board to include information on the fence setback to mirror the setback of the existing fence line at the business location across the street.

There was question about the riparian present on the property. Applicant Uhlenbrock acknowledged that this prevents the project from expanding much further onto the property and this project will most likely be the full utilization and extent of this expansion due to the existing riparian setbacks.

Citizen Comments:

Paul Yupa, 8749 Seasons Road. Asked if any delineations have occurred regarding the stream located on the property.

Mr. Uhlenbrock responded the project does not encroach on the 25' riparian setback and the aerials show where the mow line is maintained.

MOTION:

Mr. Good: I hereby move on this 10th day of May 2022, the Streetsboro Planning and Zoning Commission approve application SPA22-7, a site plan amendment for:

All Seasons RV - 9016 State Route 14 Streetsboro, Ohio 44241 Parcel # to be determined upon consolidation

to construct a new off-street parking lot surrounded by a perimeter fence per site plan received 4/12/22.

Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner's memo dated May 4, 2022 adding landscaping where the former drive was removed.

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. Hurd

Roll Call Vote:	Ms. Covert:	/	Mr. Gallo:	/	Mr. Good:	yes	
Mr. Hurd:	yes	Mr. Pavlick:	yes	Mr. Richmond:	yes	Mr. Salyer:	/

Motion carried. Yes: 4 - No: 0

Reports, Communications and Correspondence:

John Cieszkowski: Gave an update on the text amendment for pool fence requirements is still under review

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday June 14, 2022 at 7 p.m. at the Streetsboro Municipal Building 555 Frost Road.


Adjournment:

Motion to adjourn was made by Mr. Good and seconded by Mr. Richmond.
By voice vote, motion carried. Meeting adjourned at 7:36 pm.

Attest:



Angella Fausset
Planning & Zoning Clerk



Jerome Pavlick
Chairperson