

THE CITY OF STREETSBORO, OHIO

SPECIAL SERVICE COMMITTEE MEETING MINUTES

Monday, June 27, 2022

This Special Service Committee Meeting was called to order on Monday, June 27, 2022 at 7:03 p.m. by Jon Hannan, Chairman.

PRESENT: Justin Ring, Anthony Lombardo, Jon Hannan, Jennifer Wagner, Julie Field, Steve Michniak

ABSENT: Mike Lampa

ALSO PRESENT: Glenn Broska, Mayor
Frank Beni, Law Director
Patricia Wain, Police Chief
Robert Reinholtz, Fire Chief [joined at 7:06 p.m.]
Matt Miller, Finance Director
Bill Miller, Service Director
Justin Czekaj, Municipal Engineer
John Cieszkowski, Planning Director
Greg Mytinger, Parks and Recreation Director
Patrick O'Malia, Economic Development Director
Shawna Lockhart-Reese, HR Manager
Matt Coffman, IT Network Administrator
Melissa Procop, Mayor's Executive Assistant
Caroline Kremer, Clerk of Council

MOTION: TO EXCUSE MR. LAMPA.

Moved by Mrs. Field, seconded by Mr. Ring. Upon voice vote, **motion carried**.

Special Business

T-7253 Accept Charter Review Commission Recommendations

Mayor Broska said this item had been sent back to the Charter Review Commission after the June 13, Service Committee Meeting. The Council Members were invited to the June 20, 2022 Charter Review Commission meeting reconvened at the request of City Council, but no Council Members attended to speak on behalf of why they had sent it back to the Charter Review Commission. Therefore, the Charter Review Commission decide to make no changes and sent it back to Council again the same as it was.

Mrs. Field said she read the minutes from the June 20, 2022 Charter Review Commission meeting and she didn't understand the tension expressed. She felt the concept of the Charter Review was to help move the City forward, and it seemed it was almost felt as a personal offense by the

Commissioners that Council saw something they just wanted to adjust that seemed reasonable to her.

Mayor Broska noted that City Council itself always had the right to put Charter change items onto the ballot. Mrs. Field understood that, but felt it was better to work together and come to an agreement as a collective. She thought it was unfortunate that there was tension. Mayor Broska said unfortunately he could not attend the June 20, 2022 Charter Review Commission meeting or he would have advocated for the change that City Council had suggested the Charter Review Commission consider. He commented that the Council Members could have contacted their Ward representatives on the Charter Review Commission to explain their thoughts on the proposed adjustment if they weren't able to attend the meeting in person. Mrs. Field said she thought it was a small adjustment and didn't expect it to be taken as personally as it was, and she didn't understand the offense. [Chief Reinholtz joined the meeting at 7:06 p.m.]

Mr. Ring agreed and thought maybe Council's suggestion wasn't taken into consideration out of spite. He had read the meeting minutes and read a comment about if Council wanted to future protect the Charter then Council could do it and put a Charter amendment on the ballot, but why wouldn't they just future protect the Charter themselves especially because it could cost \$10,000 to put something on the ballot. So, Council may have to fix something, the Charter Review Commission didn't want to fix out of spite by spending \$10,000 to put another amendment on the ballot at some point in the future, which seemed a little ridiculous to him. He noted that Council didn't have a choice but to forward this to the ballot in time for the Board of Election deadline.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Ring, seconded by Mr. Lombardo. Upon voice vote, **motion carried**.

T-7261 Zoning Map Amendment on the West Side of Page Road from I-1 to R-1

Mr. Cieszkowski had provided a cover letter, his staff comments, and the applicant's paperwork relative to the proposed rezoning of one parcel, approximately 16 acres on the west side of Page Road north of the Turnpike and south of Frost Road. He had recommended to Planning Commission that they recommend to City Council the approval of the proposed rezoning as submitted. He outlined three elements in his recommendation to Planning Commission: 1) the proposed rezoning was in line with the City's currently adopted Future Land Use (FLU) Map in the Comprehensive Master Plan, 2) there were utilities in close proximity to the subject site, and 3) a change from Industrial to Residential would be in line with the existing character of most of the area (the opposite side of Page Road and north of Frost Road).

Mrs. Field asked what the intended plan was for the 16-acre site after the rezoning: was it to be one home or a subdivision? Matt Miller, property owner and rezoning applicant, said the current plan, if rezoned to R-1 (which would allow for 1 dwelling unit per ½ acre lot) they would be looking to develop a maximum of a 600 sq. ft. cul-de-sac which would be about 13-15 home sites on the cul-de-sac. Mr. Miller said they were trying to speak to neighbors to see if they could acquire more acreage. Mrs. Field wondered if Mr. Cieszkowski had heard any comments from any residents about this proposal. Mr. Cieszkowski had not heard from anyone except the adjacent neighbor to the south who wanted things to remain the way they are, but Mr. Cieszkowski had explained the FLU Map and

how it had a bearing on how such rezoning proposals were evaluated. Mr. Miller had talked with the neighbor to the south who wanted things to stay the same and the Tinkers Creek Church pastor (the neighbor to the north) who was supportive of the change for potential new parishioners. Boulder Creek (neighbor across the street) seemed indifferent to the plans.

Mrs. Field noted that the property was currently zoned I-Industrial and someone could purchase it and use it for industrial purposes. She added, this proposal fit with the FLU Map of the Comprehensive Plan and if Council approved the change, it wasn't just because the applicant requested it; it was because it fell in line with what the City had already established. Mr. Cieszkowski said the FLU Map actually spelled out the City's vision for all of the parcels in the City and in this case the first and most important element in evaluating a proposed rezoning was the FLU Map, and this proposed rezoning was in line with what was prescribed by the FLU Map. Mr. Cieszkowski said he had done some general research on the property regarding utilities and the general character of the land and he had recommended approval from the Planning Commission.

Mr. Ring wondered, if the FLU Map was looking to make this more of a residential area and the zoning change was not approved and stayed Industrial and someone bought the land around it, could the City run into a situation like Hickory Ridge where there was Industrial around Residential with complaints about noise, etc. Mr. Cieszkowski couldn't surmise the future. He said there were design things that could be done to alleviate concerns, and Hickory Ridge was the most glaring example of Industrial surrounding Residential.

Mr. Cieszkowski didn't think it was logical to use Hickory Ridge as the case in this instance. All of the parcels on the west side were zoned Industrial with the exception of one that had gone through the rezoning process and was approved. Mr. Michniak noted there were power lines and gas lines going through there that could not be built on so there was a buffer to the south. Although it was zoned Industrial, all the industrial uses on the neighboring property were very low intensity uses (i.e., church, funeral parlor, testing lab). He added that some reasons the discussions for the west side of Page Road in the FLU Map was recommended to be Residential was because truck traffic was prohibited on Page Road, the lower intensity Industrial uses already there, and the much lower intensity residential uses to the east on the opposite side of Page Road.

Mr. Michniak thought it made sense to be R-1, not dense residential, instead of trying to squeeze in another business or manufacturing in that narrow parcel. Mr. Cieszkowski added that it seemed to make sense for the R-1 to be on the west side of Page Road on the FLU Map as a good transition from the R-R on the east side of Page Road to the R-1 as noted on the FLU Map to the Industrial fronting on SR 43 to the west.

Mrs. Field asked if there was any discussion on making this parcel R-R Rural Residential because the neighbors would like more space and less houses, and the community wanted to maintain rural areas in the community. Mr. Cieszkowski couldn't remember the exact discussions when developing the FLU Map 5-6 years ago, but thought it had considered not putting the R-R (lowest density residential) directly adjacent to the industrial, so R-1 was chosen instead of R-R so the R-1 on the FLU Map on the west side of Page Road would serve as a buffer between the R-R on the east side and the Industrial zoned property to the west. Mr. Michniak didn't think that parcel was

amenable to R-R financially. Mr. Miller, property owner and rezoning applicant, said it was already a stretch to make it work financially with R-1.

Mayor Broska commented that Streetsboro was not the same city it was 30 years ago when industrial parks were allowed without putting up buffers. Now the Economic Development Director and the Planning Commission worked hard to make sure various buffers were used around industrial buildings that were located next to residential areas. He said the situations at Hannum Crossing, Greentree, Tinkers Green and Hickory Ridge would not be allowed to happen now. He didn't think there was any financial value to doing R-R for this 16-acre parcel because it would only result in 8-10 lots. He added that the City wanted the Page Road corridor to be an R-1 district. There was already a trucking company just south of Frost Road and there were complaints about the trucks on Page Road. Mayor Broska supported this proposed rezoning for a small development of nice homes that could be filled up quickly.

Mrs. Field said she was not against the proposal, but had wanted to ask questions because she had some constituents that lived near there that were not in favor of it. She felt going to R-1 zoning from Industrial zoning was a win.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Ring, seconded by Mr. Lombardo. Upon voice vote, **motion carried**. Mrs. Field thanked Mr. Cieszkowski for preparing this information. Mr. Cieszkowski said he had researched definitions of spot zoning for Mrs. Field if she wanted them.

Announcements

There will be a Finance Committee Meeting immediately following this meeting.

There being no further business to be addressed by this Committee, and upon motion by Mr. Ring, seconded by Mrs. Field, this meeting adjourned at 7:25 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Jon Hannan, Chairman