

STREETSBORO PLANNING AND ZONING COMMISSION

August 9, 2022

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: The regularly scheduled Planning and Zoning Commission meeting was called to order at 7:00 p.m. by Chairperson Pavlick in City Council Chambers at 555 Frost Rd.

PLEDGE OF ALLEGIANCE led by Mayor Broska.

INVOCATION led by Chairperson Pavlick.

ROLL CALL: Curt Gallo, Marty Richmond, Ron Good, Jerome Pavlick, and Brian Salyer were in attendance. Members Deb Covert and Ted Hurd were absent from the meeting. Also in attendance: Mayor Glenn Broska, Planning and Zoning Director John H. Cieszkowski Jr., Assistant Planner Jimmy Hoppel, Law Director Paul A. Janis, and Clerk Angella Fausset.

SIGN REVIEW CHAPTER 1159:

9307 State Route 43 – Kropp Photography Sign Review *Application #SR22-13*

Applicant: Jeff Clark, Easy Sign Group, 9478 Ravenna Rd, Twinsburg, OH 44087 *Application for a planter sign.*

Jeff Clark presented the application for the planter sign that will be constructed with aluminum and vinyl posts with a PVC structure base with a faux sandstone exterior.

Planning Director John Cieszkowski stated his recommendation of approval for the sign as submitted. The applicant addressed all preliminary review comments and the property owner has submitted a satisfactory landscaping plan.

MOTION

Mr. Good: I hereby move on this 9th day of August 2022, that the Streetsboro Planning and Zoning Commission approve application #SR22-13, a sign review for Kropp Photography 9307 State Route 43, Streetsboro, Ohio 44241 Parcel #35-045-00-00-039-000 to construct one planter sign that is approximately 23.24 sq. ft. per the site plan received on July 12, 2022. No signage shall be installed until a building permit has been paid for and issued by the Building Department.

Motion seconded by Mr. Salyer.

Roll Call Vote:	Ms. Covert:	(absent)	Mr. Gallo:	Yes	Mr. Good:	Yes	
Mr. Hurd:	(absent)	Mr. Pavlick:	Yes	Mr. Richmond:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 5 – No: 0)

9421 State Route 14 – Sgt. Clean Car Wash Sign Review *Application #SR22-9*

Applicant: Dean Schramm, Schramm Signs, 41431 Schadden Rd, Elyria, OH 44035 *Application for a wall sign.*

Dean Schramm called into the meeting over the phone to give details of the application submitted on behalf of Sgt Clean for a secondary wall sign with the variance granted from the Board of Zoning and Building Appeals. The wall sign is to be located on the east side of the building with 22" "CARWASH" letters.

Jimmy Hoppel, Assistant Planner noted revised plans indicating illumination in NITS have been submitted by the applicant and all other standards have been met as presented.

Dean Schramm responded to questions about the sign's illumination times stating that a timer will shut the illumination of the sign off during the daytime because the light is not visible in the sunlight and will be lit at night through nonoperating hours.

In response to the Commission's inquiry about the primary hardship presented with the request for additional signage, Jimmy Hoppel explained that the application was based on the existing sign's low visibility due to the

curvature of the road from the east driving west bound, resulting in the request for the additional wall sign to alert people driving west bound of the business location.

MOTION

Mr. Good: I hereby move on this 9th day of August 2022, that the Streetsboro Planning and Zoning Commission approve application SR22-9, a sign review for Sgt. Clean Carwash 9421 State Route 14 Streetsboro, Ohio 44241 Parcel #35-045-00-00-045-004 to construct one wall sign located the east elevation of the building that is approximately 23.8 sq ft per the site plan received on July 12, 2022. No signage shall be installed until a building permit has been paid for and issued by the Building Department.

Motion seconded by Mr. Salyer.

Roll Call Vote:	Ms. Covert:	(absent)	Mr. Gallo:	Yes	Mr. Good:	Yes	
Mr. Hurd:	(absent)	Mr. Pavlick:	Yes	Mr. Richmond:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 5 – No: 0)

NEW BUSINESS:

Hidden Valley Estates Subdivision – Phase One Re-plat No. 2 *Application #MJF22-3*

Applicant: Matthew Neff, M Neff Consultants 6830 Chaffee Ct, Brecksville, Ohio 44141 *Sublots 20, 21, 22, 23*

Mr. Neff came before the Commission with the re-plat to explain that the original plat created in 2008 had mathematical errors. These errors had been undetected until recently, resulting in this re-plat to fix these errors for recording.

Jimmy Hoppel, Assistant planner clarified to the Commission members that the original plat had the lines drawn properly, but were mislabeled.

MOTION

Mr. Good: I hereby move on this 9th day of August 2022, that the Streetsboro Planning and Zoning Commission approve application MJF22-3 for the re-plat no. 2 of phase one of the Hidden Valley Estates Subdivision Sublots 20, 21, 22, and 23.

Motion seconded by Mr. Salyer.

Roll Call Vote:	Ms. Covert:	(absent)	Mr. Gallo:	Yes	Mr. Good:	Yes	
Mr. Hurd:	(absent)	Mr. Pavlick:	Yes	Mr. Richmond:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 5 – No: 0)

Rescind and Reconsider – Zoning Text Amendments

Recommended to Council on July 12, 2022

Planning Director John Cieszkowski addressed the Commission to request they rescind and reconsider the Zoning Text amendments that had been recommended to City Council at the previous meeting. Mr. Cieszkowski explained that sections of the code were found that are a part of or made reference to the code that was to be amended resulting in a conflict of the code. The Law Department suggested the recommendations go back before the Planning Commission for a new recommendation to City Council that includes all revisions.

MOTION TO RESCIND AND RECONSIDER

Mr. Good: I hereby move on this 9th day of August 2022, that the Streetsboro Planning and Zoning Commission rescind the resolution for recommendation to City Council of the text amendments to various sections of the Zoning Code, adopted on July 12, 2022, and hold that action in abeyance until further consideration of this Commission.

Motion seconded by Mr. Salyer.

Roll Call Vote: Ms. Covert: (absent) Mr. Gallo: Yes Mr. Good: Yes
Mr. Hurd: (absent) Mr. Pavlick: Yes Mr. Richmond: Yes Mr. Salyer: Yes

Motion carried. (Yes: 5 – No: 0)

CITIZENS COMMENTS: Paul Yupa, 8749 Seasons Road came before the Commission to suggest they consider forming comments together as a group to address the additional sign requests.

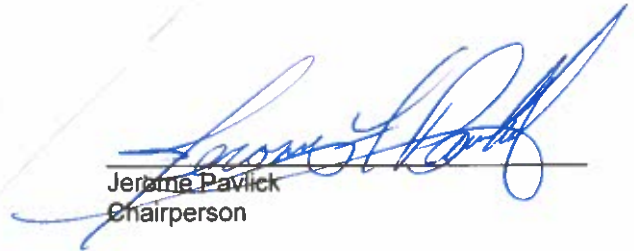
ANNOUNCEMENTS: The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, September 13, 2022 at 7 p.m. in the Streetsboro Municipal Building located at 555 Frost Road.

ADJOURNMENT: Motion to adjourn was made by Mr. Good and seconded by Mr. Richmond. By voice vote, motion carried. Meeting adjourned at 7:40 p.m.

Attest:



Angella M. Bausset
Planning & Zoning Clerk



Jerame Pavlick
Chairperson