

# STREETSBORO PLANNING AND ZONING COMMISSION

Regular Meeting

July 12, 2022 | 7:00 p.m.

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

## 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:** Deb Covert, Marty Richmond, Ron Good, Ted Hurd, Jerome Pavlick, and Brian Salyer were in attendance. Curt Gallo was absent.

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:**

9421 State Route 14 – Sgt. Clean Car Wash Sign Review

*Application #SR22-8*

*Application for a planter sign.*

*Applicant: Dean Schramm, Schramm Signs, 41431 Schadden Rd, Elyria, OH 44035.*

Dean Schramm gave details of the application submitted on behalf of Sgt Clean for a secondary planter sign with the variance granted from the Board of Zoning and Building Appeals. The sign is in the shape of an arrow and has the wording "Sgt. Clean Car Wash" with the car wash logo. Width is 46" and the height is 38.5". A single pole for mounting with a 1' shroud surrounding the sign.

Jimmy Hoppel, Assistant Planner explained that there were two variances granted for this sign, one was to allow for the secondary planter sign, the second variance granted was the side yard setback due to the placement of the driveway this was the only logical positioning for the sign.

Mr. Hurd ensured that the applicant has reviewed the conditions that are listed in the report from the Planning Department.

Mr. Schramm indicated that he understood the conditions of approval and that he plans to submit any necessary revisions to comply with any requested conditions as a part of any approvals.

Mr. Hoppel gave information regarding the side yard setback variance that was granted. The variance is for the neighboring lot line so that it reduces sign clutter of two ground signs being placed close together.

### **MOTION:**

**Ms. Covert:** I hereby move on this 12th day of July 2022 that the Streetsboro Planning and Zoning Commission approve application SR22-8, a sign review for Sgt. Clean Carwash 9421 State Route 14 Streetsboro, Ohio 44241 Parcel #35-045-00-00-045-004 to construct one ground sign approximately 12.14 sq. ft. located adjacent to the Market Square Drive entrance per site plan received May 25, 2022. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner's memo dated July 6, 2022. No signage shall be installed until a building permit has been paid for and issued by the Building Department.

Motion seconded by Mr. Good

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

Yes: 6 – No: 0

**Motion carried.**

**New Business:**

Draft Planning and Zoning Code Text Amendments

- §1103.02 (a) (51) - *Specific Meanings: Guest House/Accessory Living Quarters*
- §1121.02 - *Types of Districts*
- §1152.02 (a) - *Site Plan Review*
- §1132.02 (b) (12) - *Conditional Uses: Out-patient medical office buildings and clinics*
- §1152.04 (d) - *Site Plan Requirements: Waste Disposal Plans*
- §1173.03(f), §1132.02(a)(114), §1153.03(c)(1), §1181.02(a), §1181.06(a), and §1181.07(a) - *References to Land Use and Thoroughfare Plan*

**MOTION TO CONSIDER:**

**Ms. Covert I hereby move on this 12<sup>th</sup> day of July 2022, The Streetsboro Planning and Zoning Commission consider text amendments to the following sections of The Codified Ordinances of The City of Streetsboro, Ohio in Title Five, Part Eleven:**

- |                     |                   |
|---------------------|-------------------|
| • §1103.02 (a) (51) | §1121.02          |
| • §1152.02 (a)      | §1132.02 (b) (12) |
| • §1152.04 (d)      | §1173.03(f)       |
| • §1132.02(a)(114)  | §1153.03(c)(1)    |
| • §1181.02(a)       | §1181.06(a)       |
| • §1181.07(a)       |                   |

**Motion seconded by Mr. Richmond**

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

Yes: 6 – No: 0

**Motion carried.**

Jimmy Hoppel, Assistant Planner gave details of the text amendments. The amendments include updates to the language and minor modifications for more sensible regulations allowing for more realistic enforcement of the regulations. He answered the Commission’s inquiry regarding existing dumpster enclosures stating that for existing dumpsters they will not be required to comply with these new regulations but any new development, redevelopment or significant change to an existing site triggering Planning Commission Site Plan Amendment approval, would need to address these updated regulations. Mr. Hurd inquired about the compilation of this list of amendments asking if these revisions address any issues that may have been brought up in the past.

Planning Director John Cieszkowski responded stating that most of the revisions were general updates that was an ongoing list to address.

Jimmy Hoppel added that the revisions make it clear to applicants what will be required prior to ever submitting plans for review and will help make the approval process go smoother.

Mayor Broska spoke on the efficiency of adding Jimmy Hoppel to the department and has aided in the ability to make these updates and that more updates are to come to eliminate some of the ambiguity in the code.

**MOTION TO RECOMMEND:**

**Ms. Covert:** I hereby move on this 12th day of July 2022, The Streetsboro Planning and Zoning Commission recommend to City Council approval of text amendments to the following sections of The Codified Ordinances of The City of Streetsboro, Ohio in Title Five, Part Eleven:

- §1103.02 (a) (51)
- §1152.02 (a)
- §1152.04 (d)
- §1132.02(a)(114)
- §1181.02(a)
- §1181.07(a)
- §1121.02
- §1132.02 (b) (12)
- §1173.03(f)
- §1153.03(c)(1)
- §1181.06(a)

In accordance with Section 1109.04(b), the report supporting these proposed zoning text amendments is attached hereto and made a part of this recommendation as the Assistant Planner's memo dated July 6, 2022. To include a typographical correction of the report on pg. 9 for §1181.07 (a) of "COMPREHENSEIVE" to "COMPREHENSIVE"

Motion seconded by Mr. Good

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

Yes: 6 – No: 0

**Motion carried.**

**Announcements:** The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, August 9, 2022 at 7 p.m. in the Streetsboro Municipal Building located at 555 Frost Road.

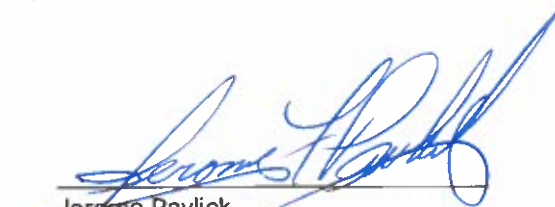
**Adjournment:**

Motion to adjourn was made by Ms. Covert and seconded by Mr. Hurd. By voice vote, motion carried. Meeting adjourned at 7:28 pm.

Attest:



Angella Fausset  
Planning & Zoning Clerk



Jerome Pavlick  
Chairperson