

STREETSBORO BOARD OF ZONING AND BUILDING APPEALS

Regular Hearing | July 19, 2022
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 Planning and Zoning Department for a nominal fee.

1. Call to Order: Chairperson Bross called the hearing to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call: Matt Bross, Todd Cooper, Aaron Hatz, and Marvin Woods were present.

Doug Liebler, Anthony Madden and Walter Kancyan were absent. (Walter Kancyan entered the meeting at 7:25 p.m.)

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

A motion to not excuse the absence of Mr. Liebler, Mr. Madden, and Mr. Kancyan was made by Mr. Woods and seconded by Mr. Cooper. Upon voice vote, motion carried.

4. Disposition of Minutes: Mr. Cooper made a motion to approve the April 19, 2022 minutes as presented. Motion seconded by Mr. Hatz. By voice vote; motion carried.

5. Old Business: No old business before the board

6. New Business: Chairman Bross read the rules for how the meeting is to proceed.

9421 State Route 14

Application #VRA22-5

PPN# 35-045-00-00-045-004

Zoning District: B Business

Applicant: Dean Schramm, Schramm Signs, 41431 Schadden Rd, Elyria, OH 44035 is requesting a variance from Section 1159.14(b) to allow for a second wall sign of 23.79 sq ft, as code permits one wall sign.

The chairman swore in the applicant Dean Schramm and also Nicholas Rodia - Sgt Clean Car Wash Director of Marketing 3673 Massillon Rd. Uniontown 44685 was sworn in to address the board. Dean Schramm provided information on the Sgt. Clean Car Wash's request for a signage variance. Since the previous meeting in June, he has collaborated with the planning and zoning staff. This proposal is for a "CARWASH" sign to be placed on the building's west side. The sign will be the most noticeable from State Route 14 for any vehicles traveling in that direction. There is no logo included in the proposal; simply the initials "CARWASH" are proposed. Nicholas notified the Board that he is acting in place of the carwash's proprietor, Brian Krusz. He said that various plan adjustments had been made in response to the Planning and Zoning Department's comments on the planned signs for a compromise.

Jimmy Hoppel, Assistant Planner, clarified for the Board that the proposed sign is located on the east side of the building to face the westbound traffic. He added that the applicant had 3 variance requests on the June 21, 2022 agenda but the applicant dismissed one of the requests in order to reapply after considering the Planning Departments comments about reducing the sign dimensions. The proposed sign for Sgt. Clean Carwash is only for the letters "CARWASH" and does not include any logo. He affirmed that several plan revisions have been made based off the feedback from the Planning and Zoning Dept to the signage proposed to come to a compromise.

Citizen Comments: Ted Hurd 769 David Dr. Streetsboro, Ohio 44241 was sworn in. His comments regarding the sign variance request included his belief that the signage that is currently on site is sufficient, the applicant has been granted additional signage variances last month, the city planning and zoning dept has regulations that are to generate sign confirmatory along with safety and creating pleasant eye appeal. The regulations have been derived from many hours of review studying modifying standards and correcting errors that have been made in the past. The request for this sign is not needed because the building itself is handsome, and is recognizable as a carwash the west bound traffic is already served by the existing new planter sign the sign that is applied for and the planter sign are on the same plain to be viewed at the same eye view. There are no known particular or peculiar conditions that would cause the reason for the variance. A variance should be the tool used when circumstances surrounding an issue need further consideration to modify the standards when both parties would be served by such. A variance should not be used as a tool in the process of approval for wishes of applicants. I would ask all of you to strongly consider a no vote on this issue.

Paul Yupa 8749 Seasons Rd. Streetsboro, Ohio 44241 was sworn in. Is there a left turn into the business from State Route 14 across traffic, or is traffic routed to the Market Sq. entrance?

Jimmy Hoppel clarified that there is not to be a left turn in on State Route 14 and traffic headed westbound utilizes the Market Square Dr. entrance.

Paul Yupa added questioned the safety aspect of the request since there's no turning in from the direction that this sign is facing until the light at Market Square Dr considering the planter sign that is in place.

Applicant Dean Schramm addressed the comments from the residents. He stated that the requested sign is to safely direct people who are not familiar with the area to the facility. He added that many businesses in that area have two signs. He described the sign as a simple sign, with no logo, no advertising the name, intended only to inform the location of a carwash for traffic to navigate to the business safely.

Chairperson Bross asked if there are customers in their monthly subscriber base who regularly use more than one location.

Nicholas responded that crossover traffic is minimal. It is one of the selling points to the membership is that it's valid at all locations. With the commuter traffic in Streetsboro from potentially the turnpike, having that secondary sign available to them at a different height rather than just the ground sign, with the car count could potentially be blocked and provides the benefit of notifying traffic of the carwash location to provide ample distance to turn into market square if entering from that direction.

Jimmy Hoppel clarified to the Board that traffic coming from the turnpike would not be able to view the sign in its proposed location.

Nicholas corrected to say traffic headed towards the turnpike.

Board Member Walter Kancyan entered the meeting at 7:25 p.m.

Motion to not excuse his absence is null and void.

Chairperson Bross asked for Board Member comments or questions.

The applicant responded to questions regarding the sign's LED illumination. He also spoke on the variances that were granted at the prior meeting for a second ground sign to guide traffic to the entrance on Market Square. The

original plan was to also request a variance for a larger second wall sign that would have included the company logo on the back of the building's tower. Discussion of the variance request with City staff led him to withdraw the request and revise the plans in order to scale it down and relocate. Dean Schramm indicated that this would be the last sign request and has done due diligence in reworking the plans to minimize the variance.

Mr. Hanzo asked about the amount of signage for surrounding businesses. Mr. Cieszkowski responded that majority of variances that are requested are signage related. He asked if the property owner considered the sign regulations prior to purchasing the lot to place the carwash. Dean responded they consider the other signage nearby and the intent was not to request for more signage variances.

Mr. Kancyan asked about the hours the sign would be illuminated or if the city has ordinances regarding the time signs are permitted to be illuminated. Planning Director, John responded that the sign would be permitted to be lit up during night hours. The applicant said that the sign is on a timer to be illuminated from dusk to dawn.

MOTION

Mr. Woods: I hereby move on this 19th day of July 2022, that the Streetsboro Board of Zoning and Building Appeals grant 9421 State Route 14, Streetsboro, Ohio 44241; parcel #35-045-00-00-045-004 a one wall sign variance from Section 1159.14(b) to allow for a second wall sign not to exceed 23.79 sq. ft. as code only permits one wall sign. Per the plans received from the applicant, Dean Schramm, Schramm Signs on June 27, 2022. Subject to the City of Streetsboro's site plan review and all applicable Planning and Zoning ordinances.

Motion seconded by Mr. Cooper.

Mr. Woods: I vote yes. You cooperated with the city staff in modifying your request.

Mr. Cooper: I vote No. I don't see a peculiar condition of your location that would necessitate the request I think the ground sign alleviates the safety traffic concern.

Mr. Hanzo: I vote no. I agree with Mr. Cooper. I don't see a need for it other than advertisement. I don't see a safety issue, I drive down that road daily, another sign is not going to alleviate someone attempting to turn left into the business on Route 14. I believe that your business will be fine without this sign.

Mr. Kancyan: I vote yes. The process to get before this board is very thorough and the information provided to this board in the packets is detailed. I think the essence and character of the neighborhood would not be substantially altered. I think one more sign in that area is not going to affect the neighborhood.

Mr. Bross: I agree with Mr. Kancyan about the work that goes into these applications from the applicant and the packets for each application with the supporting memo from the Planning Department. The Board does thoroughly review each request. These signage variance requests are nothing new. I believe that this additional sign is not intrusive especially in the high traffic area. I like to be consistent with my reasoning and many other businesses have come through this process for additional signage in that area. I have decided to vote yes.

Yes – 3 No – 2

Motion approved; variance granted.

7. Citizens' Comments:

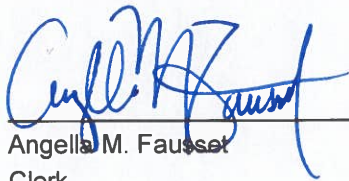
Paul Yupa 8749 Seasons Road. I think Mr. Hurds comments were genuine and he answered questions that were asked of him. He is a resident, and he is a member of the Planning Commission. He is familiar with packets and all the time and effort that goes into it. Businesses ask for all types of signage. I agree with what Mr. Hurd said about considering about the need of each signage request and if they meet the requirements of a practical difficulty as outlined in the packets you are given. If the board feels that the safety is a concern, then that's a matter of opinion, but to consider the requests based off of a real practical difficulty is a reasonable thing to do.

8. Board Member Comments: Mr. Bross made comments about how both the Planning Commission and the BZBA do a good job contributing to the city. Sometimes disagreements will happen, but in the end, we are each responsible for the powers and duties assigned to us as we were appointed.

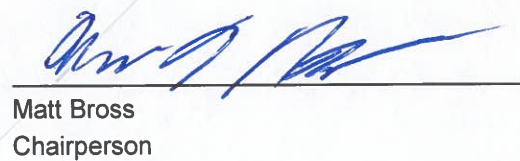
Announcements: The next regularly scheduled Board of Zoning and Building Appeals meeting will be held on Tuesday, August 16, 2022 at 7 p.m. in the Streetsboro Municipal Building located at 555 Frost Road.

9. Adjournment: There being no further business before this Board a motion to adjourn was made by Mr. Hatzo and seconded by Mr. Cooper and upon voice vote the meeting was adjourned at 8:05 pm.

Attest:



Angella M. Fausset
Clerk



Matt Bross
Chairperson