

STREETSBORO PLANNING AND ZONING COMMISSION

Regular Meeting

June 14, 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, Curt Gallo, Ron Good, Ted Hurd, Jerome Pavlick, and Brian Salyer were in attendance.

Marty Richmond 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.

Disposition of Minutes: A motion to accept the May 10, 2022 regular meeting minutes as presented and not read was made by Mr. Good, motion seconded by Mr. Gallo.
By voice vote, motion carried.

Sign Review Chapter 1159:

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

Application #SR22-7

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 wall sign that includes the wording "Car Wash" as flush mount letters totaling 23.8 sq. ft. with a 32 sq. ft. Sgt Clean badge logo to be located on the building and a ground/planter sign of 36 sq. ft. which reduced the parking by one space.

Jimmy Hoppel, Assistant Planner requested that the planter sign located inside the 19-foot-deep lawn area to comply with the 10-foot setback and other standards.

John H. Cieszkowski Jr., Planning and Zoning Director answered the Commission's concerns about the loss of a parking space, assuring there's ample parking to meet code requirements.

Citizen Comments:

Paul Yupa, 8749 Seasons Road. Mr. Yupa inquired about vehicles blocking the view by parking in the spaces adjacent to the planter sign.

Mr. Schramm indicated that vehicles won't park there for an extended time.

Assistant Planner Jimmy Hoppel, answered concerns from the Commission regarding the landscaping around the proposed sign. An updated landscaping plan is part of the conditions listed and an updated landscaping plan will be required.

MOTION:

Ms. Covert: I hereby move on this 14th day of June 2022 that the Streetsboro Planning and Zoning Commission approve application SR22-7, 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 and one ground sign per site plan received 5/11/22. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner's memo dated June 7,

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: Yes Mr. Gallo: Yes Mr. Good: Yes
Mr. Hurd: Yes Mr. Pavlick: Yes Mr. Richmond: Mr. Salyer: Yes

Yes: 6 – No: 0

Motion carried.

New Business:

A. Page Road Zoning Map Amendment

Application #ZTM22-1

Application to amend the Zoning Map to rezone one (1) 16-acre parcel on Page Rd. from the I-1 District to the R-1 district.

MOTION TO CONSIDER:

Ms. Covert: I hereby move on this 14th day of June 2022 that the Streetsboro Planning and Zoning Commission consider a zoning map amendment for Parcel No.: 35-027-00-00-013-000 a 16-acre parcel on Page Rd., to be rezoned from the I-1 Industrial, Research, Office District to the R-1 Low Density Urban Residential District.

Motion seconded by Mr. Hurd

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

Yes: 6 – No: 0

Motion carried.

The applicant was not present in the meeting at this time. John Cieszkowski informed the Chairperson that he would call the applicant ask if someone would be attending the meeting to speak on behalf of the application.

**A motion to table agenda item motion to recommend for application #ZTM22-1 was made by Mr. Good, motion seconded by Mr. Hurd.
By voice vote, motion carried.**

B. Meadow View Major Subdivision final plat

Application #MJF22-1 & #MJF22-2

Meadow View Phase 17, 18 final plat; Ph. 15 re-plat

Applicant: Mark Holtz, Frontier Land Group, 25700 Science Park Dr, Suite 360, Beachwood, OH 44122
Mark Holtz explained the details of his application. Last year, Planning Commission approved phase 17 of Meadow View Subdivision, but after testing the ground, phase 17 had to be reduced in size which is now phase 18. Phase 17 is now 4 lots. Phase 18 contains 9 lots. The application includes one lot for phase 15 to replat. Phase 17 And 18 contain similar size lots, and houses in these final phases. Received wetland permit from the army core of engineers and paid the mitigation fees.

John H. Cieszkowski Jr., Planning and Zoning Director stated that he had some minor conditions of approval listed in his recommendation. The replat of the subplot in phase 15 was administratively approved and needed Commission's approval to finalize.

Citizen Comments:

Paul Yupa, 8749 Seasons Road. Mr. Yupa had questions regarding the regulations for filling in wetlands to build houses in those areas. He inquired about the construction for these homes and asked if the fill is compacted. He also asked if the homeowners will be made aware of the filled in wetlands. Mark Holtz responded to Mr. Yupa's questions. He stated that the national permit to fill in wetlands is less than half an acre. He ensured that the wetlands being filled are not within any building envelope and is only in the buffer area. The city inspectors are present when the fill is compacted. Any lot with the wetland boundary buffer will have a permanent sign in their yard as part of the deed that states it is a wetland and cannot be cut, built upon, or encroached beyond the delineation.

MOTION:

Ms. Covert: I hereby move on this 14th day of June 2022 that the Streetsboro Planning and Zoning Commission approve applications MJF22-1 and MJF22-2, final plats for Meadow View Subdivision Phase 17 the development of 4 single family residential lots and Meadow View Subdivision Phase 18 the development of 9 single family residential lots. Per plans received 5/13/2022. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated May 22, 2022.

Motion seconded by Mr. Gallo

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

Yes: 6 – No: 0

Motion carried.

MOTION:

Ms. Covert: I hereby move on this 14th day of June 2022 that the Streetsboro Planning and Zoning Commission approve the replat for Meadow View Subdivision Phase 15 subplot 454 replat.

Motion seconded by Mr. Hurd

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

Yes: 6 – No: 0

Motion carried.

C. 9346 State Route 14 – Popeye's Chicken

Application #SPR22-1

a. Site plan review to construct a 2,350 sq ft. drive thru restaurant

Applicant: Tony Majc, RCA Architects, 10 N. Main St. Chagrin Falls, OH 44022

Tony introduced himself stating that he is the architect working with the applicant from Sidhu Reality on the project to build a Popeye's Chicken.

Assistant Planner Jimmy Hoppel, informed the Commission of some the conditions that were mentioned in the staff comments including modification to the ingress and egress for one right in/out. The condition for the dumpster pick-up should state the dumpster and loading will be utilized during closed and/or off hours.

Commission members stated their support for reducing the curb cuts to correct any traffic concerns.

Mr. Majc had not previously reviewed the memo that was uploaded into Popeye's online application so a copy was distributed to him to read the conditions listed from staff comments. Mr. Majc then agreed to work administratively with the Planning Department to ensure that the concerns will be addressed. The parapet height was an item of concern due to the building being a prototype.

Mr. Cieszkowski agreed that the conditions listed could be worked through administratively with the applicant including the parapet to provide acceptable screening.

MOTION:

Ms. Covert: I hereby move on this 14th day of June 2022 that the Streetsboro Planning and Zoning Commission approve application SPR22-1, a site plan review for Popeye’s Louisiana Kitchen 9346 State Route 14 Parcel #35-045-00-00-017-000 to construct a 2,350 sq ft. drive thru restaurant per site plan received 6/3/22. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated June 7, 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.

Motion seconded by Mr. Good

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

Yes: 6 – No: 0

Motion carried.

C. 9346 State Route 14 - Popeyes Chicken

Application #SR22-6

b. Sign review for Popeye’s Chicken

Applicant: Tony Majc RCA Architects, 10 N. Main St. Chagrin Falls, OH 44022

Mr. Majc gave information about the plans submitted in the sign review application for Popeye’s Chicken. The package includes one wall sign, one planter sign, and a landscape plan.

Assistant Planner Jimmy Hoppel stated that the plans include additional artwork. The planter sign and wall sign have minor adjustments to be addressed, the proposed wall art is (2) 8’x4’ pieces combined to display an abstract image of Popeye’s Chicken logo. Mr. Hoppel noted that art is subject to review and approval of the Commission and is not subject to sign regulations.

MOTION:

Ms. Covert: I hereby move on this 14th day of June 2022 that the Streetsboro Planning and Zoning Commission approve application SR22-6, a sign review for Popeye’s Louisiana Kitchen 9346 State Route 14 Parcel #35-045-00-00-017-000 to construct one wall sign, one planter sign, and one piece of artwork per site plan received 5/20/22. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated June 7, 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:	Yes	Mr. Good:	Yes
Mr. Hurd:	Yes	Mr. Pavlick:	Yes	Mr. Richmond:	Mr. Salyer:	Yes

Yes: 6 – No: 0

Motion carried.

D. 9550 State Route 14 – Raising Cane’s

Application #SPR22-2

Site plan review for a drive thru restaurant

Applicant: Ashley Newnam, Olio Development Group, 1062 Ridge St., Columbus, OH 43215

Ms. Newnam along with Supervisor, Jara Barreto represented the application for Raising Cane’s site plan review. Ms. Newnam stated that they had been working with City staff to revise plans per the comments provided.

Assistant Planner Jimmy Hoppel stated that there has been two major revisions including reducing the inside seating down to 75 so that landbank parking is not required as the site does not have the space available. The other major modification was made to address the concerns of traffic and included a total of 37 stacking spaces for the drive-thru.

Citizen Comments:

Paul Yupa, 8749 Seasons Road. Mr. Yupa asked the commission about the aesthetics of the drive-thru windows facing towards State Route 14.

Ms. Barreto detailed that due to the concerns for additional stacking spaces the plans for the direction of the building had been changed so that the 37 stacking spaces could be included without encroaching into the side street and that the drive-thru windows would now face State Route 14. Ms. Newnam included that the landscaping will help to buffer and the plans include updates to the façade to enhance appearance.

Ms. Newnam added that she had been in communication with the Police Chief to ensure that any traffic management that may be required through the police department would be at the restaurants expense.

Jimmy Hoppel noted that the condition for the dumpster pick-up should state the dumpster and loading will be utilized during closed and/or off hours.

MOTION:

Ms. Covert: I hereby move on this 14th day of June 2022 that the Streetsboro Planning and Zoning Commission approve application SPR22-2, a site plan review for Raising Cane’s 9550 State Route 14 Parcel #35-034-10-00-001-002 to construct a 3,406 sq ft. drive thru restaurant per site plan received 5/6/22. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated June 7, 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.

Motion seconded by Mr. Good

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

Yes: 6 – No: 0

Motion carried.

A. Page Road Zoning Map Amendment

Application #ZTM22-1

Application to amend the Zoning Map to rezone one (1) 16-acre parcel on Page Rd. from the I-1 District to the R-1 district.

A motion to take item application #ZTM22-1 off the table for consideration was made by Mr. Good, motion seconded by Mr. Hurd.
By voice vote, motion carried.

Applicant: Representative Jim Kurtz, Realtor, 148 N. Main St. Hudson, Ohio 44236
Mr. Kurtz was present to represent the applicant Matt Miller, who purchased the subject property. He stated that Mr. Miller had met with city staff to understand the process of rezoning to residential under the comprehensive master plan. Mr. Kurtz explained that he's the realtor who sold the property to the investor, Matt Miller and that they both feel the property would be best utilized as residential. Planning Director Mr. Cieszkowski stated that his staff report includes his recommendation of approval as submitted. The process of rezoning includes the Planning Commission's recommendation to City Council and Council will hold three readings of the proposed rezoning along with a public hearing prior to submission to the Board of Elections. The rezoning of this property to residential would be in character of the surrounding area and is in line with the future land use map. Mr. Cieszkowski answered Commission members questions giving information that this rezoning application includes one parcel. The City isn't rezoning private property resulting in property owners must go through the application procedure to rezone land. Mr. Kurtz stated that he and Mr. Miller made contact with the adjacent property owners to inquire if they would be interested in including the rezoning of their parcels in this application but none were interested. Mr. Cieszkowski answered the Commission's inquiry of what the R-1 allows for in development stating that the R-1 district permits half acre lots meaning two dwelling units per acre would be allowed. Chairperson Pavlick added that appropriate buffering may be required in the future for where the residential district would abut the industrial zone. Mr. Kurtz responded informing the Commission that the applicant, Matt Miller does not have any immediate plans to develop this property.

MOTION TO RECOMMEND:

Ms. Covert: I hereby move on this 14th day of June 2022 that the Streetsboro Planning and Zoning Commission recommend that City Council approve a zoning map amendment for Parcel No.: 35-027-00-00-013-000 a 16-acre parcel on Page Rd., to be rezoned from the I-1 Industrial, Research, Office District to the R-1 Low Density Urban Residential District.
Motion seconded by Mr. Gallo

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

Yes: 6 – No: 0 **Motion carried.**

Reports, Communications and Correspondence: None

Citizens Comments:

Paul Yupa, 8749 Seasons Road. Mr. Yupa asked about the procedure for administratively working through conditions with the applicants. Mr. Cieszkowski responded that most of the conditions are easily worked through but the option to send applicants back to Planning Commission is always the answer when there is too much push from the applicants to not make the revisions according to conditions listed. The decision of the seven-member commission exceeds a

unilateral administrative approval and that if there is a time when that is in question the applicant would be sent back to Planning Commission.

Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday, July 12, 2022 at 7 p.m. at the Streetsboro Municipal Building 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 8:42 pm.

Attest:



Angella Fausset
Planning & Zoning Clerk



Jerome Pavlick
Chairperson