

# STREETSBORO PLANNING AND ZONING COMMISSION

## MINUTES

September 13, 2022

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:** All Commission members in attendance - Deb Covert, Curt Gallo, Ron Good, Ted Hurd, Marty Richmond, Jerome Pavlick, and Brian Salyer.

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 June 14, 2022 regular meeting minutes as presented was made by Mr. Hurd, motion seconded by Mr. Good. By voice vote, motion carried.

A motion to accept the July 12, 2022 regular meeting minutes as presented was made by Mr. Good, motion seconded by Mr. Gallo. By voice vote, motion carried.

### SIGN REVIEW CHAPTER 1159:

#### 1144 State Route 303 – Target Sign Review

Application #SR22-14

*Applicant: Abby Foster, Kimley-Horn, 7965 North High Street, Columbus, OH 43235 Application for (3) wall signs.*

Abby Foster presented the application for the 3 wall signs that will be constructed on the front façade of the existing building. The Target logo sign will be replacing the existing sign, with the addition of a drive-up sign and an order pick up sign. A variance was approved August 2022 for the 2 additional signs.

Assistant Planner Jimmy Hoppel clarified that the drive up and order pick up signs were the same as the plans presented to and approved by the BZBA and informed the Commission that there is a separate business located within the same building and each business

#### MOTION

**Ms. Covert:** I hereby move, on this 13<sup>th</sup> day of September, 2022, that the Streetsboro Planning and Zoning Commission approve application #SR22-14, a sign review for Target Corporation 1144 State Route 303, Streetsboro, Ohio 44241 Parcel No. 35-055-00-00-039-015 to construct a total of 3 wall signs on the front façade. Including one wall sign that is approx. 196 sq. ft. (logo), one wall sign that is approx. 24.59 sq. ft. ("Order Pick-Up"), and one wall sign that is approx. 77.1 sq. ft. ("Drive-Up" with a car symbol). Per the site plans received on August 8, 2022. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Assistant Planner's memo dated September 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:	Yes	Mr. Good:	Yes	
Mr. Hurd:	Yes	Mr. Pavlick:	Yes	Mr. Richmond:	Yes	Mr. Salyer:	Yes

**Motion carried.** (Yes: 7 – No: 0)

### NEW BUSINESS:

#### 1144 State Route 303 – Target Site Plan Amendment

Application #SPA22-9

*Applicant: Abby Foster, Kimley-Horn, 7965 North High Street, Columbus, OH 43235*

Ms. Foster explained the site plan amendment is in addition to the signage request, Plans include façade changes of new paint, parking lot modifications to include a larger drive-up parking area for online orders,

**MOTION**

**Ms. Covert:** I hereby move, on this 13<sup>th</sup> day of September, 2022, that the Streetsboro Planning and Zoning Commission approve application #SPA22-9, a site plan amendment for Target Corporation 1144 State Route 303, Streetsboro, Ohio 44241 Parcel No. 35-055-00-00-039-015 Including changes to the façade, changes to the on-site parking lot circulation, and associated site changes. Per the plans received on August 8, 2022. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Assistant Planner’s memo dated September 6, 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. 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:	Yes	Mr. Salyer:	Yes

**Motion carried.** (Yes: 7 – No: 0)

**Vacant Lot Singletary Dr. – Streetsboro Commons IDP Amendment and re-plat      Application #MJF22-4**

*Applicant: Dave Mitchell, 30050 Chagrin Blvd. Ste 100 Pepper Pike, Ohio 44124      IDP for nursing home facility*

Dave Mitchell explained to the commission that he is representing the application on behalf of Biltmore Healthcare - a developer of nursing homes and assisted living facilities, and The Defer Limited Partnership - the owner of the property. The application contains a replat of the remaining undeveloped property in the Streetsboro Commons Development, and an amendment to the Integrated Development Plan. The proposed replat splits the current A-2 block into 3 separate blocks and extends the Singletary Dr right-of-way. Biltmore Healthcare has signed the purchase agreement with the Defer Limited Partnership to purchase the newly created block A-3 – consisting of 14 acres located north of the existing Singletary cul-de-sac. The purposed nursing home is phase one of the project, with a possible medical office building or assisted living facility for phase two.

John Cieszkowski, Planning Director addressed the revised plans from the applicant and verified that all the initial comments for conditions are resolved.

Mayor Broska asked if plans included removal of the dirt mound that is located on the subject property. He stated that Navajo Trail residents have ongoing flooding concerns about the current dirt mound.

Dave Mitchell confirmed that the purchase agreement contains the rights to the fill dirt mound. A deposit with the seller is the first step to have the fill dirt mound cleared away and Biltmore intends to have it removed.

**MOTION**

**Ms. Covert:** I hereby move, on this 13<sup>th</sup> day of September, 2022, that the Streetsboro Planning and Zoning Commission recommend to City Council approval of application #MJF22-4, an Integrated Development Plan (IDP) Amendment and a re-plat for Streetsboro Commons IDP Vacant lot Singletary Dr. Parent Parcel No. 35-033-00-00-007-019 to create blocks A-2R1, A-2R2, and A-3, for the general layout and future use of a proposed nursing home facility. Per site plan received August 8, 2022. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director’s memo dated August 29, 2022.

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:	Yes	Mr. Salyer:	Yes

**Motion carried.** (Yes: 7 – No: 0)

**CITIZENS COMMENTS:** None


**ANNOUNCEMENTS:** Ms. Covert announced that the Chamber of Commerce will be hosting a clam bake on October 13<sup>th</sup>, 2022.

The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, October 11, 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. Good. By voice vote, motion carried. Meeting adjourned at 7:41 p.m.

**ATTEST:**

  
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Angella M. Fausset  
Planning and Zoning Clerk

  
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Jerome Pavlick  
Chairperson