

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

December 13, 2022

Note: These minutes were compiled by extracting information and the main points of testimony from an audio recording 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 fee.

CALL TO ORDER: The regularly scheduled Planning and Zoning Commission meeting was called to order on December 13, 2022 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 Mr. Salyer.

ROLL CALL: Quorum of 6 members present including: Deb Covert, Curt Gallo, Ron Good, Ted Hurd, Marty Richmond, and Brian Salyer.

Commission members absent: Jerome Pavlick

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: Mr. Good made a motion to approve the minutes as presented for the September 13, 2022 meeting. Seconded by Mr. Hurd. By voice vote, motion passes.

NEW BUSINESS:

Recommendation of a temporary moratorium to City Council

Temporary moratorium on the issuance of all planning, zoning and building permits, certificates, and approvals for car washes, hotels, motels, and warehouses in excess of 150,000 square feet for one year.

John Cieszkowski reported to the Commission Members a draft ordinance that will be presented to council to put into place a temporary moratorium on issuing permits for car washes, hotels, motels, and warehouses in excess of 150,000 square feet. but specifically exempts those that have already received preliminary planning commission approval. The reason for the moratorium is to allow for the time to undertake the market analyses. review the results of that analysis, and then accommodate time for any changes to the zoning code and uses therein that may come out of the market analysis.

MOTION

Mr. Good: I hereby move on this 13th day of December, 2022, that the Streetsboro Planning and Zoning Commission, in accordance with Sections 14.03 and 14.04 of the Charter of the City of Streetsboro, recommends to City Council adoption of a temporary moratorium on the issuance of all planning, zoning and building permits, certificates, and approvals related to the following principal uses: hotels, motels, car washes and warehouses in excess of 150,000 square feet of floor area, excepting any such uses that have received initial Planning Commission approval as of the effective date of the Council-approved moratorium. The moratorium recommended by this Commission is contained in the draft ordinance prepared by the Law Director and reviewed by this Commission on December 13, 2022.

Second: Mr. Gallo

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

Motion carried. (Yes: 6 – No: 0)

Zoning Code Text Amendment

Zoning text amendments relating to the regulation of electronic message center and changeable copy signs.

MOTION TO CONSIDER

Mr. Hurd: I hereby move on this 13th day of December, 2022, that the Streetsboro Planning and Zoning Commission consider zoning text amendments to various sections of Title Five, Part Eleven of The Codified Ordinances of The City of Streetsboro, Ohio relating to regulation of electronic message center and changeable copy signs.

Motion seconded by Mr. Good.

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

Motion carried. (Yes: 6 – No: 0)

Planning Director, John Cieszkowski presented the text amendments to the Commission members. The drafted amendments would permit electronic message center signs in all districts with restriction. He explained the primary purpose for the regulations was to limit sign proliferation, ensure adequate sign separation and preserve the aesthetics of the city. Mr. Cieszkowski stated that there are approximately 20 parcels in the city that meet the minimum requirements to apply for an electronic message sign permit. Definitions have also been added for electronic graphic display, video display, and animation. The commission members concluded to send the draft amendment as presented to City Council with no amendments.

MOTION TO RECOMMEND

Mr. Good: I hereby move on this 13th day of December, 2022, that the Streetsboro Planning and Zoning Commission recommend to City Council approval of zoning text amendments to various sections of Codified Ordinances of The City of Streetsboro, Ohio in Title Five, Part Eleven relating to regulation of electronic message center and changeable copy signs. 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 Planning and Zoning Director's memo dated December 5, 2022.

Motion seconded by Mr. Salyer.

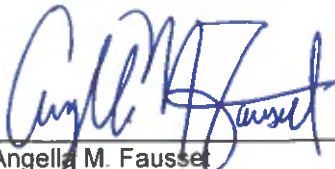
Roll Call Vote:	Ms. Covert:	Yes	Mr. Gallo:	Yes	Mr. Good:	Yes	
Mr. Hurd:	Yes	Mr. Pavlick:	(absent)	Mr. Richmond:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 6 – No: 0)

COMMISSION MEMBER COMMENTS: The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, January 17, 2023 at 7 p.m. in the Council Chambers at City Hall, 555 Frost Rd. Streetsboro, Ohio 44241.

ADJOURNMENT: Motion to adjourn was made by Mr. Good and seconded by Mr. Gallo. By voice vote, motion carried. Meeting adjourned at 8:35 p.m.

ATTEST:



Angella M. Fausset
Planning and Zoning Clerk



Jerome Pavlick
Chairperson