

*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.*

## **STREETSBORO PLANNING AND ZONING COMMISSION**

**Regular Meeting  
Tuesday, February 8, 2022  
7 PM**

**Call to Order** – Chairperson Pavlick called the meeting to order at 7:00 pm.

### **Pledge of Allegiance and Invocation**

**Roll Call:** Deb Covert, Curt Gallo, Ron Good, Ted Hurd, Jerome Pavlick, Marty Richmond, and Brian Salyer were present.

Also present: John H. Cieszkowski, Jr. AICP Planning and Zoning Director via Zoom; Paul A. Janis, Assistant Law Director and Planning Commission Clerk, Bridget Pavlick

**Disposition of Minutes:** January 11, 2022 Organizational and Regular Meeting

Mr. Hurd made a motion to accept the September 14, 2021 Regular Meeting minutes as presented with second by Mr. Good. By voice vote, motion carried.

**Old Business-** none

**Sign Review- Chapter 1159** – Portage Pointe Apartments – via Zoom  
Paul Magee, Letter Graphics, 400 W. Market St., Orville, Ohio 44667

Applicant explained that this is a new monument sign placed on the site to mark the beginning of the complex. The sign is not internally lit, but the property owner will be adding the landscaping and external spot lights to the area.

Mr. Cieszkowski added to his comments by saying that he felt this was a pretty straightforward application and any issues are very minor and something that he could easily handle administratively. The applicant is in agreement with the Director's comments and will make any changes necessary.

**Motion: Ms. Covert**

**I hereby move on this 8th day of February, 2022, the Streetsboro Planning and Zoning Commission approve a Subdivision Identification Sign for: Portage Pointe Apartments, 9001 Portage Pointe Drive, Parcel #35-056-10-00-042-000; per sign plan received 1-4-2022 & 1-5-2022. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated January 23, 2022. The applicant/owner must make the sign contractor aware to ensure that the Specification Plate is affixed to all proposed signs at the time of installation. No sign can be installed until a permit has been paid for and issued**

through the Building Department. Seconded by Mr. Good. Upon Roll Call vote motion carried: Yes 7 - No 0.

**New Business –**

**9630 St. Rt. 14 – Great Lakes Hyundai**

Site Plan Amendment-21,790 sf Expansion

Dustin Todd, Archall Architects, 49 East Third Ave., Columbus, Ohio

It was explained that the overall project includes an exterior improvement to the front of the building with expanded glass area and a new metal soffit around the building. The exterior project will bring this dealership up to current Hyundai design standards. At the rear of the building, they will be adding a new expanded service area. The applicant stated that they have been working with city staff (Planning and Zoning and Fire) to not encroach in any of the wetland areas and to ensure the Fire Department has the access they require as well.

Mr. Cieszkowski had no other comments to add other than the minor items in his report. He indicated that he, Engineering and Fire worked with the applicant prior to the filing of their application and there were just some minor items still left to be addressed.

**MOTION: Ms. Covert**

I hereby move on this 8th day of February, 2022 the Streetsboro Planning and Zoning Commission approve a site plan amendment for Great Lakes Hyundai 9630 State Route 14, Parcel #35-033-00-00-009-001, to construct an approximately 8,384 Sq. Ft. Building Addition to the Service Dept. and Façade Changes per site plan received 1-13-22. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated January 31, 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. Seconded by Mr. Richmond. Upon Roll Call Vote motion carried. Yes-7 No-0.

**Reports, Communications and Correspondence-None**

**Citizens' Comments-None**

**Commission Member Comments-**

Ms. Covert commented that the State of the City Address will be hosted by the Streetsboro Chamber of Commerce and will be held on February 24, 2022 at 11:30am. This will be held in Streetsboro at St. Joan of Arc Church.

**Announcements:** The next Regular Planning and Zoning Commission meeting will be held Tuesday March 8, 2022 at 7PM at the Streetsboro Municipal Building (555 Frost Road).

**Adjournment**

There being no further business before this Commission a motion to adjourn was made by Mr. Hurd and seconded by Mr. Good and the meeting was adjourned at 7:17 pm.

Attest:

\_\_\_\_\_  
Bridget Pavlick,  
Planning & Zoning Clerk

  
\_\_\_\_\_  
Jerome Pavlick, Chairperson