

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

Organizational/Regular Meeting Tuesday, January 11, 2022 7 PM

Call to Order – Mayor Glenn Broska called the meeting to order at 7:00PM.

Pledge of Allegiance and Invocation

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

Also present: Mayor Glenn Broska, John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Paul Janis, Assistant Law Director and Planning and Zoning Clerk, Bridget Pavlick

Mayor Broska called for nominations for Chairman. Mr. Hurd Nominated Mr. Pavlick for Chairman. There being no other nominations from the floor, nominations were closed. Mayor Broska called for the vote. Mr. Pavlick was unanimously affirmed for Chairman of the Planning and Zoning Commission.

Mayor Broska turned the meeting over to Mr. Pavlick.

Chairman Pavlick asked for nominations for Vice Chairman. Mr. Good nominated Ms. Covert. There being no other nominations from the floor, nominations were closed. Chairman Pavlick called for the vote. Ms. Covert was unanimously affirmed for Vice Chairman of the Planning and Zoning Commission.

Discussion was held regarding the Planning and Zoning Commission Rules and Regulations for 2022. There being no changes at this time, Mr. Good made a motion to adopt the 2021 Rules and Regulations for 2022. Mr. Salyer seconded. Upon voice vote the motion to adopt carried.

The organizational portion of the meeting concluded and the regular meeting agenda items follow.

Disposition of Minutes: December 14, 2021 Regular Meeting

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

Old Business- none

Sign Review- Chapter 1159 – none

New Business –

9280 Jefferson Street – Aurora Plastics
Site Plan Amendment-21,790 sf Expansion

Applicant: Mark Raia, General Manager, Chemstress Construction, downtown Akron, Ohio.

Jeff Burhenne, Operations Manager for Aurora Plastics, 9280 Jefferson Street, Streetsboro. Mr. Burhenne stated that the Streetsboro location is one of five company-owner sites that they are looking to for possible expansion.

Mr. Raia present the plan stating that this is a preliminary investigation into the feasibility of expanding the Streetsboro site including initial permitting, scope, projected costs, etc. Mr. Raia explained the scope of the project and showed where the different items would be placed on the site. He explained that the expansion would be exactly like what is there currently and would be an additional product line. Mr. Raia also indicated that a parking lot would be moved to accommodate parts of the expansion. There are additional areas of the site that would be utilized for a revised parking area. The applicant addressed the Riparian setbacks, indicating that they are well out of any easements or setbacks.

Mr. Cieszkowski added to the discussion that he worked with the applicant and asked that land-banked parking be looked at along with a landscape plan.

Mr. Good asked the applicants if there were any thought on noise abatement at the site. Mr. Raia explained where the noise would most likely be coming from and stated that they could consider insulating materials within the block that makes up the building and possibly insulation in the roof structure of the building. Also, with additional equipment there would not be a large increase in noise, but still within the allowable decibel levels.

Mr. Salyer asked if with increased activity in the finished goods area there would be increase noise levels. The applicant stated that the blowers are a constant and the noise would be there in this area.

Mr. Gallo asked if the expansion would impact drainage (snow and/or rain) and where would that additional runoff go. Mr. Raia indicated that water would continue to go where it currently does now. The parking lots are different and they would continue to drain to the existing storm sewers.

Paul Yupa, 8749 Seasons Road. Mr. Yupa had comments regarding the stormwater and stormwater quality. He asked how the modern-day stormwater regulations apply to this and how is this being enforced. When this industrial area was developed, some of the sites drained directly into the wetlands and some of these sites do not have detention ponds. How the quality of the stormwater being monitored is a concern.

MOTION: Ms. Covert

I hereby move on this 11th day of January 2022 the Streetsboro Planning and Zoning Commission approve a site plan amendment for Aurora Plastics, 9280 Jefferson Street, Parcel #35-041-10-00-023-011 to construct a 21,790 Sq. Ft. expansion to the existing facility, additional silos and associated improvements per site plan received 12-16-21. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director's memo dated January 3, 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. Second by Mr. Gallo. 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 9, 2022 at 11:00am. This will be held in Streetsboro, details of the location to follow.

Mr. Richmond congratulated Aurora Plastics. He felt that they must be doing well to entertain this expansion and is happy for them.


Announcements: The next Regular Planning and Zoning Commission meeting will be held Tuesday February 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 Ms. Covert and seconded by Mr. Hurd and the meeting was adjourned at 7:47 pm.

Attest:


Bridget Pavlick,
Planning & Zoning Clerk


Jerome Pavlick, Chairperson