

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

November 8, 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 on November 8, 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 Chairperson Pavlick.

ROLL CALL: Quorum of 5 members present including: Deb Covert, Ted Hurd, Marty Richmond, Jerome Pavlick, and Brian Salyer.

Commission members absent: Curt Gallo, Ron Good

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.

OLD BUSINESS:

9169 State Route 14 – El Campesino Sign Review

Application #SR22-16

Application for (1) planter sign

Applicant: Angelique Miller/Signs330, 118 S. Main St. Munroe Falls, Ohio 44262

Dan Bond, Operations Manager for Signs330, 118 S. Main St. Munroe Falls, Ohio 44262 was present to represent the sign review application to the Commission. Dan explained to the Commission that the restaurant owner would like to update this sign to match the current branding of his other El Campesino restaurants. He brought a plan with him that detailed the 40 sq. ft. face 10' L x 4' H

size of the planter sign and the required setback of 10 feet from the sidewalk. Plans show a 24" mason base with a mounted acrylic and LED illumination. The address number will be in vinyl.

Jimmy Hoppel clarified that the sign meets code requirements. Conditions include a landscaping plan around the sign, The drawing provided this evening shows the 10' from the sidewalk but that's not clear if that's where the right of way line is. The brightness of the illuminated sign needs to be on plans in NITS. All conditions will be administratively reviewed and we will refer to the fire dept to indicate the preferred placement of the street numbers on the sign.

MOTION

Ms. Covert: I hereby move, on this 8th day of November, 2022, that the Streetsboro Planning and Zoning Commission approve application #SR22-16, a sign review for El Campesino 9169 State Route 14, Streetsboro, Ohio 44241 Parcel No. 35-055-00-00-009-000 to construct one approximately 35 square foot planter sign. Per the site plans received on August 22, 2022. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner's memo dated October 5, 2022. No signage shall be installed until a building permit has been paid for and issued by the Building Department.

Motion seconded by Mr. Hurd.

Roll Call Vote: Ms. Covert: Yes Mr. Gallo: (absent) Mr. Good: (absent)

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

Motion carried. (Yes: 5 – No: 0)

SIGN REVIEW CHAPTER 1159:

9708 State Route 14 – Smoothie King

Application #SR22-20

Sign Review for (2) wall signs, (1) multi-tenant sign panel

Applicant: Cione Belknap/Agile Sign and Lighting Maintenance Inc. 35280 Lakeland Blvd. Eastlake, OH 44095



Cione Belknap represented the application before the Commission. The application includes a tenant sign that was previously approved by the Board of Zoning and Building Appeals. The design includes (2) illuminated channel letter signs to be placed on front and rear of tenant space, and the panel on the monument sign.

Jimmy Hoppel added that the drawings in this application are consistent with the granted variances for the front wall sign size being larger than code, the spacing between the sign and the end of the tenant space being less than code, and the variance granted for the second wall sign on the back of the building. The suggested approval conditions include providing the NITS measurement and providing the full depth for the rear sign. The multitenant panel sign is shown at 24"x6", but to match the other panels on the sign, the panels should be 35"x9".

MOTION

Ms. Covert: I hereby move, on this 8th day of November, 2022, that the Streetsboro Planning and Zoning Commission approve application #SR22-20, a sign review for Smoothie King 9708 State Route 14, Streetsboro, Ohio 44241 Parcel No. 35-033-00-00-007-015 to construct a 43.245 sq. ft. front wall sign, an 11.66 sq. ft. second wall sign, and a tenant panel sign per the site plans received on October 10, 2022. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated November 2, 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:	(absent)	Mr. Good:	(absent)	
Mr. Hurd:	Yes	Mr. Pavlick:	Yes	Mr. Richmond:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 5 – No: 0)

NEW BUSINESS:

9570 SR 14 – Integrated Development Plan Amendment

IDP amendment for the proposed development of an Aldi’s grocery store

Applicant: Jessica Leiter – ms consultants, inc. 2221 Schrock Road, Columbus, Ohio 43229

Richard Sommers 10585 Summerset Dr. Chardon, Ohio introduced himself as one of the principals of 9570 Investments, the owner of the property, seeking an amendment to the integrated development plan to allow for a new 22,000 sq. ft. Aldi’s grocery store on the subject site. Jimmy Hoppel gave remarks on the application outlined in his memo to the Commission. This IDP amendment is subject to Chapter 1147.06(a). The subject parcel is in the C-R district and part of the Shady Lake subdivision. Staff has been in discussion with the application regarding the process of the IDP Amendment, including a future replat and site plan amendment.

Mr. Sommers clarified to the Commission that the other Aldi’s in Streetsboro will be replaced by this new one. Citizens Comments: Paul Yupa 8749 Seasons Rd. inquired about the building not being parallel to State Route 14. Mr. Sommers responded that the easement was running up the center of the parcel and so the building had to be placed at an angle.

MOTION

Ms. Covert: I hereby move, on this 8th day of November, 2022, that the Streetsboro Planning and Zoning Commission recommend to City Council approval of an Integrated Development Plan (IDP) Amendment for Shady Lake Subdivision - Vacant lot, State Route 14 Parent Parcel No. 35-034-10-00-001-006 (subject site address and parcel no. TBD) Per the site plan received on October 19, 2022 for the general layout and future use of a proposed grocery store.

Motion seconded by Mr. Hurd.

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

Motion carried. (Yes: 5 – No: 0)



Zoning Code Text Amendment – §1151.22 Swimming Pools

Proposed amendment regarding the gap in fences

MOTION TO CONSIDER

Mrs. Covert: I hereby move on this 8th day of November 2022, The Streetsboro Planning and Zoning Commission consider a text amendment to the following section of The Codified Ordinances of The City of Streetsboro, Ohio in Title Five, Part Eleven §1151.22 SWIMMING POOLS

Motion seconded by Mr. Salyer.

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

Motion carried. (Yes: 5 – No: 0)

Jimmy Hoppel presented the Commission with a proposed text amendment that would allow for up to 4" of space in fences or gates that surround a pool instead of the current 3" requirement. To prevent unauthorized access, the building code allows for a 4" gap. The industry standard for fence gaps is four inches. People are having difficulty locating materials that meet the 3" regulation.

MOTION TO RECOMMEND

Mrs. Covert I hereby move on this 8th day of November 2022, The Streetsboro Planning and Zoning Commission recommend to City Council approval of a text amendment to the following section of The Codified Ordinances of The City of Streetsboro, Ohio in Title Five, Part Eleven: §1151.22 SWIMMING POOLS 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 Assistant Planner's memo dated November 2, 2022.

Motion seconded by Mr. Hurd.

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

Motion carried. (Yes: 5 – No: 0)

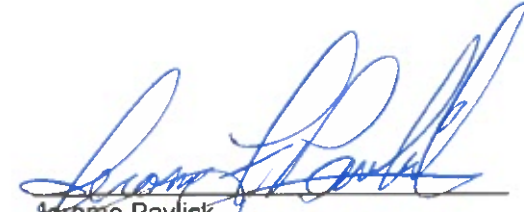
COMMISSION MEMBER COMMENTS: The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, December 13, 2022 at 7 p.m. in the Council Chambers at City Hall, 555 Frost Rd. Streetsboro, Ohio 44241.

ADJOURNMENT: Motion to adjourn was made by Ms. Covert and seconded by Mr. Hurd. By voice vote, motion carried. Meeting adjourned at 7:48 p.m.

ATTEST:



 Angella M. Fausset
 Planning and Zoning Clerk



 Jerome Pavlick
 Chairperson



SIGNAGE DESCRIPTION

Details

An aluminum monument sign that is backlit by internal LEDs and double faced; the face measures 44 inches in height, 118 inches in width, and 8 inches in depth. The words will be made of push through 1/2" acrylic. The face of the sign will be duplicated on each side. The sign paint is "Brushed Aluminum Colored paint by Matthews."

The base measures 22 inches high, 118 inches wide, and 12 inches in depth. It will be constructed of stone. There is a sandstone cap on top of the stone base that measures 2 inches in height, 120 inches in width, and 14 inches in depth.

There is a flat black painted aluminum riser that measures 2 inches in height, 116 inches in width, and 6 inches in depth.

There is a flat black painted decorative trim cap that goes on top of the aluminum face that measures 4 inches high. 2 inches of it will fit over the aluminum face, and 2 inches will sit above it. The lower half measures 119 inches wide and 9 inches in depth, and the upper half measures 120 inches in width and 10 inches in depth.

* There will be a cement footer 42 inches under ground



PROPOSED SIGNAGE

Details

A 120" x 72" aluminum monument sign with a stone base.

