

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

February 14, 2023

Note: These minutes were composed by extracting pertinent information and key points of testimony from an audio recording of the meeting. Detailed information and verbatim statements may be heard and transcribed from the audio recording of this meeting.

CALL TO ORDER: The regularly scheduled Planning and Zoning Commission meeting was called to order on February 14, 2023 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. Pavlick.

ROLL CALL: 6 Commission members present including: Deb Covert, Ron Good, Ted Hurd, Marty Richmond, Brian Salyer, and Jerome Pavlick. Members absent: Curt Gallo

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.

APPROVAL OF MINUTES:

Mr. Good made a motion to accept the October 11, 2022 minutes as presented, seconded by Mr. Hurd. Motion carried by voice vote unanimously.

NEW BUSINESS:

APPLICATION #CUP22-2 and #SPR22-4

City Community Center 8940 Kirby Ln

Application for a Conditional Use Permit and Site Plan Review to construct a 7,401 square foot community center

MOTION

Ms. Covert: I hereby move on this 14th day of February, 2023, that the Streetsboro Planning and Zoning Commission consider application #CUP22-2, a Conditional Use Permit for a 7,401 sq. ft. Community Center at 8970 Kirby Ln. Streetsboro, Ohio 44241.

Second: Mr. Good

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

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

Motion carried. (Yes: 6 – No: 0)

Anthony Duncan, 237 Storer Avenue, Akron, Ohio, 44302 an architect with LevelHeads, and his colleagues, Chris Trotta 710 Jefferson Ave. Cleveland, Ohio and Christine Meske 592 Bailey Brook Lane, Macedonia, Ohio, present the project design for the new Streetsboro Community Center, which will be located in the city park. They explain their design process, their design intent, and where they stand with the project today. They mention that the project has been a few months in the works with the steering committee led by the mayor and several others representing the city, and they are excited about the project, which they believe will be a great addition to the community and the city park, offering many amenities to the community.

Chris Trotta, the project designer, then briefly goes over the exterior materials chosen for the project, which aim to match the park atmosphere and lean towards an earthy feel and a rustic feel. He explains each category on the building, starting with the metals, then the stone, roofing, windows, and split-based CMU block, which surrounds the trash enclosure and mechanical units.

Christine Meske, the landscape architect, talks about the landscaping plans for the project, which will reflect the park-like atmosphere of the site. She explains that they favored plants for hardiness to the conditions, native selections wherever they could manage it, color, texture, anything to enhance the building and blend it back into the park-like atmosphere. She also mentions the proposal for a patio and a fire pit structure at the back of the building, with a custom propane fire pit hidden within and cladding around the outside made of the same El Dorado cultured stone as the building.

Anthony Duncan said that they believe all the conditions have been met for the Conditional Use except for the completion of a lot consolidation.

MOTION

Ms. Covert: I hereby move on this 14th day of February 2023, that the Streetsboro Planning and Zoning Commission approve application #CUP22-2, a Conditional Use Permit for a 7,401 sq. ft. Community Center at 8970 Kirby Ln. Streetsboro, Ohio 44241.

Second: Mr. Salyer

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

Motion carried. (Yes: 6 – No: 0)

MOTION

Ms. Covert: I hereby move on this 14th day of February 2023 that the Streetsboro Planning and Zoning Commission approve application number SPR 22-4, a site plan review for 7,401 square foot Community Center Associated Parking and Landscaping Plan at 8970 Kirby Lane, Streetsboro, Ohio, 44241. Per the site plans received on January 9, 2023, subject to administrative review and approval of conditions attached here to, as noted in the Assistant Planner's Memo, dated February 8, 2023, with a modification to number 8 from fencing to appropriate natural landscaping. No construction shall commence until a zoning certificate has been issued by the Planning and Zoning Department and a building permit has been issued by the Building Department. A final inspection is required prior to the issuance of any occupancy permits 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.

Second: Mr. Good

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

Motion carried. (Yes: 6 – No: 0)

APPLICATION #SPA23-1

Taco Bell - Site Plan Amendment – 9223 SR 14

Application for a Site Plan Amendment for façade changes

Nolan Gallimore, 95 East 2nd Street, Fond du Lac, Wisconsin architectural designer on behalf of Excel Engineering presented the proposed project to update the exterior finishes of the existing Taco Bell restaurant to meet their newest prototypical exterior finishes, which involved removing the typical brown and yellowish colorways and repainting it with the more purple accent color and some updated lighter age-white finishes. The architecture of the building would remain the same, with the arches, stone base, and roof remaining as is. The proposed changes were summarized for the Commission.

Jimmy added that the proposal was straightforward and primarily involved updating the color scheme of the restaurant to reflect the new branding of gray, aged white, and purple. He also mentioned that the signage displayed on the plans was not part of the application and would require a separate sign package application. He further discussed that there was exterior artwork on the east elevation of the building subject to planning commissions' interpretation and approval as artwork. Additionally, he noted that the purple Cove down lighting provided on a separate sign application was not part of this application, and the sign contractor was responsible for installing it. He requested the Commission to permit the planning director to approve those administratively as a part of the separate sign package.

Commission member Mr. Salyer inquired about the modifications to the order boxes and whether it fell under the sign or the review. Assistant Planner, Jimmy Hoppel clarified that the speaker boxes were not part of the facade change and were not included in the proposal. He stated that any change would be minor refreshing of paint and maintenance, and the menu boards and speaker boxes would remain black.

Jimmy further added that the flashing open sign in the front window of the restaurant was not permitted and preferred removal of the sign or to be made static.

MOTION

Ms. Covert: I hereby move on this 14th day of February 2023 that the Streetsboro Planning and Zoning Commission approve application number SPA 23-1, a site plan amendment for Taco Bell 92-23, State Route 14, Streetsboro, Ohio 44241, parcel number 35-055-00-00-010-002 to modify the color scheme of the facade and add a piece of exterior artwork per the site plan received on January 9th, 2023 and January 13th, 2023, subject to administrator review and approval of conditions attached here to as noted in the assistant planner’s memo dated February 8th, 2023. 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: (absent) Mr. Good: Yes
Mr. Hurd: Yes Mr. Pavlick: Yes Mr. Richmond: Yes Mr. Salyer: Yes

Motion carried. (Yes: 6 – No: 0)

PROPOSED ZONING TEXT AMENDMENTS

Text amendment regarding types of districts, outpatient clinics and dumpster enclosures.

MOTION

Ms. Covert: I hereby move on this 14th day of February 2023 that the Streetsboro Planning and Zoning Commission consider text amendments to the following sections of the codified ordinances of the City of Streetsboro, Ohio in Title V, Part 11 Sections 1121.02, 1132.02(b)(12), 1152.02(a)(1) and 1152.04(d)

Second: Mr. Richmond

By voice vote; motion carried.

Planning Director, Mr. Cieszkowski presented the proposed text amendments, which were similar to those presented in July of the previous year. After the August meeting, the motion was rescinded to allow for further internal discussions. However, Mr. Cieszkowski decided to re-present most of the amendments for consideration. The proposed amendments included updating the list of zoning districts to match the zoning code and map, removing outpatient clinics from the list of conditionally permitted uses in the B district, and requiring gates on dumpster enclosures throughout the city. Mr. Cieszkowski classified these amendments as housekeeping in nature. Mr. Richmond asked for clarification on the definition of a tourist home. Paul explained that it is an establishment in a private dwelling that provides temporary accommodations to overnight guests for a fee, with or without meals. It is essentially a bed and breakfast.

MOTION

Ms. Covert: I hereby move on this 14th day of February 2023 that the Streetsboro Planning and Zoning Commission recommend a City Council approval of text amendments to the following sections of the codified ordinances of the City of Streetsboro, Ohio in Title V, Part 11 Sections 1121.02, 1132.02(b)(12), 1152.02(a)(1) and 1152.04(d). In accordance with Section 1109.04(b), the report supporting these proposed zoning text amendments is attached hereto and made part of this recommendation as the Planning Director’s Memo dated February 5th, 2023.

Motion seconded by Mr. Hurd.

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

Motion carried. (Yes: 6 – No: 0)

REPORTS, COMMUNICATIONS, AND CORRESPONDENCE:

Planning Director, Mr. Cieszkowski reported to the Commission members the signs that had received administrative approval since the last meeting in January 2023 were as follows:

WellNow Urgent Care at 9300 State Route 14, Minor updates on (2) wall signs & (1) monument sign

Walmart at 905 Singletary Dr., (5) directional wall signs

Mr. Cieszkowski also reported that Council approved CT Consultants as the consulting firm for the master plan update.

The mayor thanked the commission for approving the site plan review and conditional use for the community center that will accommodate up to 150 people and provide a permanent home for the parks and rec department and seniors. The mayor invited everyone to attend his speech on the State of the City at St. Joan of Arc, which will be recorded and available on YouTube.

COMMISSION MEMBER COMMENTS:

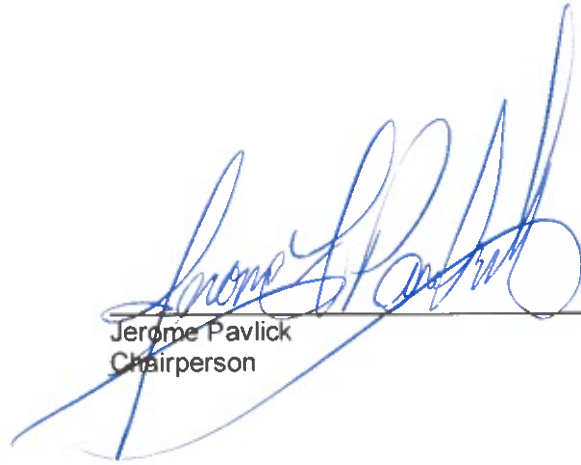
Mr. Herd expressed his excitement for new community center. He stated that the park is the perfect location for the center and is pleased that the city doesn't have to buy any new property. His expressed appreciation for the effort that went into the project, for the architects who have been working with them for listening to their recommendations.

The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, March 14, 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 Ms. Covert and seconded by Mr. Good. By voice vote, motion carried. Meeting adjourned at 7:50 p.m.

ATTEST:

Angella M. Fausset
Clerk



Jerome Pavlick
Chairperson