

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

May 9, 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 May 9, 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: 4 Commission members present including: Deb Covert, Ron Good, Ted Hurd, and Jerome Pavlick. Curt Gallo, Brian Salyer, and Marty Richmond were absent.

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. Hurd made a motion to accept the January 10, 2023 minutes as presented, seconded by Mr. Good. By voice vote, motion carried unanimously.

NEW BUSINESS:

APPLICATION #CUP23-3 #SPA23-5

Lee Hayden's Classic Cars

10000 Aurora Hudson Rd.

Conditional Use and Site Plan Amendment for proposed warehousing with a minor sales component

MOTION TO CONSIDER

Ms. Covert: I hereby move on this 9th day of May 2023, that the Streetsboro Planning and Zoning Commission consider application #CUP22-3, a conditional use permit application pursuant to §1153.02 of Streetsboro's Planning and Zoning Code to allow the operation of package and/or delivery services and sales of products manufactured or warehoused at the facility for Lee Hayden Classic Cars 10000 Aurora Hudson Rd, Suite 4A, Streetsboro, Ohio 44241 Parcel No. 35-011-00-00-019-000

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:	Absent	Mr. Salyer:	Absent

Motion carried. (Yes: 4 – No: 0)

Kevin O'Donnell 10000 Aurora Hudson Rd. introduced himself to the Commission as the applicant. He explained the business is a small operation and will utilize the facility for the interior storage of classic cars that are sold online. No traffic of the public is encouraged without an appointment. Jimmy Hoppel, Assistant Planner addressed the Commission stating that due to no exterior storage this will have little to no impact on the surrounding area.

MOTION

Ms. Covert: I hereby move on this 9th day of May 2023, that the Streetsboro Planning and Zoning Commission approve application #CUP22-3, a conditional use permit to allow for the operation of package and/or delivery services and sales of products manufactured or warehoused at the facility for Lee Hayden Classic Cars 10000 Aurora Hudson Rd, Suite 4A, Streetsboro, Ohio 44241 Parcel No. 35-011-00-00-019-000

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:	Absent	Mr. Salyer:	Absent

Motion carried. (Yes: 4 – No: 0)

The site plan amendment portion of the application was discussed, with the applicant stating that no site changes would be taking place. Jimmy Hoppel stated that the Fire Department was working with the property owner to address issues to the rear of the property where this tenant space is located.

MOTION

Ms. Covert: I hereby move on this 9th day of May 2023, that the Streetsboro Planning and Zoning Commission approve application #SPA23-5, a Site Plan Amendment to permit sales of automobiles warehoused inside the facility for Lee Hayden Classic Cars 10000 Aurora Hudson Rd, Suite 4A, Streetsboro, Ohio 44241 Parcel No. 35-011-00-00-019-000 Per the site plans received on March 31, 2023 and April 19, 2023. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated May 3, 2023. 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:	Absent	Mr. Salyer:	Absent

Motion carried. (Yes: 4 – No: 0)

APPLICATION #SPA23-3

Rita’s Italian Ice

9292 State Route 14

Site Plan Amendment for façade changes and site improvements for a future restaurant

Danny Meyers, 634 E Pioneer Trail, Aurora, OH introduced himself as the applicant for the project representing Scarlet and Grey Acquisitions, a franchising company that is leading the Rita’s Italian Ice project. Architect Ed Bag, 628 Niles Cortland Rd. Warren OH was also present. Plans were outlined for the establishment of an outdoor dining area near the entrance. Safety features, including an aluminum railing and protective bollards, would be integrated into this area to ensure the safety of diners. Regarding the building's exterior, the color scheme was detailed, with an emphasis on preserving the existing stone at the base. Additionally, aluminum and glass overhead doors were mentioned as part of the construction. The existing dumpster enclosure would be painted to match the building's white color, with maintenance and painting of the wood facing and masonry also planned to align with the building's aesthetics. Landscaping was discussed including the addition of shrubs and greenery to enhance the site's visual appeal. Detailed photometric plans were presented to illustrate the intended distribution of lighting throughout the site. The proposal for a drive-through on the west side of the building would necessitate the widening of the existing drive to accommodate a 17-foot wide aisle. The adjustment of traffic flow around the building and along State Route 14 was to minimize the impact on traffic, particularly on State Route 14, by implementing a one-way traffic system along with the inclusion of diagonal parking.

MOTION

Mrs. Covert: I hereby move on this 9th day of May 2023, that the Streetsboro Planning and Zoning Commission approve application #SPA23-3, a Site Plan Amendment for Rita’s Italian Ice 9292 State Route 14, Streetsboro, Ohio 44241 Parcel No. 35-045-00-00-021-000 To make changes to the façade and associated site improvements per the site plans received on March 13, 2023 through April 25, 2023. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated May 3, 2023. 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:	Absent	Mr. Salyer:	Absent

Motion carried. (Yes: 4 – No: 0)

APPLICATION #SPA23-6 Flight Banking Centers Drive-Up ATM Kiosk 905 Singletary Dr.

Site Plan Amendment for a drive-up ATM kiosk in Walmart Parking Lot

Matt Chiflett, 7965 North High Street, Columbus, Ohio from the engineering firm Kimely Horn was present to represent the application. The proposed location of the ATM would necessitate the removal of nine parking spaces from Walmart’s parking lot. This layout allowed for one car to access the ATM, with two additional stacking spaces. Jimmy outlined in his staff report the conditions that are recommended including photometrics, lighting, and landscaping. The applicant conveyed a strong commitment to aligning with the recommendations and making the necessary adjustments to ensure compliance. Deliberation revolved around the allocation of parking spaces. There was a proposal to proceed with the original plan, which involved the removal of nine parking spaces, rather than opting for the additional two spaces to meet stacking requirements. There was concern about the parking spaces situated near the entrance of the existing Walmart. This positioning meant that cars exiting the ATM, with its angled parking layout, would have to back out into a potentially congested area. This area also is the intersection of the main thoroughfare in front of Walmart, where a stop sign was situated. The consensus was that this arrangement might introduce a high degree of complexity and potential traffic conflicts. The commission decided to modify the original wording of the recommendation to grant more flexibility in the design. The revised recommendation would entail the applicant working closely with the city's staff to either implement the original plan, removing nine spaces, or to adjust the site plan to shift the two vacant parking spaces to the southern end. This proposal aimed to strike a balance between the convenience of additional parking spaces and the potential traffic issues that might arise with their removal. Walmart's response to the parking spaces' removal was uncertain. The applicant agreed to work towards securing a written agreement with Walmart regarding the parking spaces, either in favor of removing them entirely or shifting them to the southern end of the ATM drive-up and that they would collaborate with the city to find a suitable solution that addresses both convenience and safety concerns.

MOTION

Mrs. Covert: I hereby move on this 9th day of May 2023 that the Streetsboro Planning and Zoning Commission approve application #SPA23-6, a site plan amendment for First National Bank 905 Singletary Drive, Streetsboro, Ohio 44241, parcel number 35-033-00-00-007-001 to construct a new drive-up ATM kiosk with associated site improvements in the existing Walmart parking lot per the site plans received on April 3, 2023 and April 5, 2023. Subject to administrative review and approval of conditions attached here to, as noted in the Assistant Planner's Memo dated May 3, 2023. Either number one is addressed or in lieu of number one work with staff to implement a shift in site plan to move to parking spots to the south. 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:	Absent	Mr. Salyer:	Absent

Motion carried. (Yes: 4 – No: 0)

APPLICATION #SPA23-7 University Hospital Urgent Care 9449 State Route 14

Site Plan Amendment for façade changes, site and parking changes for a future urgent care facility

John Lister, 115 West Town Road, Suite 201, Westchester, Pennsylvania was present to represent the application for converting a closed Denny's to an urgent care facility for University Hospitals. Mr. Lister explained to the Commission members more about the project including removal of the walk-in coolers and moving the entrance to the building. Jimmy Hoppel provided a staff report that includes recommendations for a site plan with setbacks and dimensions and the inclusion of a landscape plan and other adjustments. Paul Yupa, 8749 Seasons Rd. commented after the Chairman called for citizen comments. Paul inquired about the architectural features of the building being cohesive or appropriate for the area. Mr. Cieszkowski answered stating that staff had worked with the architectural team for the project and suggested the addition of brick around the base of the building to enhance aesthetics. The proposed plans show the brick but not on the east side of the building. Staff recommends the brick continue along that side to address the blank facade that's going to be left from the walk-in cooler being removed. Without dictating the architectural choices and the style of UH or the architect, staff did try to attempt to make some recommendations that would address some of your concerns.

MOTION

Mrs. Covert: I hereby move on this 9th day of May 2023, that the Streetsboro Planning and Zoning Commission approve application #SPA23-7, a Site Plan Amendment for University Hospitals Urgent Care 9449 State Route 14, Streetsboro, Ohio 44241 Parcel No. 35-045-00-00-069-000 To make changes to the façade and associated site improvements per the site plans received on April 10, 2023 through April 19, 2023. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated May 3, 2023. 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. Hurd

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

Motion carried. (Yes: 4 – No: 0)

APPLICATION #SPA23-8 Another Broken Egg Café 9700 State Route 14

Site Plan Amendment for façade changes for a proposed future restaurant

Paul Waltz, 2138 North Cleveland Massillon Road, Akron with LMP Architecture presented the application to the Commission. The project is for Another Broken Egg Café to be located in the vacant IHOP building with minor exterior changes and some interior alterations as well. Jimmy Hoppel emphasized that the proposed changes to the building's facade were limited due to the existing design guidelines for the area. Notable alterations included changing a blue stripe to a teal one and adding a small patio area with a railing to the front of the building. Additionally, a new door would be added, and some existing doors would be updated. The discussion indicated a willingness to use the previously approved landscape plan as a starting point to guide the landscaping efforts. It was also noted that existing lighting would be maintained, with replacements carried out as necessary.

MOTION

Mrs. Covert: I hereby move on this 9th day of May 2023, that the Streetsboro Planning and Zoning Commission approve application #SPA23-8, a Site Plan Amendment for Another Broken Egg Café 9700 State Route 14, Streetsboro, Ohio 44241 Parcel No. 35-033-00-00-007-016 To make changes to the façade and associated site improvements per the site plans received on April 10, 2023 and April 21, 2023. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated May 3, 2023. 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
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Mr. Hurd: Yes Mr. Pavlick: Yes Mr. Richmond: Absent Mr. Salyer: Absent

Motion carried. (Yes: 4 – No: 0)

REPORTS, COMMUNICATIONS, AND CORRESPONDENCE:

Planning Director Cieszkowski reported to the Commission members a sign that had received administrative approval since the last meeting for DHL located at 675 Mondial for (1) monument sign.

CITIZENS' COMMENTS:

Paul Yupa 8749 Seasons Rd. expressed satisfaction with seeing three previously vacant buildings now occupied, noting that this was a positive development for the community. He highlighted the common perception that filling vacant properties is a challenging task, and this success might be an indication of a healthier local economy than some believe. He voiced reservations about architectural quality. He drew a comparison with major shopping centers like Streetsboro Crossing or Walmart, suggesting that the building's design might not meet the high standards expected in such locations. He advocated for raising architectural standards within the city and proposed the idea of establishing a review board or similar mechanisms to maintain and enhance these standards. He raised concerns about signage related to the Italian ice business. He specifically mentioned that he hoped there were no expectations of permanent signage along Route 43.

COMMISSION MEMBER COMMENTS:

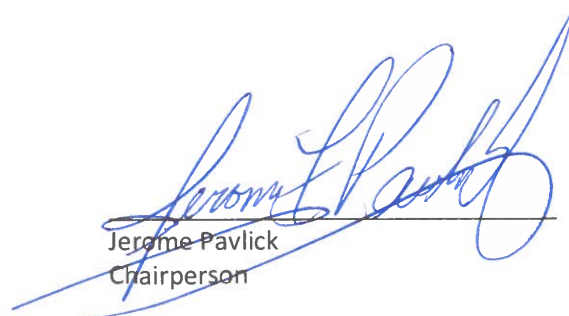
The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, June 13, 2023 at 7 p.m. in the Council Chambers at City Hall, 555 Frost Rd. Streetsboro, Ohio 44241.

ADJOURNMENT: Motion to adjourn was made by Ms. Covert and seconded by Mr. Good. By voice vote, motion carried. Meeting adjourned at 8:20 p.m.

ATTEST:



Angela M. Fausset
Clerk



Jerome Pavlick
Chairperson