

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

April 11, 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 April 11, 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: All 7 Commission members present including: Deb Covert, Curt Gallo, Ron Good, Ted Hurd, Marty Richmond, Brian Salyer, and Jerome Pavlick.

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 December 13, 2022 minutes as presented, seconded by Mr. Good. By voice vote, motion carried unanimously.

NEW BUSINESS:

APPLICATION #CUP23-2 City Center activity & amenity area 9184 State Route 43

Conditional Use Permit for the construction of the City Center's activity and park amenity area

MOTION

Ms. Covert: I hereby move on this 11th day of April 2023, that the Streetsboro Planning and Zoning Commission consider application #CUP23-2, a Conditional Use Permit for a proposed governmental owned and/or operated building and associated City Center improvements at 9184 State Route 43, Streetsboro, Ohio 44241.

Motion seconded by Mr. Salyer.

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

Motion carried. (Yes: 7 – No: 0)

Travis Matthews and Jeremy Ousley with Environmental Design Group 450 Grant Street, Akron Ohio 44311, presented the Conditional Use Permit application to the Commission. The Mayor provided some background information, stating that the project aimed to utilize the vacant area previously occupied by the old City Hall. After facing financial constraints, the City decided to develop the property for the fire station and divided the project into five phases. The initial phases involve completing the oval and drive work, developing a park area with a splash pad, as well as constructing additional parking lots. The subsequent phases concentrate on constructing the city hall, and further developing the surrounding property. The goal was to create a center for the city that would serve as a gathering place and offer various recreational activities for the community. John Cieszkowski indicated that the project plans are in compliance with the criteria for the conditional use as outlined in §1153 which included harmonizing with the city's master plan, maintaining appropriate appearance, avoiding hazards or disturbances to the neighborhood, enhancing the community, and ensuring adequate access and public services. Commission members raised concerns about traffic flow, parking, and obstructing the fire department's access to the Fire Station. The site will utilize the existing infrastructure such as the signalized intersection, nearby safety services, install traffic and install parking signage to ensure unobstructed access for emergency vehicles.

Chairperson Pavlick opened the discussion for citizens' comments:

Bill Frederick 9245 Flora Drive inquired if there had been discussions with neighboring communities that no longer operate the splash pads in their parks. The Mayor explained the process on the decision to install the splash pad amenity was to offer the community a free place to play in the water during the summer and the cost to run the splash pad is reduced by installing the recirculating water system so that it's not continuously wasting fresh water, and does not require the use of lifeguards because there is no depth to the water. The Mayor expressed his confidence in the features that have been selected and believes that the splash pad is going to add to the excitement of the City Center.

MOTION

Ms. Covert: I hereby move on this 11th day of April 2023, that the Streetsboro Planning and Zoning Commission approve application #CUP23-2, a Conditional Use Permit for a governmental owned and/or operated building as part of the City Center's activity and park amenity area including a splash pad, playground, restrooms, and associated parking and landscaping improvements at 9184 State Route 43, Streetsboro, Ohio 44241.

Motion seconded by: Mr. Good

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

Motion carried. (Yes: 7 – No: 0)

APPLICATION #SPR23-3	City Center activity & amenity area	9184 State Route 43
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Site Plan Review for the construction of the City Center's activity and park amenity area

Jeremy Ousley presented the Site Plan Review application to develop the site into a multi-functional space that includes amenities, recreational areas, and a gathering place for residents. The initial phase of the project focuses on installing drives, parking lots, and underground infrastructure. The highlight of this phase is the activity area on the east end, which will feature a splash pad, playground, restroom building, and shaded sitting areas. The architectural style of the restroom building will match that of the nearby Fire Station. The landscaping will include mounding for seating, picnic locations, and a large lawn area. The parking spaces have been designed to meet the anticipated demand, considering both the activity area and potential events in the central green area, although the central area is not a part of this application. The stormwater management plan involves expanding the existing Fire Station stormwater basin to accommodate the additional drainage. The Mayor noted that the project prioritizes accessibility, with the splash pad and playground being ADA accessible. The lighting plan includes parking lot lighting, pedestrian lighting, and the potential for special event lighting, such as tree lighting ceremonies. The Commission members had questions about the mechanical aspects of the splash pad, lighting for after-hours, and the overall design. Jeremy indicated to the Commission that the goal is to start construction of the infrastructure and the underground utilities this summer and start construction next spring to be open for next summer.

The Chair opened the discussion for citizens' comments:

Paul Yupa 8749 Season Rd. spoke about the expansion of the detention basin and its capacity to handle future developments, including City Hall, parking areas, roadways, and the splash pad. The question raised was whether there would be enough room for an open detention basin for City Hall, which would be a more cost-effective option compared to underground detention. In response, it was mentioned that the idea of having a detention pond in front of City Hall has always been considered, as it aligns with the natural flow of the land. Paul then inquired about the landscaping berms that are proposed around the splash pad playground area, asking if there would be space for individuals to bring their own fold-up lounge chairs and sit in the sun, apart from the shaded areas. It was confirmed that there would be adequate room between the edge of the splash pad and the berms for people to set up their belongings. Paul also spoke about the landscape plan, specifically noting the inclusion of trees that would provide filtered shade for the area. He commended the thought put into selecting trees that would grow to be substantial and visually appealing. Travis Matthews from Environmental Design Group clarified that the trees shown in the plan represented their size at about three-quarters of their full maturity. Travis acknowledged the desire to increase the tree sizes to make a greater impact but explained the need for gradual growth and that the landscape would mature over time.

MOTION

Ms. Covert: I hereby move on this 11th day of April 2023, that the Streetsboro Planning and Zoning Commission approve application #SPR23-3, a Site Plan Review for the construction of the City Center’s activity and park amenity area that will include a splash pad, playground, restrooms, and associated parking and landscaping improvements at 9184 State Route 43, Streetsboro, Ohio 44241. Per the site plans received on March 13, 2023. Subject to administrative review and approval of conditions attached hereto as noted in the Planning Director’s memo dated March 25, 2023. 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.

Motion seconded by: Mr. Good

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

Motion carried. (Yes: 7 – No: 0)

APPLICATION #SPR23-2	Aldi Grocery Store	9750 State Route 14
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Site Plan Review for the construction of an approximately 20,000 sq. ft. grocery store

Ted Gauss with MS Consultants 2221 Shrock Road, Columbus, Ohio 43229 and Sean Green with MS Consultants, 1 Cascade Plaza, Suite 1450, Akron, Ohio 44308 introduced themselves to the Commission. They outlined the proposed development, including parking, lighting, landscaping, and extending the pedestrian path and sidewalk. The process of replatting the lot for the Aldi store was already in process and nearing completion. They indicated that they have received and will comply with the conditions outlined in staff’s memo. MS Consultants addressed questions about the landscape plan and mentioned that revisions would be made. They also noted the presence of utility easements on the site, which would need to be avoided when planting.

MOTION

Ms. Covert: I hereby move on this 11th day of April 2023, that the Streetsboro Planning and Zoning Commission approve application #SPR23-2, a Site Plan Review for the construction of a 20,460 sq. ft. Aldi grocery store at 9570 State Route 14, Streetsboro, Ohio 44241, Future Lot TBD (Parent Parcel: 35-034-10-00-001-006). Per the site plans received on March 10 and March 17, 2023. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated April 5, 2023. 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.

Motion seconded by: Mr. Hurd

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

Motion carried. (Yes: 7 – No: 0)

REPORTS, COMMUNICATIONS, AND CORRESPONDENCE:

Planning Director Cieszkowski reported to the Commission members the signs that had received administrative approval since the last meeting in March 2023 were replacements of one wall and one ground sign panel for the BMV at 9350 Market Square; and one wall sign for Sandy's Notions at 9127 SR 14.

COMMISSION MEMBER COMMENTS:

The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, May 9, 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 8:17 p.m.

ATTEST:

Angella M. Fausset
Clerk



Jerome Pavlick
Chairperson