

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

July 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 July 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: 5 Commission members present including: Deb Covert, Ron Good, Brian Salyer, Marty Richmond, and Jerome Pavlick. 2 Commission members absent were Curt Gallo and Ted Hurd.

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 April 11, 2023 minutes as presented, seconded by Mr. Salyer. By voice vote, motion carried unanimously.

SIGN REVIEW:

APPLICATION #SR23-17

Community Center

8970 Kirby Lane

Sign review for one wall sign

Marissa Petrovic with Level Heads, 6925 Chadborne Drive, Valley View, Ohio gave the presentation of a single exterior 40 square foot wall sign constructed from cast aluminum. The external illumination involved the installation of two floodlights within the landscaping surrounding the sign. Jimmy Hoppel outlined his staff report to the Commission and confirmed that all dimensions and measurements were in accordance with the Code requirements. Staff recommended to the Commission approval of the submitted sign plans.

MOTION

Ms. Covert: I hereby move on this 11th day of July 2023, that the Streetsboro Planning and Zoning Commission approve application #SR23-17, a sign review to construct one wall sign on the front façade of the city's Community Center located at 8970 Kirby Ln., Streetsboro, Ohio 44241 PPN: 35-059-00-00-011-000 Per the site plans received on June 22, 2023. No signage shall be installed until a building permit has been issued by the Building Department.

Motion seconded by Mr. Good.

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

Motion carried. (Yes: 5 – No: 0)

NEW BUSINESS:

APPLICATION #SPA23-11

Liberty Corners

9349 St. Rt. 43

Site Plan Amendment for modifications to the landscaping around a multi-tenant building

Paul Goodwill and Kathy Moran, who work at Yard Masters and reside at 6950 Taylor Road in Blacklick, Ohio, presented an overview of the proposed landscape enhancements for the multi-tenant building, Liberty Corners, to improve curb appeal and gain visibility from State Route 43 and Market Square.

The proposed plans include the removal of oversized trees that are currently obstructing visibility of the building sign, removal of overgrown shrubs surrounding the flagpole, with the addition of rose bushes and new shrubs, and adjustments to one of the entrances by relocating landscape features and rocks. YardMasters clarified to the Commission that approximately 70% of the existing landscape will remain unaltered, with the focus on enhancing specific areas to revitalize the overall aesthetic appeal.

Jimmy Hoppel overviewed the staff report mentioning the positive impact of adding brick columns at the corner of State Route 43 and Market Square, as well as replacing the evergreen trees on the south side to enhance the property's visual appeal.

Discussion on the existing fence that encroaches into the right-of-way, determined that this issue falls under the City Engineer's Department and is not within the scope of the current proposal. The applicant expressed their willingness to collaborate with the Engineering Department to address this matter.

MOTION

Ms. Covert: I hereby move on this 11th day of July 2023, that the Streetsboro Planning and Zoning Commission approve application #SPA23-11, a Site Plan Amendment to change the existing landscaping for the property located at 9349 State Route 43, Streetsboro, Ohio 44241 PPN: 35-045-00-00-041-000 & 35-045-00-00-042-006. Per the site plans received on June 12, 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. 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:	Absent	Mr. Pavlick:	Yes	Mr. Richmond:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 5 – No: 0)

ZONING TEXT AMENDMENTS

§1151.23, §1152.02, §1155.03, §1159.08

Proposed amendments to §1151.23, §1152.02, §1155.03, §1159.08 of the Planning and Zoning Code regarding Fence and Wall regulations, Site Plan Review, Parking General Regulations, and Temporary Signs

MOTION TO CONSIDER

Ms. Covert: I hereby move on this 11th day of July 2023, that the Streetsboro Planning and Zoning Commission consider text amendments to sections of The Codified Ordinances of The City of Streetsboro, Ohio in Title Five, Part Eleven §1151.23, §1152.02, §1155.03, §1159.08

Motion seconded by Mr. Good.

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

Motion carried. (Yes: 5 – No: 0)

Jimmy Hoppel introduced the proposed text amendments to the Commission giving details on each as outlined in his staff report. Proposed updates to Sections 1151.23, 1151.23(a), and 1327.02 focused on fence and wall regulations. The amendments for this section included:

- The requirement for the smooth or decorative side of a fence to face outward.
- Increasing the height limit on fences in the front yard to be up to three feet tall, addressing the issue of finding standard-sized fences for contractors and applicants.
- Allowing fences in front yards of the R.R. and O.C. districts, to be up to four feet in height, provided they meet the minimum of 50% open-air requirement and are set back at least 10 feet from the right of way.

A question arose regarding whether brick walls, similar to those in the nearby Hudson area, should be considered within the city's fence and wall regulations. The response clarified that these walls would indeed fall under these regulations, particularly if they were entirely opaque or positioned closer to the right-of-way than the required 10-foot setback.

The amendments to Section 1152.02 are in regards to site plan review. Proposed changes included

- Incorporating residential districts permitting single-family housing into the list of districts exempt from Planning Commission review.
- Modifying the criteria concerning parking that would trigger Planning Commission review. Concerns were raised about the need to involve the Planning Commission for even minor code-compliant parking changes, which could lead to unnecessary delays. The proposal sought to streamline the process by allowing administrative review for minor alterations, while larger-scale changes would still necessitate Planning Commission input.

Citizen, Paul Yupa, 8749 Season Rd. addressed the Commission with comments on relinquishing authority on changes to parking lots that could influence traffic flow. He emphasized the importance of retaining control to ensure the city's interests are upheld, even though they had confidence in the current planning department the potential for uncertainty surrounding future administration, who may not have the same level of trust and competency.

The Planning Commission members discussed potential reporting requirements of those applications that were administratively approved to maintain transparency and trust.

In section 1155.03(b), a minor modification is proposed, primarily for housekeeping purposes. It entails eliminating redundancy by removing the term "size" and clarifying that the regulations apply to the dimensions of parking spaces rather than square footage. The term "rectangular dimensions" is proposed to be removed since right angle parking and other angled parking are addressed.

The next proposed amendment to §1155.03(l), concerns the removal of the land banking requirement and its replacement with an alternative authority vested in the Planning Commission. This proposal suggests that during the site plan review or site plan amendment review process, the Planning Commission would have the capacity to grant deviations from the minimum required parking spaces when the code requirements exceed what is practically needed. This would enable applicants to present their case to the Planning Commission, providing evidence as to why the code-required number of parking spaces is unnecessary based on the specifics of their project and would eliminate the need for a variance. The proposed change does not abolish the minimum requirements but grants the Planning Commission the flexibility to assess each applicant's situation during the site plan review.

It was noted that the difference between a deviation and a granted variance is that deviations allowed by the Planning Commission would be specific to the project and would not carry over to future tenants or owners of the property. This ensures that any deviations are tied to the particular project under consideration.

Discussion on the land bank requirement moved to how it effects the increased impervious surface coverage on each site, resulting in larger buildings and smaller parking lots and the environmental impact of potential open space reduction. To strike a balance, a compromise may be sought to allow for a more efficient use of land while still providing parking spaces for various uses.

The discussion highlighted the need for a more flexible approach to parking requirements, recognizing that businesses have varying needs. It was noted that over-parking is a common issue in many communities, often resulting in extensive, underutilized parking lots. By allowing deviations in parking requirements based on evidence provided by applicants, the Planning Commission can make more informed decisions about the specific needs of each project, potentially reducing the amount of unnecessary parking and maximizing the utility of the available land.

Proposed amendments to 1159.08(b) temporary signs, included a procedural adjustment to shift responsibility from the building department to the planning and zoning department for issuing temporary sign certificates. This change aims to maintain consistency. Additionally, a fee schedule modification in Section 149.11 was suggested to include temporary sign review fees under the zoning section.

MOTION TO RECOMMEND

Ms. Covert: I hereby move on this 11th day of July 2023, that the Streetsboro Planning and Zoning Commission recommend to City Council approval of text amendments to the following sections of The Codified Ordinances of The City of Streetsboro, Ohio in Title Five, Part Eleven: §1151.23, §1152.02, §1155.03, §1159.08

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 July 11, 2023.

Motion seconded by Mr. Richmond.

Roll Call Vote:	Ms. Covert	<u>Yes</u>	Mr. Gallo	<u>(Absent)</u>	Mr. Good	<u>Yes</u>
	Mr. Hurd	<u>(Absent)</u>	Mr. Richmond	<u>Yes</u>	Mr. Salyer	<u>No</u>
					Mr. Pavlick	<u>No</u>

Motion carried. (Yes: 3 – No: 2)

REPORTS, COMMUNICATIONS, AND CORRESPONDENCE:

Planning Director Cieszkowski reported to the Commission members the signs that had received administrative approval since the last meeting for Kia of Streetsboro monument sign and four wall replacements; Empire Gaming Center multi tenant panel replacement; Streetsboro Professional Building monument sign replacement.

CITIZENS’ COMMENTS:

Paul Yupa 8749 Seasons Rd. addressed the Commission with comments on the landscaping around the enclosure for the dumpster at Freddy’s appeared to be dead. He emphasized that such landscaping is typically expected to be well-maintained, and it had been neglected for some time. He suggested notifying Freddy’s to replace the landscaping. Additionally, Mr. Yupa raised the importance of having larger deciduous trees in the city, particularly in front of businesses. He observed that the presence of such trees significantly improved the city’s aesthetics, making it more appealing, especially during the summer. He noted that while businesses often prioritize visibility from the street, the abundance of landscaping, including larger deciduous trees, contributes to the city’s welcoming atmosphere. Mr. Yupa shared his positive perspective on the city and acknowledged that sometimes his comments might sound negative. He expressed gratitude to the administration and the Planning Commission for listening to his ideas. He explained that his intention was to bring fresh ideas and alternative perspectives to foster constructive discussions about the city’s future, encouraging people to think beyond conventional norms and paradigms. Furthermore, he emphasized that the city should balance its pro-business stance with its responsibility to the community. Taking care of the city and ensuring it remains an attractive and functional place is essential to attract businesses and employees which ultimately benefits everyone.

COMMISSION MEMBER COMMENTS:

The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, August 8, 2023 at 7:00 p.m. in 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 unanimously. Meeting adjourned at 8:50 p.m.

ATTEST:


Angella M. Fausset
Clerk


Jerome Pavlick
Chairperson