

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

September 12, 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 September 12, 2023 at 7:00 p.m. by Chairperson Pavlick in City Council Chambers at 555 Frost Rd.

PLEDGE OF ALLEGIANCE and INVOCATION led by Mr. Pavlick.

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

1 Commission member absent Curt Gallo.

Also in attendance: 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. Richmond made a motion to accept the May 9, 2023 minutes as presented, seconded by Mr. Hurd. By voice vote, motion carried unanimously.

Mr. Good made a motion to accept the June 13, 2023 minutes as presented, seconded by Mr. Richmond. By voice vote, motion carried unanimously.

SIGN REVIEW:

APPLICATION #SR23-11

Aldi

9570 State Route 14

Sign review for two wall signs and one planter sign

Patrick Valaris, National Real Estate Project Manager, Aldi 304 East 2nd Ave., Columbus, Ohio introduced the application to the Commission for two 75 sq. ft. wall signs and a 30.7 sq. ft. planter sign. He noted a variance was granted for the additional wall sign by the BZBA. Jimmy Hoppel outlined his memo to the Commission stating staff recommended four conditions for approval, and that the applicant is actively working towards compliance of these conditions.

MOTION

Ms. Covert: I hereby move on this 12th day of September 2023, that the Streetsboro Planning and Zoning Commission approve application #SR23-11, a sign review to construct two wall signs and one planter sign for the future Aldi's located at 9570 State Route 14., Streetsboro, Ohio 44241 PPN: 35-034-10-00-001-014. Per the site plans received on July 26, 2023. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner's memo dated September 12, 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:	Yes	Mr. Pavlick:	Yes	Mr. Richmond:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 6 – No: 0)

In addition to the Aldi signage application the Planning Director requested administrative approval for directional signs on the property to streamline the process and avoid the need for a separate meeting. These signs were originally included in the initial plans but were inadvertently omitted in the current application. It is proposed that the authority to administratively review these signs be granted to efficiently address the oversight and avoid the necessity of the applicant to return for a future Planning Commission meeting.

MOTION

Ms. Covert: I hereby move on this 12th day of September 2023 that the Streetsboro Planning and Zoning Commission allow for administrative review and approval of directional signage at the future Aldi's location at 9570 State Route 14 Streetsboro, Ohio 44241, PPN 35-034-10-00-001-014.

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)

NEW BUSINESS:

APPLICATION #SPA23-12	Park’s Department garage addition	8970 Kirby Lane
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Site Plan Amendment for the construction of an addition to the garage

Greg Mytinger, Parks and Recreation Director 9184 State Route 43 Streetsboro Ohio 44241, described the proposed addition to the maintenance garage located in City Park. He stated the addition would be 781 sq. ft. with matching siding, materials and colors to existing. Staff comments included the recommendation of approval with no conditions.

MOTION

Ms. Covert: I hereby move on this 12th day of September 2023 that the Streetsboro Planning and Zoning Commission approve application #SPA23-12, a Site Plan Amendment for the construction of an addition to the garage at 8970 Kirby Lane, Streetsboro, Ohio 44241 PPN: 35-35-059-00-00-011-000. Per the site plans received on July 11, 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:	Yes	Mr. Pavlick:	Yes	Mr. Richmond:	Yes	Mr. Salyer:	Yes

Motion carried. (Yes: 6 – No: 0)

REPORTS, COMMUNICATIONS, AND CORRESPONDENCE:

Planning Director Cieszkowski reported to the Commission signs that recieved administrative approval since the last meeting including Master Pizza, Sergeant Clean Car Wash and Henry Defer School.

COMMISSION MEMBER COMMENTS:


The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, October 10, 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 unanimously. Meeting adjourned at 7:25 p.m.

ATTEST:



 Angella M. Fausset
 Clerk



 Jerome Pavlick
 Chairperson