

STREETSBORO BOARD OF ZONING AND BUILDING APPEALS

MINUTES

January 17, 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: Mayor Broska called the January 17, 2023 organizational meeting and regularly scheduled hearing of the Board of Zoning and Building Appeals to order at 7:01 p.m. in City Council Chambers at 555 Frost Rd. Streetsboro, Ohio 44241.

PLEDGE OF ALLEGIANCE

ROLL CALL: Six board members were present including: Matt Bross, Todd Cooper, Walter Kancyan, Doug Liebler, Anthony Madden, and Marvin Woods. One board member absent: Aaron Hatzo.

Also present: Mayor Glenn Broska, Planning and Zoning Director John H. Cieszkowski Jr., Assistant Planner Jimmy Hoppel, Law Director Paul A. Janis, and Clerk Angella Fausset.

NOMINATION AND ELECTION OF A CHAIRPERSON

Mayor Broska requests nominations for chairperson. Mr. Madden nominates Matt Bross for Chairperson. Mr. Woods seconds the motion. There were no other nominations, and the nomination carried by voice vote unanimously. Matt Bross was elected as the chairperson of the Board and Zoning and Building Appeals for 2023. Mayor Broska turns the meeting over to Chairperson Bross.

NOMINATION AND ELECTION OF A VICE CHAIRPERSON

Mr. Bross requests nominations for vice-chairperson. Mr. Liebler nominates Anthony Maddern for vice-chairperson. Mr. Cooper seconds the motion. There were no other nominations, and the nomination carried by voice vote unanimously. Anthony Madden was elected as the vice-chairperson of the Board and Zoning and Building Appeals for 2023.

ADOPT 2023 BOARD OF ZONING AND BUILDING APPEALS RULES AND REGULATIONS

There were no amendments made to the 2022 Board of Zoning and Building Appeals Rules and Regulations. Mr. Kancyan made a motion to adopt the 2023 Board of Zoning and Building Appeals Rules and Regulations. Motion seconded by Mr. Madden. By voice vote, motion carries unanimously.

Chairman Bross read the rules of how the meeting is to proceed from Article 8.

NEW BUSINESS:

10165 Philipp Pkwy.

Lange Grinding

Application #VRA22-11

Parcel # 35-012-00-00-001-011

Zoning District: I

Applicant Jim Fleming, on behalf of Lange Grinding and Machining, Inc. is requesting a variance from the applicable sections of §1155.02 to allow for 65 parking spaces, as code requires 127 spaces. Variance is for 62 parking spaces.

The chairman swore in the applicant Jim Fleming 2039 Fairway Boulevard, Hudson, Ohio who then presented the request for a variance. Mr. Fleming started by introducing the individuals involved, highlighting the partnership between Rick Lange, Kirk Mooney, and himself as owners of the business and property. He introduced the next generation, Adam Lange and Steve Fleming, who are poised to take over.

Mr. Fleming explained the pressing need for additional space due to the business's growth over the 34 years of operation. The current facility, originally 30,000 square feet, expanded to 40,000 square feet but is now insufficient. He emphasized the evolving technology in the market, outlining the transition from Blanchard grinding to surface grinding, milling, and recent entry into the machining business. He mentioned the high-priced equipment with specific foundation requirements for accuracy.

The prospect of moving was deemed financially burdensome, with an estimated cost of \$6 million. Mr. Fleming highlighted the challenges of acquiring suitable land and emphasized that the proposed variance aimed to address

parking needs. He acknowledged that they didn't require all the parking spaces stipulated by the code, emphasizing the need for more manufacturing building space to support their growing workload.

Mr. Hoppel, the Assistant Planner, provided a brief summary, noting the 127 code-required parking spaces and Lange Grinding's proposal to reduce it by 62, providing 65 spaces instead. He mentioned the modifications made to ensure truck maneuverability on-site. Staff worked with the applicant, and explored if there could be other options before seeking a variance.

Mayor Broska advocated for more manufacturing space over excessive parking. He shared concerns about losing a business due to a variance denial in the past.

Board members asked about emergency vehicle access, which would be evaluated in the next steps of the process with a Site Plan Amendment Application.

Mr. Madden:

I hereby move on this 17th day of January 2023, that the Streetsboro Board of Zoning and Building Appeals grant: 10165 Philipp Pkwy., Streetsboro, OH 44241 PPN #35-012-00-00-001-011 a 62-space parking variance from Section 1155.02 to allow for 65 parking spaces, as code requires a minimum of 127 parking spaces. Per the site plans received in application #VRA22-11 on ~~July 25, 2022~~ December 27, 2022 (amended) from the applicant, Jim Fleming, Lange Grinding and Machining, Inc.

Motion seconded by Mr. Cooper.

I'd like to make a motion that understanding that this application was done in December that council will provide us the accurate date for future records. Mr. Bross seconds the motion. By voice vote, motion to amend carries unanimously.

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|-----------------|------------|----------|------------------|-----|-------------|-----|
| Roll Call Vote: | Mr. Madden | Yes | Mr. Mr. Liebler: | Yes | Mr. Cooper: | Yes |
| | Mr. Hatzo: | (absent) | Mr. Kancyan: | Yes | Mr. Woods: | Yes |
| | | | Mr. Bross: | Yes | | Yes |

Mr. Madden: I'm voting yes I'm I am still a little concerned with reducing even more parking spaces for snow removal and truck traffic that there will eventually be a problem but trusting you have worked with our city and the departments and everyone is comfortable with doing this I am saying yes although I am a little concerned because if something were to happen in the planning Commission side and any expansion was redirect rejected we've already gone in and given approval for a massive reduction in parking spaces so I'd like to do a contingent on planning saying yes but understanding I can't so I am voting yes but with concern.

Mr. Cooper: I appreciate the applicant's efforts to work with the city to look at other alternatives but seeing there weren't any other available this variance seems to still pretty clearly meet the intent of the code to provide an adequate amount of parking, so I vote yes.

Mr. Liebler: I'm going to vote yes and I'll tell you why. Thinking about the use of this building, industrial warehouse type, to be used as a retail or even if it was owned for that or office space, I don't think that that would be likely even if this happened 30 years down the road. I was going to consider putting in some kind of caveat about it being attached to the building but once they expand the building that wouldn't matter. So, we're stuck with this variance for this property But I think that the business that's been there So it's a value to the city and the risk of something like that Is detracting from the value to the city as far outweighed by having that business there? And I believe in working in warehouses before that, you know you'll probably see had about a third of these parking spots filled on your day shift so I believe you have plenty of overflow parking for your specific business and I do believe that even if you guys were to relocate at some point and that was repurposed that that particular type of building would still not have a problem with parking. Thank you for a very good thorough packet.

Mr. Kancyan: I would vote yes. I concur with Mr. Liebler's all his reasons. I can add to that too. I think the owners know as to how to work within their own business constraints and they say they're willing to do that. Nobody knows their business better than them and if I have to cite well one other thing this reminds me when I lived in Michigan used to have you guys are all too young to remember racquetball courts with about a hundred handicapped spots because they had to have you know the I read through this packet that let's just ring these bells and then the other if I need to cite a legitimate reason in Duncan versus Middlefield I would go to number seven that the parking required the parking code required is not a practical necessary item to this so yes.

Mr. Woods: I vote yes as well. I believe that the company has worked well with the city and also that they tried to find other avenues so they wouldn't have to ask for a variance. I think the variance is very fair and I vote yes.

Mr. Bross: I've rarely seen in my 12 years on this board a real hardship for something, not just a financial one, but as you demonstrated with your machinery and that, and it would just be cost prohibitive in itself for a move and it would be physically arduous to actually make that move as well, so that's one of the things I've been concentrating on. It's also historically it's not often applicant is coming to us because of the code for something a less of something less of course it's a setback for something so this is kind of like a request in reverse so to speak but there nevertheless so by the time you get the votes pretty much always it's been decided I am going to vote yes as well

Yes – 6 No – 0

Motion passed; variance granted.

BOARD MEMBER COMMENTS:

Mr. Madden made a motion to not excuse the absence of Mr. Hatz. Motion seconded by Mr. Liebler. By voice vote, motion carried unanimously.

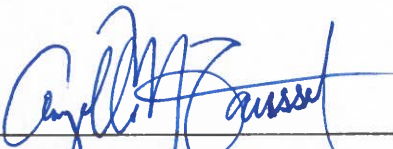
Announcements: The next regularly scheduled Board of Zoning and Building Appeals meeting will be held on Tuesday, February 21, 2023 at 7 p.m. in the Streetsboro Municipal Building located at 555 Frost Road.

CITIZENS COMMENTS:


Paul Yupa, 8749 Seasons Rd. expressed his opinions on the possibility of eliminating minimum parking requirements and the potential impact on future developments. He expressed agreement with the concept of land banking parking spaces, especially if there's no immediate need for the required spaces and if they can be kept in an unpaved area. However, he raised concerns about the proposal to eliminate minimums and its potential impact on various businesses in the long term and emphasized the importance of considering the types of businesses that could occupy a district and their potential future parking needs. He suggested that eliminating minimums might harm the city's flexibility in accommodating future tenants who may require more parking space. Mr. Yupa proposed exploring the possibility of offsite parking, suggesting that businesses could lease spaces elsewhere and provide transportation if needed, and questioned whether this approach could be a feasible alternative to obtaining a variance, as a variance would stay with the property forever. In response, the mayor expressed support for modifications to parking requirements, acknowledging the efforts of city planners in researching and considering various options. The mayor emphasized the need for a realistic approach to parking regulations, considering the evolving nature of businesses, advancements in technology, and the potential environmental benefits of reducing excess parking. The board members expressed confidence in the city planners' ability to come up with a workable solution that sets the city in modern, sustainable development practices.

ADJOURNMENT: There being no further business before this Board a motion to adjourn was made by Mr. Madden and seconded by Mr. Woods, upon voice vote the meeting was adjourned at 7:48 pm.

Attest:



Angella M. Fausset
Clerk



Matt Bross
Chairperson