STREETSBORO PLANNING AND ZONING COMMISSION

Regular Meeting
May 14, 2019
7 PM

Call to Order – Chairperson Pavlick called the meeting to order at 7:02 pm.

Pledge of Allegiance and Invocation

Roll Call: Curt Gallo, Tom Horsfall, Ted Hurd, Jerome Pavlick, and Marty Richmond were present.

Also present: Mayor Glenn Broska, John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director and Zoning Inspector Stacey Vadaj.

Disposition of Minutes: April 9, 2019 Regular Meeting.

Motion: Mr. Horsfall
To accept the April 9, 2019 meeting minutes as written. Seconded by Mr. Gallo.
Upon voice vote motion carried.

Old Business-

Sign Review- Chapter 1159 - none

New Business –

9360 State Route 43 – Community Care Auto Repair – Conditional use permit and site plan amendment review

Zak Ware, 9360 SR 43, Streetsboro, John Zeit, Zeit Group 149 Spell Rd, Kent Ohio (architect) and Samuel Ashbaugh, 9355 June Drive, Streetsboro were sworn in by Ms. Fagnilli.

Mr. Ware was looking to re-open a closed facility. He worked with Mr. Cieszkowski and would comply with all the recommended measures from the various departments.

Mr. Cieszkowski recommended approval of the conditional use permit as he believed the applicant had complied with all general and applicable specific conditional use requirements as outlined in his staff report. He would answer any questions the Commission had for the conditional use component of the application.
Mr. Horsfall said this was similar to what the facility was used for before so he didn’t see any issue with this use conditionally.

Mr. Pavlick asked for citizen’s comments relative to the conditional use portion of the application.

Samuel Ashbaugh, 9355 June Drive stated he lived directly behind the building in question. He just had a question on the upgrades to the property, like the decrepit fence line and hours of operation in regard to noise.

Mr. Ware answered the hours would be 8 to 5 Monday thru Friday, Saturday might be 8 to noon although at this point he was not planning on being open Saturday. Only if business is such that they need to get caught up on the work from the week in the morning. Since modern equipment was electronic they didn’t use as much pneumatic equipment and electronic is so much quieter. He said he would address the other question in the site plan review.

Motion: Mr. Horsfall
I hereby move on this 14th day of May, 2019, the Streetsboro Planning and Zoning Commission approve a conditional use permit for Community Care Auto Repair, 9360 State Route 43, Parcel #35.046.10.00.057.000, to operate an auto repair facility on the subject site. Seconded by Mr. Gallo.
Roll call: Yes – 5, No – 0. Motion carried.

Mr. Pavlick asked Mr. Ware about the site plan.

Mr. Ware stated they were replacing the existing fence with new fencing as well as a new dumpster enclosure. They would be maintaining the grounds which had not been done for some time. There would be quite a bit of landscaping going in in a couple different areas. They would be resealing and relining the parking lot so it would look nicer. The trim on the building would be repainted the same color to make the building look fresh.

Mr. Gallo asked if there were new plantings to the rear of the building per the site plan.

Mr. Ware affirmed.

Mr. Horsfall asked if there was a question about the number of plantings, i.e. particular types and was that question answered.

Mr. Cieszkowski said it had not at this point and didn’t know if the applicant was prepared to answer that now because he had specifically asked the applicant not to revise plans and come to the meeting with newly revised plans that the Commission had not yet seen. It was up to the Commission whether they wanted the clarification now.

Mr. Pavlick reminded them the applicant had already agreed to comply with the conditions.
Mr. Horsfall reiterated Mr. Cieszkowski would make sure there was sufficient plantings for the site.

Mr. Ware and Mr. Cieszkowski affirmed. Mr. Ware said the numbers could change depending on how large the plants were when they got everything done.

Mr. Horsfall asked if the purpose of the plantings were beautification or also screening.

Mr. Ware said it was beautification.

Mr. Ashbaugh said he saw the plans and was told the fencing was only allowed in a certain place because of County requirements.

Mr. Ware affirmed.

Mr. Ashbaugh asked if there would be major revitalization of the building because it had been vacant for close to 10 years.

Mr. Ware said the plants in the back were for screening. The building inside was in good shape so structurally there was not much to do. There was some trim that needed painted but the wiring and plumbing were good. There was a curb box at the road that needed to be replaced but that was a matter of turning the water off and on.

Mr. Ashbaugh asked if there would be an extra lighting.

Mr. Ware answered no additional lighting would be added.

Mr. Hurd asked if where the shrubs stopped the fence took over to cover the back and then behind the new trash enclosure.

Mr. Ware affirmed and added there would be a new structure and fence behind the enclosure.

Mr. Hurd asked if that would screen the headlights when vehicles go around the building.

Mr. Ware said this was not a quick service place like the old tenant was, this was a more thorough automotive repair facility. Because of the way the lifts are situated people will pull in from the front and then back out. The rear parking area will be employee parking.

Mr. Hurd thought that was a plus to pull in and then drive out.

Mr. Ware said with asymmetric twin post lifts it’s easier to pull in and then back out. The last lift only has one door so it will have to be pull in and back out.

Mr. Horsfall asked about the proposed future access drive on Cecil.
Mr. Ware reported if they were successful in business and able to do further improvements, they hoped to move the current drive, which was very close to State Route 43, further back on the property. If they were able to do it they would completely remove the first entry and move it further down Cecil.

Mr. Cieszkowski pointed out the applicant would come back through for site plan amendment approval when the time came for those changes. The proposed curb cut would be in lieu of the existing curb cut.

Paul Yupa, 8749 Seasons Road, asked if since there would be no changes to the lighting if there was any exterior parking lot lighting currently on the site and if there was did it meet the current standards so that there was no spill for the neighbor behind or the businesses to the side.

Mr. Ware said the existing street lighting on State Route 43 was sufficient for his needs, there was no lighting on the property and he didn’t plan on adding anymore.

**Motion: Mr. Horsfall**
I hereby move on this 14th day of May, 2019, the Streetsboro Planning and Zoning Commission approve a site plan amendment for Community Care Auto Repair, 9360 State Route 43, Parcel #35.046.10.00.057.000 to install new parking lot pavement and striping, additional site landscaping and a new dumpster enclosure per site plan received 4-8-19, revised 5-2-19. Subject to administrative review and approval of conditions attached hereto as noted in the Planning and Zoning Director’s memo dated May 4, 2019. No construction shall commence until a zoning certificate has been paid for and issued by the Planning and Zoning Department and a building permit has been paid for and issued by the Building Department. With the stipulation that before any occupancy permits are issued, a final inspection is made to insure 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. Seconded by Mr. Hurd.

Roll call: Yes – 5, No – 0. Motion carried.

Mr. Hurd commented it was great to see an existing building that had been out of use for 10 years revitalized.

**9913 State Route 43 – Circle K – Site plan amendment façade change**

Major Harrison with Major Source LLC PO Box 18869 Cleveland Ohio 44118 presented Circle K is in the process of renovating all of their locations, last year they did 72 sites and this year they have another 90. This will include the removal of their traditional colors of red and white and incorporating an orange stripe to the banding around the building along with the sign. He gave the Commission a sample of the proposed colors.

Mr. Cieszkowski had nothing to add but the fact that the improvements had been made prior to Planning Commission approval being secured. He thought the painting of the
building was a long overdue improvement and found the new color band to be acceptable. He recommended approval as submitted.

Mr. Hurd asked if the façade improvements or changes were the full extent of the changes to be made to the site.

Mr. Harrison affirmed.

Mr. Hurd asked if there would be any landscaping or grounds work around the building since the renovation of Frost Rd has created a bit of an issue there.

Mr. Harrison said they were trying to maintain the existing landscaping around the ground sign although he was not sure what that was. He was happy to work with the City and Circle K to incorporate whatever is deemed acceptable for beautification purposes.

Mr. Hurd wasn’t requesting it but had noticed the encroachment into the lawn area and the exit on Frost Rd. He didn’t know whose responsibility it was but there needs to be a larger sign there because he saw people turning left and going around the reflectors.

Mayor Broska added not as many as there used to be.

Mr. Richmond said this was a no brainer approval since the new banner looked good, it was the new corporate branding and pretty straightforward. He asked what the implication was for an organization that starts a project like this before coming to the Commission. The work is done and the store looks fine. He would be less surprised if the locally owned, mom and pop shop started work and didn’t know they had to come before the Commission to get approval. Circle K had three stores in this city alone and has many more stores, 77 stores changed just this year so it was not an omission made pretty regularly by Circle K. He asked what the implications were.

Mr. Hurd asked if there were renovations planned for the other two stores in the community.

Mr. Harrison affirmed there would be changes to the other two and explained that there had been a different permitting specialist that was supposedly handling this who had informed Circle K in September 2018 that everything was approved and even billed Circle K. Mr. Harrison got the job because of errors like this, it was not Circle K’s doing. Circle K brought him on and he had done the last 60 or so. He had worked with the City before and knew what the Commission needed.

Mr. Richmond understood and asked again what the implications were.

Mr. Cieszkowski said from the Planning and Zoning perspective it was a minor verbal slap on the wrist from the Director at a meeting (general laughter) and from the Building permit perspective, they could charge double for the building permit.
Mr. Richmond asked what if the Commission had said no because they didn’t like the color.

Mr. Horsfall commented it had happened before.

Mr. Cieszkowski said it was done at their own risk.

Mr. Pavlick said they would have to undo what they did.

Mr. Cieszkowski gave the example of receiving a call from a Commission member about the façade change being under taken prior to permits being secured and they are on the agenda for next month. He visited the store manager who got in touch with the regional manager who got everything put in motion. The same thing applies in that they could be charged double for building permits.

Mrs. Vadaj reported the awning at the Circle K at the corner of SR 303 and SR 14 was removed as an emergency because it was deemed unsafe by their engineers and they were concerned it would fall.

Mr. Richmond asked if these were franchisees or Circle K owned.

Mr. Harrison answered both.

Mr. Hurd asked about the stores in Streetsboro.

Mr. Harrison affirmed this store is owned by Macs Convenience so privately owned but he was not sure about the other two.

Motion: Mr. Horsfall
I hereby move on this 14th day of May, 2019, the Streetsboro Planning and Zoning Commission approve a site plan amendment for Circle K, 9913 State Route 43, Parcel #35.025.00.00.220.000 to change the exterior colors of the existing building Per site plan received 4-9-19. Seconded by Mr. Richmond.

Roll call: Yes – 5, No – 0. Motion carried.

Mr. Harrison thanked them for their time and apologized for the mix up.

Reports, Communications and Correspondence

Mr. Cieszkowski had no formal correspondence but Mrs. Vadaj brought this to his attention that there was a Planning rule about no more than 5 new agenda items and they had 8 new agenda items for next month so he asked for a motion to...

Mr. Horsfall pointed out the Rules and Regulations it says that by popular vote they could change the rule. He asked if these were egregious and long drawn up type of items or were some of them relatively easy.
Mr. Pavlick commented one would be easy (the façade change Mr. Cieszkowski alluded to earlier).

Mr. Cieszkowski added depending on the scope of the project and because there were so many agenda items, he was not sure how detailed and in-depth his staff reports would be for next month. He reported there was one new building going up, one the Commission had seen a few times over at a golf course, two façade changes, one small change to a structure at City Park, two signs (one of which was a multi-tenant sign at Shady Lake and the other was a wall and monument sign for the new building) and Meadow View Phase 11 final plat.

Mr. Horsfall clarified procedurally the first five applications to come in go on the agenda and then kick the others to the July meeting.

Mr. Cieszkowski affirmed that was what the applicants had been told and said he was asking the Commission to approve the allowance of the additional items.

**Motion:** Mr. Horsfall
To set our rules aside and take all the applicants that have qualified up until now and put them onto our June agenda. Seconded by Mr. Gallo. Upon voice vote motion carried.

Mr. Cieszkowski pointed out the Administrative Review list in the packet. There were no questions.

**Citizens’ Comments**

**Commission Member Comments**

Mr. Horsfall asked where the city was with the signalization project for the new traffic signals.

Mayor Broska said it would start soon, they already had the pre-con but the biggest hold up was ordering the post and arms which took 6 months. They should be finishing up all of the striping projects, too.

Mr. Horsfall asked what the game plan was, i.e. starting at one end of town.

Mayor said there were some intersections that had to have improvements so he thought that was where they would start but he didn’t know what the logical sequence of events would be. He said it had been bid, paid for and they had the pre-con; it was just a matter of time.

Mr. Richmond commented that he knew Mr. Cieszkowski prided himself on his very detailed memos and someday one or more of those memos was going to save the
Commission but given all the applications he had at least Mr. Richmond’s permission to prioritize the detail in next month’s comments.

Mr. Cieszkowski appreciated and understood Mr. Richmond’s comment.

Mr. Hurd commented on the signalization and asked if it was to start this spring and if they had a time period as to how long it would take.

Mayor Broska said it would take through summer.

Mr. Hurd hoped they would get started in the next couple weeks.

Mayor Broska reiterated the post and arms were ordered when they were awarded the contract because they knew there was a back-log on them.

Mr. Hurd asked if the construction signs on David Drive would be removed once all of the striping was complete.

Mayor Broska affirmed. He added the project was actually in ODOT’s hands so until they get all of striping done and the City accepts the project it remains ODOT’S property. If they remain up afterwards they become property of the City of Streetsboro.

Mr. Pavlick reported City Council approved the Master Plan.

Mr. Cieszkowski affirmed it was approved at the meeting on April 22nd. They made some changes to the Downtown District, most notably changing the boundaries back to the 2014 plan boundaries so it was constrained by the triangle that creates 43, 14 and Market Square. They asked that a maximum of 4 stories to the details for the Downtown District while retaining the 60 ft characteristic noted in the plan. The thought is that the first story would be retail and then 3 residential stories above it.

**Announcements:** The next Regular Planning and Zoning Commission meeting will be held Tuesday, June 11, 2019 at 7PM at the Streetsboro Municipal Building (555 Frost Road).

**Adjournment**
There being no further business before this Commission a motion to adjourn was made by Mr. Horsfall and seconded by Mr. Hurd and the meeting was adjourned at 7:43 pm.

Attest:

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Stacey Vadaj, Zoning Inspector  Jerome Pavlick, Chairperson