

Note: These minutes were compiled by extracting certain facts the essence of testimony from an audiotape made of this meeting. Complete detail and verbatim statements can be heard and transcribed from the tape. The tape is available in the office of the Department of Planning and Zoning for a nominal fee.

STREETSBORO PLANNING AND ZONING COMMISSION

**Regular Meeting
December 11, 2013
7:00 PM**

Mayor Broska swore in Jason Winkler and Brian Mitchell before the meeting was called to order.

Call to Order

Chairperson Horsfall called the meeting to order at 7:00 pm.

Invocation and Pledge of Allegiance

Roll Call: Davene Sarrocco-Smith, Warner Batten, Ed Lupton, Jerome Pavlick, Brian Mitchell, Jason Winkler, and Tom Horsfall were present.

Also present: Mayor Broska; Bruce Terrell, Director of Engineering; Matthew Vazzana, Assistant Law Director; Stacey Vadaj, Zoning Inspector and Clerk Chris Haylett.

Disposition of Minutes: November 13, 2012 Regular Meeting minutes were not available

Old Business- none

Sign Review- Chapter 1159 – 9769 State Route 14 - Aria Nails – wall sign

David Wells, Agnew Signs and Lighting, Akron, presented a wall mounted channel set, letters were 18 inches in red faces, LED lit to read ARIA Nails; standard raceway mounted to the wall, returns would be black/bronze. It met all the requirements for a sign in this location.

Mr. Pritchard affirmed the sign met the code requirements for area and sq footage, was greater than 3 foot off the lease lines, less than 12 inches from the wall, foot lamberts were 89 and recommended approval of sign.

Mrs. Sarrocco-Smith pointed out a discrepancy in the sq footage, Mr. Pritchard's memo said it was 29.99 sq footage and the application said it was 22.5 but either way it fit within the code.

Mr. Pritchard affirmed it did.

Mrs. Sarrocco-Smith thought Mr. Pritchard had calculated by the block.

Mr. Wells added the calculation was by the letter and was accurate.

Motion: Mrs. Sarrocco-Smith

I hereby move on this 11th day of December, 2012, the Streetsboro Planning and Zoning Commission approve a wall sign for Aria Nails, 9769 State Route 14, Parcel #35-033-00-00-015-014, per sign plan received 10-08-12. No sign can be installed until a permit has been paid for and issued through the Building Department. Seconded by Mr. Lupton. Roll call: Yes – 7, No – 0. Motion carried.

New Business –

1240 Ethan Ave. – Ready To Haul – site plan amendment

Jim Ready, 1240 Ethan Ave, Streetsboro presented doing the same thing he was doing on SR 14 and wished to get approval for the fuel cells set up and moving the storage buildings from one location to the other.

Mr. Horsfall asked if the change was to move the three tanks from SR 14 location to the Ethan location.

Mr. Ready answered he had two at the SR 14 location due to the space limitation but would like to have three at the Ethan site. He affirmed the third would be a new tank.

Mr. Horsfall asked about the hoop covers.

Mr. Ready affirmed he wanted to move the existing hoop storage to the new location.

Mr. Pritchard explained on the site plan the storage and fuel tanks were shown, the hoop storage areas were already hard surface areas and the bollards would be located around the locations for the tanks, the identified dumpster location would be fenced in, some of the items he waived like the parking, grading, stormwater, hazardous disposal were done so because the facility had been addressed in the past with Interstate Towing, the applicant had already painted the building per the last approval and through the law department so it looked much better than it did before which he thanked the applicant for and recommended approval. The attached environmental report was the same one from Interstate Towing's conditional use approval, nothing had changed with the exception of Interstate upgrading the existing retention areas so he felt the existing report was adequate. The commission should have also received a copy of the Fire Dept report which had no issue with the tanks.

Mr. Lupton asked if the unpainted portions of the fence could be painted to match so it would complete the look of the building.

Mr. Ready was already checking with the neighbors to get the same color and would do so.

Mrs. Sarrocco-Smith did not understand what the business was and asked he explain.

Mr. Ready answered they did a lot of mulching and bedding but also made erosion control products, palletize it for gas and oil, the product worked like silt fence on steroids, it had many benefits silt fence didn't, it eats up the hydrocarbons in oil spills and leaks but allows water through instead of damming up and having blow-outs.

Mrs. Sarrocco-Smith asked if this use fell within the I-1.

Mr. Pritchard affirmed it did because it produced a product on site.

Mr. Horsfall agreed it was an acceptable use not conditional.

Mrs. Sarrocco-Smith asked if C.1 was the only site plan for the fueling station.

Ms. Vadaj affirmed.

Mrs. Sarrocco-Smith asked what the substrate was now.

Mr. Ready answered he would pour a concrete pad and put bollards all the way around.

Mrs. Sarrocco-Smith thought the pad looked small.

Mr. Ready added they were putting it on the south side where there had been a light pole removed, it would be next to the asphalt and to the south would remain grass.

Mrs. Sarrocco-Smith asked what kind of spill retention he had.

Mr. Ready answered he had a spill prevention plan which was list of procedures and contacts and there was an absorbent kit in the tank area.

Mr. Pritchard said because it was a double walled tank there was no requirement for containment area which they had checked into for the SR 14 site.

Mrs. Sarrocco-Smith asked if the hoops were on asphalt or gravel and the type of storage being done.

Mr. Ready said it was asphalt and would store the product being stuffed into the tubes they called "socks" from 18 inches to 32 inches in diameter.

Mr. Horsfall asked if the 4 inch bollards on C.1 would totally surround the area.

Mr. Ready affirmed there would be a bollard every three or four feet which would be filled with concrete.

Mr. Horsfall asked if this was only to fill the applicant's own trucks.

Mr. Ready affirmed.

Motion: Mrs. Sarrocco-Smith

I hereby move on this 11th day of December 2012, the Streetsboro Planning and Zoning Commission approve a site plan amendment for Ready To Haul, 1240 Ethan Ave, Parcel #35-005-00-00-010-002, for a Fueling Station and Storage Units per site plan received 11-09-2012, revised 11-28-2012. With the stipulation that before any occupancy permits are issued, a final inspection is made to insure compliance with the approved site plan. If future expansion or signage for the project is indicated on the print it will not be approved at this time. Seconded by Mr. Batten.

Roll Call: Yes – 7, No – 0. Motion carried.

Mr. Ready mentioned they would be bringing in the sign for the site.

Mr. Horsfall reported Portage County Water Resources had notified the city of the easement on the east side of the property which would affect the sign location and it should be on the drawings for the sign.

Mr. Ready thanked him.

Reports, Communications and Correspondence

Mr. Pritchard reported from the previous meeting, the water tower plans dated September 25, 2012 had been approved by the Portage County Water Resources Department and the document was in the file to meet the conditions. The Skilled Nursing Facility had given him a five page response to all of the conditions and had responded to all of the issues and questions. He had updated documents for storm water management reports and in the updated plans as well as documentation they had responded to every question with one exception which was the geotechnical investigation. The applicant had tried to get it to planning that date, Summit Testing was diligently working on it and had hoped to get it that date but regardless of that the applicant had met the requirements set forth by the commission and the geotechnical report should come in the next day. He had conversations with GBC and their attorney earlier that day confirming it.

Ms. Vadaj reported a lens change for Buckeye Firearms (Exhibit A).

Mr. Pritchard reported this would be his last meeting with the Planning Commission because his position had been eliminated due to a Charter amendment and his last day would be December 21, 2012. He said it was a pleasure working with them, they had always done a nice job; from any site plan, comprehensive plan, documents, zoning documents, map amendments the commissioners worked very hard which he thought they should have a stipend for and he wished them all well. The Comp Plan update would kick off in January guided by Todd Peetz from Portage County Regional Planning who was a very qualified planner. The zoning code update and map amendment should take place by the end of April. The zoning code itself was complete as they all knew, he didn't see any type of modification to the zoning text but if there was it would need to be completed by the end of April so the city could meet the timelines for public notifications, meetings, readings etc. to get it on the ballot in 2013. He had recommended to the mayor the Planning Commission members serve on the steering committee. The comp plan should only be updating demographic information from the 2010 census and existing and proposed land use. Transportation should not be an issue or change. He asked they keep the priority 1 and 2 areas. He thought some members had been selected by the Ward members, Mr. Albanese and Jane Rowe so far. He thought all of the Planning Commission should serve on the steering committee.

Mayor Broska said one Planning Commissioner was official and the others could attend.

Ms. Vadaj clarified once they picked the Planning Chairperson next month he or she would appoint someone from the commission.

There was discussion on the appointment and chairperson for the next month.

Mr. Pritchard thought the PCRCP would do in house interviews before the committee started meeting so they could hit the road running. It should be a streamlined process.

Citizens' Comments - none

Commission Member Comments

Mr. Lupton wished all Merry Christmas and Happy New Year.

Mr. Pavlick thanked Mr. Pritchard and echoed Mr. Lupton's sentiments.

Mrs. Sarrocco-Smith thanked Mr. Pritchard for the guidance he gave the commission and the enormous amount of work he did for the City of Streetsboro. She was sorry to see him go.

Mr. Horsfall added his amen and appreciated him being there for the last four and a half years when they needed him. He welcomed Chris Haylett as the new clerk and thanked Leslie for being their clerk and doing a great job and wished her well in the finance department. He welcomed Mr. Mitchell and Mr. Winkler. He reminded the commissioners read the rules and regulations for possible changes before the next meeting.

Announcements: The next Planning Commission meeting will be held Tuesday, January 8, 2013 at 7PM Streetsboro Municipal Building.

Adjournment

There being no further business before this Commission a motion to adjourn was made by Mr. Pavlick and seconded by Mr. Lupton and the meeting was adjourned at 7:37PM.

Attest:

Stacey Vadaj, Clerk

Tom Horsfall, Chairman