



WARD 3 NEWSLETTER
January, 2018
Councilman Jeremy Zelwin
Phone: (440) 476-3739
E-mail: jzelwin@solonohio.org



I want to take the time to introduce myself to those of you that I have not had the opportunity to meet yet. I was elected to represent Ward 3 as your council person starting December 1, 2017. I have lived in Ward 3 for 7.5 years with my wife Courtney and our two children Cailey (7) and Cole (5). I grew up in Solon and graduated from Solon High School in 2000. It is an honor to represent the Ward and the City.

One of my goals on City Council is to share information with the residents. I will be doing this through a variety of platforms. This newsletter is one of the mechanisms I will use to provide information to the Ward to help spread news of the City. For more up-to-date and timely information, please follow me on my Facebook page, Jeremy Zelwin – Ward 3 Solon City Council Representative (@ZelwinWard3). Additionally, I have been posting information on NextDoor.com. In the future, if you would prefer to receive a copy of this newsletter via email (instead of U.S. mail), send me an email with your email address. I am also available via phone or email to answer any questions or concerns you have regarding the City. Please feel free to contact me.

Economic Development

When talking to residents, there has been an ongoing concern with the vacant storefronts as you enter Solon. This is a major area of focus for the new Mayor and his administration. The lease on the vacant Sears building is due to expire in 2018. Once this expires, there will be an opportunity to potentially re-develop that shopping center. This vacant center has been frustrating for all of us who live in Solon, but since Sears closed, they have continued to pay

their lease, which has limited the ability to fill the vacancy.

It has been mentioned that Chick-fil-A has been in discussions with the owners of the former Tavern 91 (former Panini's) building regarding potential development. Also, the former Pacos Tacos restaurant will be replaced with a new Italian restaurant called Rosina's. Rosina's has been in discussions with the city to add a partially covered outdoor patio to the front and south side of the building. This patio would accommodate approximately 52 new outdoor seats and two bocce ball courts. Rosina's is working with the Administration and the Planning Department regarding approval of this patio.

In addition to these projects, the following businesses are scheduled to open in the early part of 2018: TownePlace Suites by Marriott on Enterprise Parkway, the Primrose School (early education and child care) on Solon Road and First National Bank on Aurora Road.

Proposed Zoning Change

Omni Property Companies presented a request to rezone property east of the Kruse Drive/Bainbridge Road intersection from the Historical District and Restrictive Commercial District to the Senior Citizen Residential District. The project, if approved by the voters, would include a four-story building with 90 independent living apartments and a three-story building with 42 assisted living apartments and 18 memory care units. The Planning Commission and Council have recommended the issue be placed on the May 8th ballot.

City Master Plan

The final phase of the beautification project for State Route 91 from Bainbridge Road to Aurora Road will begin this spring. The retaining walls on State Route 91 will be refaced with a brick veneer and the fence along the top of the retaining walls will be replaced.

Aurora Road Reconstruction Project

The Safety and Public Properties Committee has reviewed different options for the Aurora Road Reconstruction Project. After review, the Engineering Department has recommended an option that should help relieve traffic on Aurora Road. As part of this project, the City will install a traffic signal at the intersection of Aurora Road and Portz Parkway. In addition to this traffic signal, there will be additional improvements to the layout of Aurora Road from State Route 91 to Andre Lane, including new sidewalks and a new bike lane. The City has received \$1.5 million in funding for this project for state fiscal year 2021. The "typical section" and "Option 2 Full Aerial View" can be viewed on the City's website under the Engineering Department.

The Safety and Public Properties Committee and City Council also approved the installation of a temporary traffic signal at the intersection of Aurora Road and Portz Parkway, prior to construction. It is anticipated that the design and installation of the temporary traffic signal will be completed this year.

Bike Paths / Trail System

The City is currently working on developing several bike paths for use throughout the city. One project would involve the installation of a paved all-purpose trail on the former Chagrin Falls and Southern Railroad right-of-way. This right-of-way passes immediately to the north of Carter Lumber and progresses approximately two miles to the Bentleyville border. The second path would install a bike trail on the Norfolk Southern Railroad Line. This is the railroad line that passes through the center of town via the SOM Center Road overpass and could provide a potential continuous connection between Cleveland (with potential connection to the Towpath Trail) and Youngstown. Both of these projects are still in

the planning phase and may be several years away from development.

City Variance Notification Review

At the City Council meeting on January 16, 2018, I requested the Planning Commission review the protocols for notification of neighbors in relation to variance approval. I believe that the City needs to improve the process of notifying neighbors regarding variance applications. I have requested the Commission review the current procedures to include the potential use of a radius-based notification process versus notification of adjacent/abutting/across the street properties.

Lastly, if you live in a homeowners association (HOA), please remind the Association's Board of Directors to update contact information on an annual basis. This will ensure the City Council office has the most current information in cases where they are notifying HOA's of potential variance applications.

Infrastructure

Bainbridge Road tree planting will begin in the spring. As you may have noticed, the City had installed beds along the tree lawns of Bainbridge Road. Based on the recommendation of our arborist consultant, the trees would have the best opportunity for success if the beds were in place for a year before tree planting.

There will be a stream restoration project taking place this year near Valley Forge Drive. This project is being conducted to improve slope stability in the area between Valley Forge and Independence Court because several residents had experienced slope failures in their rear yards along the stream area. The Chagrin River Watershed Partners assisted the City in writing the grant and they will also assist in preparing the construction documents for this project. The City received a grant in the amount of \$165,000.00 towards the design and construction of this project.

The relocation of utility poles for the Aurora Road /SOM Center Road Intersection Improvement Project is underway. Improvements include the addition of one lane on the east side of SOM Center Road to eliminate the split-phasing of the

traffic signal, allowing the intersection to operate more efficiently. Aurora Road east of SOM Center Road will be widened to add a northbound turning lane onto SOM Center Road, allowing for the full use of two westbound through lanes. Storm and sanitary sewers will also be replaced on Aurora Road from SOM Center Road to Solon Boulevard. Construction is anticipated to begin this spring. Motorists should expect delays during construction.

Derby Downs is scheduled to be reconstructed this year. The project will replace the existing storm sewer, street, drive aprons and sidewalks. With the storm sewer replacement, the storm sewer that is crossing Liberty Road from Derby Downs to the east side of Liberty Road will also be replaced. Derby Downs will be closed to through traffic during the project. Delays on Liberty Road can also be expected while the storm sewer replacement on Liberty Road is performed.

The City has replaced or repaired the majority of the streets in the Colonial Forest Subdivision. North Oval, excluding the cul-de-sac area, will be replaced in 2018 as part of the City's concrete repair program.

Solon Technology Update

Solon has rolled out an electronic software package, "MaxGalaxy", to accommodate Solon's recreational offerings. Hopefully, by now everyone has signed up for their family's new Recreation account. If not, you can do so at <http://solonrec.maxgalaxy.net/Home.aspx>. This will establish your account for the Rec Center and the Arts Center as they are using the same system. The City will be launching the online registration aspect of the new program by mid-February. This will allow online sign up for most programs available through Recreation or the Arts Center. The two departments, while sharing user accounts, will have two different web portals for people to sign up for available programs. Arts Center programs will be located at <http://solonarts.maxgalaxy.net> and Recreation will be at <http://solonrec.maxgalaxy.net>.

The City has also begun the preliminary work for the new Code Enforcement and Permitting project which will bring our Building, Planning,

and Engineering departments all onto the same software system and allow for internet based permit applications, contractor registration, and finally credit card payments for all Engineering, Planning and Building fees. This implementation will take 12 months so it will not be realized until late fall/winter of 2018, but it should provide a great impact to overall efficiency of the code and permitting process.

Service Department Update

The Solon Service Department recently took delivery of a new rubbish truck and a new five-ton dump truck. These vehicles will help to improve the service levels the department is able to provide to the community. In addition, the Service Department is already planning for Earth Day, which will be held April 29th. As in prior years, the City will have bagged mulch sales, paper shredding and electronic scrap drop off.

I look forward to representing Ward 3 on City Council. I am very excited about what the upcoming year has in store for the City. I am very hopeful it will bring lots of progress to the City.

Thank you,

