

**PLANNING & ZONING COMMISSION**  
**September 23, 2014 – 7:00 P.M.**

The Planning Commission met at City Hall on the above date.

Present: Commission Members Bentley, Mazur and Newberry, Mayor Drucker, Councilman Pelunis, Assistant Law Director/Prosecutor Stolarsky, Planning Director Frankland, Acting Secretary Letourneau

Absent: None

Also Present: Fire Inspector Eisenhuth, Councilman Kotora (meeting only), Assistant City Engineer Welch

**NOTES OF CAUCUS DISCUSSION:**

(Secretary's note: Agenda items not mentioned under Notes of Caucus Discussion are items that were not pertinently discussed during Caucus)

Chairman Pelunis presided.

**PENDING:**

3. 5022 Hidden Creek Circle – Govind Dixit and Neera Gupta – various fence setback variances, fence type variance and fence height variance: Mr. Frankland said he will be meeting with the applicant and the item should be tabled.

6. 5800 Ledgebrook Lane – PP#'s 952-33-006 and 952-33-022 – David J. Sarver - front and rear yard setback variances, not parallel to the street variance and a lot consolidation: Mr. Frankland said the applicant is planning on attending the October 14<sup>th</sup> meeting. He recommended the item be tabled and the public hearing remain open.

8. 28500 Miles Road – Brainard Miles Retail Development LLC – fence location variance, building setback variance, total parking space variance and site plan for deck/outdoor dining area: Mr. Frankland said he spoke with Mr. Ron Kertesz who said there would be a representative attending the meeting tonight.

The Commission discussed moving Item A from the Inactive Agenda to the Active Agenda so it may be acted on at the next meeting.

The caucus ended at 7:09 P.M. and the meeting convened at 7:30 P.M.

Councilman Pelunis presided.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

APPROVAL OF MINUTES:

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the minutes of the September 9, 2014 meeting as presented.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

PENDING:

1. 33615 Aurora Road – Mid America Management 102-2013 6
- 13 sq ft maximum sign area variance
  - 10" maximum sign height variance
  - 3' – 10" maximum sign width variance
  - 8' minimum sign setback from right-of-way variance (Solon Boulevard)
  - 7' minimum sign setback from right-of-way variance (Aurora Road)

Motion by Mr. Bentley, seconded by Mayor Drucker to accept the applicant's withdrawal of this item.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

2. 6445 SOM Center Road – Fifth Third Bank 018-2014 6
- Structure color variance
  - Structure material variance
  - Number of wall signs variance to permit 1 additional

Maximum wall sign square footage variance

- Option 1 – 3.5 sq ft variance
- Option 2 – 1.1 sq ft variance

- Site plan for alteration to drive-through ATM

Motion by Mayor Drucker, seconded by Mr. Mazur to accept the applicant's withdrawal of this item.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

3. 5022 Hidden Creek Circle – Govind Dixit and Neera Gupta 080-2014 5
- 30' fence setback from residence variance
  - 19' fence setback from street right-of-way variance (Miles Road)

- 19' fence setback from street right-of-way variance (Hidden Creek Circle)
- Fence type variance
- 1.5' fence height variance

Motion by Mr. Mazur, seconded by Mr. Bentley to table consideration of Item 3.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis

Nay: None

Motion Carried

4. 5252 Naiman Parkway – HRP, Nom LLC (land), Crown Castle (tower) 082-2014 5
- Site plan - new antennas

Mr. Jesse Styles, Strategis, LLC, was present representing the applicant.

A public hearing was scheduled and Councilman Pelunis opened the public hearing and asked for comments.

There were no comments from the audience, therefore, the public hearing was closed.

Mr. Styles said the plan has been approved by the City consultant, there will be no additional tower height, no expansion of the compound and all City codes are met.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the site plan for new antennas for 5252 Naiman Parkway, HRP, Nom LLC.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis

Nay: None

Motion Carried

5. 30201 Aurora Road – Verizon Wireless (Cosmo-Solon Ltd) 084-2014 6
- Site plan - replacement antennas

Ms. Christine Phillips, Jacobs Engineering, was present representing the applicant. She explained the proposal is to replace the antennas with new updated antennas to assist with advances in technology.

A public hearing was scheduled and Councilman Pelunis opened the public hearing and asked for comments.

There were no comments from the audience, therefore, the public hearing was closed.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the site plan for replacement antennas for 30201 Aurora Road, Verizon Wireless.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis

Nay: None

Motion Carried

6. 5800 Ledgebrook Lane – PP#'s 952-33-006 and 952-33-022 - David J. Sarver 085-2014 4

- 94.5' front yard setback variance
- 10' rear yard setback variance
- Not parallel to the street variance
- Lot consolidation

A public hearing was scheduled and Councilman Pelunis opened the public hearing and asked for comments.

There were no comments from the audience, however, the public hearing will remain open for the next meeting.

Motion by Mr. Bentley, seconded by Mayor Drucker to table consideration of Item 9 and keep the public hearing open.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

7. 34885 McAfee Drive – David Chambers 087-2014 4
- 115' fence setback from dwelling variance – fence #1
  - 95' fence setback from dwelling variance – fence #2
  - 140' fence setback from dwelling variance – fence #3
  - 30' fence setback from street-right-of-way – fence #3

The applicant was not present.

Motion by Mr. Newberry, seconded by Mr. Mazur to table consideration of Item 7 and have the Clerk send a letter to the applicant requesting their attendance at the next meeting.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

8. 28500 Miles Road – Brainard Miles Retail Development LLC 088-2014 5
- Fence location variance
  - 13' building setback variance
  - 80 space total parking variance
  - Site plan - deck/outdoor dining area

The applicant was not present.

Motion by Mayor Drucker, seconded by Mr. Mazur to table consideration of Item 8 and have the Clerk send a letter to the applicant requesting their attendance at the next meeting.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

NEW:

9. 31940 Tracy Lane – Rick Rzepka 090-2014 4
- 137.5 sq ft accessory structure area variance

Mr. Rick Rzepka was present. He displayed an aerial view of the property indicating the location of his current shed and explained that they have outgrown the shed. As he was unaware that a permit was necessary, he started adding on to the current shed to enlarge it and was notified by the City to stop and submit an application for a variance. Mr. Rzepka displayed a photograph of the shed under partial construction and renderings of the roof line and explained his proposal for enlarging the shed. He said the same architectural details on the current shed will be applied to the addition and will also include two additional windows.

Ms. Sheila Calvetta, 31980 Tracy Lane, was present. She said she is one of Mr. Rzepka's neighbors and she has no objections to the installation of the enlarged shed. Ms. Calvetta said Mr. Rzepka maintains the street's cul-de-sac area.

Mr. Marc Cohen, 32100 Tracy Lane, was present. He is also a neighbor to Mr. Rzepka and said the current shed and addition will barely be seen from the road and he has no objections to it. Mr. Rzepka maintains the street's cul-de-sac area free of charge and needs more room to store the equipment.

Mr. Craig Wasserman, 32215 Tracy Lane, was present and said he is also a neighbor of Mr. Rzepka. He has no objection to the variance and said the shed will be in the rear of the property situated along the tree line and is hardly visible from the street.

Mr. Rzepka submitted two additional letters from other neighbors who were unable to attend tonight's meeting but have indicated their support of the variance request.

Councilman Kitora was present and said he has not received negative feedback from any of the neighbors regarding the variance request. He said he has only received positive feedback supporting the variance request.

Mr. Rzepka displayed a photograph of items he has had to leave outside near the shed as he has no room inside the shed to store the items. He said the additional storage space will alleviate this problem and will make the yard neater in appearance.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 137.5 sq ft accessory structure area variance for 31940 Tracy Lane.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

MASTER PLAN PRESENTATION - Proposed updates to the Residential Neighborhoods Section:

Mrs. Linda Crombie, Planner II, explained that the Residential Neighborhoods Section is only one chapter of the future land use plan and policies of the City of

Solon Master Plan that is reviewed by the Commission and the Master Plan Citizen Committee.

Section 1, Introduction and Residential Zoning and Subdivision History: Mrs. Crombie said since 1938, when zoning was first adopted, over 90 re-zonings have occurred. The single-family districts have basically remained the same since 1994.

Section 2, Analysis of Existing Residential Neighborhoods: Mrs. Crombie said the City is divided into four quadrants as indicated on the residential quadrant map (page 4). She explained that Aurora Road and Bainbridge Road is the main dividing line east/west and SOM Center Road is the main dividing line north/south. This approach for the division of the quadrants was chosen for simplicity and consistency when updating City statistics. It was considered a logical breakdown when compared to, for example, ward boundaries or zoning districts, as these can change over time.

Mrs. Crombie referred to the single, two and multi-family zoning map (page 6) and said it easily identifies these areas with simple color coding. She said additional details for these areas are included within the next few pages of the plan. Mrs. Crombie referred to the apartments, condominiums and assisted living facilities map (page 9) and said it is also identified with color coding which makes it helpful to identify those locations. She said this is a useful tool when asked where these areas of the City are located.

Mrs. Crombie said the next few pages consist of charts to make for quick and easy access to information about this section. She said charting the information in this manner yielded interesting statistics. For example, the southeast quadrant is where Grantwood Golf Course and many of the City's schools are located and this area also has the most City green space.

Section 3, Sidewalks: Mrs. Crombie said sidewalks provide many benefits; physical activity, social activity, accessibility to parks and schools, etc. The requirement for sidewalks started in 1967 and was amended in 2012. There is currently approximately 155 miles of sidewalk located throughout the City. She referred to a map and chart (page 14) which identifies existing sidewalks, planned sidewalks and potential areas for sidewalk installation.

Section 4, Utilities: Mrs. Crombie said this section mainly focuses on private septic systems and sanitary sewer areas. She said there are approximately 69 homes in the City that still use a private septic system and 60 that still have private water wells.

Section 5, Non-Conforming Uses Within Single and Two-Family Residential Districts: Mrs. Crombie said although there are many non-conforming uses located within the City, there are not many located in the residential districts. They are mainly located in the southeast quadrant and consist of Station 43, The Annex Bar and Grille and Solon Granite Memorial.

Section 6, Non-Residential Uses in Single & Two-Family Residential Districts: Mrs. Crombie said the non-residential uses in this area consist primarily of government buildings, schools and religious institutions. She said each quadrant contains many non-residential uses.

Section 7, Potential Areas for Residential Growth: Mrs. Crombie referred to a map (page 24) and said the blue circles represent large open areas of residential land. She said these are areas that have the potential for residential development. However, it is important to note that studies would need to be completed regarding, the existence of wetlands, flood plains, steep topographies, etc., as these items cannot be factored in but this area was identified based on its land mass. Mrs. Crombie said within these areas there is a potential for an increase in population.

Section 8, Protection of Residential Areas From Non-Residential Encroachment: Mrs. Crombie said commercial development in Solon is very busy and the Planning Department requires pre-application meetings. Protecting residential areas through landscape buffering is always stressed during these meetings. In addition, any proposed zoning changes need to be carefully reviewed to determine potential impacts to the community.

Section 9, Strategies for the Maintenance of Property Values: Mrs. Crombie said the City of Solon actively enforces its Zoning Code. One of the key functions of the Planning Department is acting on zoning code violations. It is important that this function continues to ensure property values. Other actions include; court action, County loan programs and rental inspections.

Mrs. Crombie said re-development is always occurring and she feels the Master Plan will assist with guiding the City decisions.

Councilman Pelunis said it was a very informative presentation.

Mr. Mazur referred to page 9 and asked that the Carrington Court single homes for senior housing be added to the map as he believes this to be interesting information about the area. Mrs. Crombie said she will identify this area on the map.

Mr. Bentley commented that Mrs. Crombie's map presentation was clear and concise and easy to understand.

Motion by Mayor Drucker, seconded by Mr. Mazur to forward the Master Plan proposed updates for the Economic Development Section and the Residential Neighborhoods Plan Section to the Council for their review.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 32910 Solon Road – Jim Alesci's Place

Mr. Frankland displayed a site plan indicating the outdoor seating area. He said the previously approved plan indicated there would be plantings at the base of the retaining wall and plantings on top at the seating area. However, it has been determined that plantings along the top will not survive. Mr. Frankland said the modification proposed is planters and a planter box made of stone along with plantings at the base of the retaining wall.

The Commission agreed no further review of this item was necessary.

2. 30500 Bainbridge Road – Nestlé

Mr. Frankland displayed an aerial view of the property and indicated the area where previously approved parking in the front will be located. He indicated where light poles will be located and where one additional light pole is proposed. Mr. Frankland explained that there is a residence adjacent to the property and he indicated where the property is located. He said based upon the photometric report, the light from the additional light pole will not impact the residence.

The Commission agreed no further review of this item was necessary.

3. 31635 Aurora Road – Shankman and Associates

Mr. Frankland displayed a photograph of the building indicating the color of the building is gray and black. He said the previous approval was for the building color to be tan.

The Commission agreed no further review of this item was necessary.

4. 6951 Beaver Meadow Parkway – City of Solon Water Reclamation

Mr. Frankland displayed an aerial view of the property. He said the roof will be replaced with a dark bronze color and he displayed a sample. Mr. Frankland explained the building is considered a non-residential use in a residential district, however, is required to meet the commercial standards regarding color and the color selected meets those standards.

The Commission agreed no further review of this item was necessary.

5. 33445 Bainbridge Road – Elegantz Eventz

Mr. Frankland displayed an aerial view of the property located in the historical district. He explained the proposal is to replace the cedar shake shingles with asphalt shingles of the same color to repair a damaged area of the roof.

The Commission agreed no further review of this item was necessary.

6. 30625 Solon Road – Fastenal

Mr. Frankland displayed an aerial view of the property and said part of the building will be divided into office space. He noted there are windows with mullions located in the front of the building and the proposal is to move the walls which will align with the mullions.

The commission agreed no further review of this item was necessary.

Councilman Pelunis said a memo from the Clerk regarding Inactive Agenda Item A, the Starbucks drive-thru was received.

Motion by Mr. Newberry, seconded by Mayor Drucker to move Inactive Agenda Item A to the Active Agenda.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis

Nay: None

Motion Carried

COMMENTS FROM THE COMMISSION:

Mayor Drucker said on Friday, September 26<sup>th</sup>, the Solon Center for the Arts will be hosting “Dueling Pianos” with T and Rich. The event will be held at Grantwood from 7:30 PM to 10:30 PM and is for adults only. Mayor Drucker said tickets are \$10 and anyone who purchases a ticket will receive a \$10 gift certificate to Station 43.

Mayor Drucker said on Saturday, September 27<sup>th</sup>, “Operation Medicine Cabinet” will be held from 10:00 AM to 2:00 PM at the Solon Senior Center, 35000 Portz Parkway. This is a safe manner in which to dispose of expired or unused medications. Mayor Drucker said the medications are collected and held by law enforcement officers until safe disposal takes place.

Mayor Drucker said on Sunday, October 5<sup>th</sup>, Solon’s Fire & Rescue will host an “Open House” from 1:00 PM to 4:00 PM at the 5596 Harper Road station. Refreshments will be served, safety tips and demonstrations will be given and there will be a bouncy house for the youngsters.

Mr. Frankland thanked Mrs. Crombie for the excellent presentation she gave on the Master Plan’s Residential Neighborhoods Section. He said it was very detailed and a great deal of thought went into its preparation.

Mrs. Crombie thanked the Commission for their praise of her presentation.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at  
8:17 P.M.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

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Chairman

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Secretary