

**PLANNING & ZONING COMMISSION**  
**October 14, 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, Secretary McConoughey

Absent: None

Also Present: Fire Inspector Eisenhuth, 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:**

1. 34182 Aurora Road – ECHO Solon, LLC – Paul Colla – site plan for re-striping: Mr. Frankland explained this item was on hold as the adjacent parcel was being reviewed for possible development. However, at this time, the development of the parcel is not proceeding.

Mayor Drucker said this item has already been reviewed and approved by the Safety and Public Properties Committee and was referred back to the Planning Commission. The Planning Commission needs to forward it to the Council for their review.

2. 5022 Hidden Creek Circle – Govind Dixit and Neera Gupta – fence setback variances, fence type variance and fence height variance: Councilman Pelunis said the applicant is still reviewing this application with the Planning Department to determine if they will move forward with the application.

3. 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, driveway width variance and lot consolidation: Mr. Frankland said an additional memo from the Planning Department explains the need for additional variances for numerous accessory structures already existing on the property. He said the patio that exists is required to be attached to the house by sidewalks in order to be considered a legal accessory structure.

Mayor Drucker said based on the memo from the Engineering Department, the City does not want the responsibility of maintaining the easement on the property.

Mr. Newberry said the applicant will have to pursue a private agreement for the easement.

In response to Mr. Mazur's question, Fire Inspector Eisenhuth said the 10' rear yard setback is fine from the perspective of the Fire Department and is the minimum accepted.

Mr. Jeff Lazarus was present and said he intends to request to be added to the Public Works Committee agenda to discuss the easement.

Councilman Pelunis said the Planning Commission will not make the referral to the Public Works Committee and will uphold the recommendation made in the memo from the Engineering Department regarding the easement.

4. 34885 McAfee Drive – David Chambers – various fence setback variances: Councilman Pelunis said the applicant has not attended the last three meetings and a letter was sent requesting his presence at tonight's meeting. Therefore, he believes this item should be moved to the Inactive Agenda.

NEW:

7. 33826 Linden Drive – Samuel McKenney – fence setback from street right-of-way variance, fence setback from dwelling variance, fence height variance and aggregate opening variance: Councilman Pelunis said there are questions regarding the height continuity of the fence.

Mr. Sam McKenney was present and said he is agreeable to editing the plan to accommodate the concerns of the Planning Commission.

Mr. Frankland said two of the variances will not be necessary if Mr. McKenney agrees to the recommendations of the Planning Commission.

8. 5769 Spring Grove Drive – Kevin & Michelle Roske – aggregate fence opening variance: Mr. Newberry said he has concerns about a gap between the deck and the fence.

Mr. Mazur has concerns regarding the security of the gates and the spacing of the railing around the patio.

12. 33445 Bainbridge Road – Jennifer & K. James Zinkan (Elegantz Eventz) – site plan review for new business: Mr. Frankland said although the City's landscape architect has not yet approved the landscape plan, the item can still be approved and forwarded to the Council contingent upon the review and approval of the landscape plan by the City's landscape architect.

13. 6225 Cochran Road – Irwin Haber – PDI Group – maximum access drive width variance, distance between access drives variance and site plan approval: Mr.

Frankland said the applicant could not attend tonight, however, he will present the application as cement is involved and winter is approaching.

Mayor Drucker agreed with Mr. Frankland and said there is substantial damage to the area around the driveway from trucks having difficulty turning into the driveway.

The caucus ended at 7:15 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 Mayor Drucker, seconded by Mr. Mazur to approve the minutes of the September 23, 2014 meeting as amended.

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

Motion Carried

PENDING:

1. 34182 Aurora Road – ECHO Solon, LLC – Paul Colla 052-2014 6
  - Site plan for re-striping

Mayor Drucker said this item was previously reviewed and approved by the Safety and Public Properties Committee. However, the City requested the applicant hold the re-striping plans since it appeared there would be re-development taking place on the adjacent parcel. This was done in an effort to prevent ECHO Solon/ Starbucks the expense of re-striping and possibly having to change the traffic plan until the development for the adjacent parcel was determined. It has now been determined that the adjacent parcel will not be developed at this time and ECHO Solon would like to proceed with the previously approved plan submitted for re-striping.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve the site plan for re-striping.

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

Motion Carried

2. 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. Bentley, seconded by Mr. Newberry to table consideration of Item 2.

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

Nay: None

Motion Carried

3. 5800 Ledgebrook Lane – PP#'s 952-33-006 and 952-33-022 - 085-2014 4  
David J. Sarver
- 123.5' front yard setback variance
  - 10' rear yard setback variance
  - Not parallel to the street variance
  - 4' driveway width variance
  - Lot consolidation

Councilman Pelunis said the following additional variances have been identified by the Planning Department.

- Accessory structure location variance
- Maximum number of accessory structures variance
- Maximum accessory structure area variance
- Maximum decorative wall setback variance
- Maximum decorative wall height variance

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

There were no comments from the audience and Councilman Pelunis closed the public hearing.

Mr. Jeff Lazarus and Mr. Jeff Bogart, architect, were present.

Mr. Bogart displayed a site plan indicating the approximate locations of the various accessory structures. He said it is Mr. Lazarus' intent to have all of the accessory structures remain on the property as they are in good condition and will add to their quality of life.

Mr. Frankland said the accessory structures consist of a dock, patio, stairs, landscaping walls, pillars and bridges. He said the accessory structures were on the property when the previous residence burned down, and in order to keep the structures, it is necessary to have additional variances. Mr. Frankland reviewed the additional variances associated with the structures and said the need for the maximum accessory structure area variance will be unnecessary if the patio is connected to the house/sidewalks.

In response to Mr. Newberry's request, Mr. Bogart indicated on the site plan two areas where accessory walls are located.

Mr. Frankland said there are several walls located on the property which are functioning as landscape retaining walls.

Councilman Pelunis re-opened the public hearing and asked if anyone present had any comments. There were no comments from the audience and Councilman Pelunis closed the public hearing.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 123.5' front yard setback variance.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 10' rear yard setback variance.

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

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a not parallel to the street variance.

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

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 4' driveway width variance.

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

Motion by Mayor Drucker, seconded by Mr. Mazur to approve the lot consolidation for PP#'s 952-33-006 and 952-33-022 with the contingency that the applicant completes a private easement agreement.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve an accessory structure location variance with the contingency that the patio be attached to the house.

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

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a number of accessory structures variance.

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

Motion by Mr. Bentley, seconded by Mayor Drucker to remove the maximum accessory structure area variance as the patio will be connected to the house.

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

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a maximum decorative wall setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a maximum decorative wall height variance.

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

Motion Carried

4. 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

Motion by Mr. Bentley, seconded by Mayor Drucker to move item 4 to the Inactive Agenda.

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

Motion Carried

5. 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

Mr. Randy Kertesz, AZ Management, was present.

Mr. Kertesz said the request is for the re-approval of a patio that was never installed when Joey's was at this location. Although Joey's is no longer located at this location, Mr. Kertesz would like the patio installed as an incentive to encourage another restaurant to occupy the space.

Mr. Kertesz displayed a site plan indicating the proposed patio area. He said the parking space variance relates to the entire parking area and does not create any issues. In addition, the Fire Department previously recommended the addition of bollards in the parking area for safety which have been installed.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a fence location variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 13' building setback variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve an 80 space total parking variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a site plan for a deck/outdoor dining area.

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

Motion Carried

NEW:

6. 5320 Harper Road – Jeremy Clarke 091-2014 5
- 8' side yard setback variance
  - Driveway material variance
  - 128 sq ft maximum accessory pavement variance

Mr. Jeremy Clarke was present. He displayed a site plan indicating where the existing garage is located. He indicated the area adjacent to the existing garage where the area for the additional garage is proposed. Although there are no variances associated with the garage addition, a variance is necessary for the proposed sidewalk. A variance is also necessary for the temporary gravel proposed for the driveway until the entire driveway is cemented which Mr. Clarke is hopeful to occur within the next 12 months.

Mayor Drucker asked about another structure that is on the site plan.

Mr. Clarke said this is an existing detached garage which is used for storage and he has no plans to access it with a driveway.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve an 8' side yard setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a driveway material variance with the contingency that the temporary gravel be removed in 12 months.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 128 sq ft maximum accessory pavement variance.

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

Motion Carried

7. 33826 Linden Drive – Samuel McKenney 092-2014 7
- 20' fence setback from street right-of-way variance
  - 14' fence setback from dwelling variance

- 0.5' fence height variance
- 25% aggregate opening fence variance

Mr. Samuel McKenney was present. He displayed a site plan indicating a section of the yard where a 4' fence was proposed. However, he advised he will change the fence height to 3 ½' to meet the Code requirements. Mr. McKenney indicated another section where a 6' fence with a lattice top, 3" plank with one inch spacing in-between was proposed. He believes this will meet the aggregate opening requirement.

Mr. Frankland said Mr. McKenney's plan to meet the aggregate opening requirement would need to comply with the calculations as determined by the Zoning Inspector.

Councilman Pelunis said he was concerned about the aesthetics of different fence heights.

Mr. McKenney indicated an 8' section where a 6' fence is proposed to run even with the front of his neighbor's garage which will assist with privacy issues. However, if the Commission prefers a fence of 3 ½' all the way to the corner, he will agree to that. Mr. McKenney said a 6' fence currently exists along the western side of the property.

Mr. McKenney indicated on an aerial view of his property where the fencing will be located and the proximity of his neighbor's garage. He said he has spoken to the neighbors and there have been no objections raised by them and the installation of new fencing would be welcome. Mr. McKenney intends to remove the existing 6' fence as it is in disrepair.

Councilman Pelunis said after listening to Mr. McKenney's explanation for the two different height fences, he understands the reason for the request and no longer has an objection.

Mr. Newberry agreed with Councilman Pelunis.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 20' fence setback from street right-of-way variance.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 14' fence setback from dwelling variance.

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

Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to accept the applicant's withdrawal of the 0.5' fence height variance.



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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to accept the applicant's withdrawal of the 25% aggregate opening fence variance.

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

Motion Carried

8. 5769 Spring Grove Drive – Kevin & Michelle Roske 093-2014 5  
 ▪ 25% aggregate opening fence variance

Mr. Kevin Roske and Mrs. Michelle Roske were present. Mr. Roske displayed a site plan and said previously there was a chain-link fence surrounding the pool, however, it collapsed. He said they installed a wooden fence around the pool without knowing the City's Code requirements. Mr. Roske displayed photographs of the pool area with the new fencing.

Councilman Pelunis said he is concerned about the gap between the fence and the deck area. He believes this is a safety issue and it needs to be addressed.

Mr. Roske said there is no fencing in that area because the auger drill could not be used any closer to the existing metal post in that location. He is planning on closing the gap and is considering adding a section of lattice to that area.

Mr. Mazur does not believe lattice would be considered acceptable for that area and he believes it must be fencing. The pool must be entirely enclosed per the City's code.

Mr. Roske said he would be willing to build a section of fence to fit that area to match the existing fencing.

Mr. Mazur said he viewed the Roske's property and he recommended that they review the Consumer Products Safety Council website where it is recommended that all gates and entries be securely locked. He noted that the gates on the Roske's property are not locked which could make it accessible for a child to enter. Mr. Mazur said in addition, the openings in the railings on the patio exceed the 4" recommended by the Consumer Products Safety Council. He recommends the Roske's modify these areas of concern for their own protection as well as for the safety of others.

Mr. Roske said the deck is approximately 15 years old and the issues already existed.

Mr. Frankland said locking gates for any access point to the pool are required by the Code.

Mr. Roske said he believes the gates to the pool area do lock. Although the gate is somewhat rusted, he is able to get it closed.

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 25% aggregate opening fence variance with the contingency that the existing gap between the deck and the fence be corrected and that the applicant review the requirements for gate locking per the City code and the Product Safety Commission's requirements for gate locking and correct the railing openings on the patio.

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

Motion Carried

9. 32780 Shadowbrook Drive – Lisa & Rob Friedman 094-2014 4
- Accessory pavement setback variance (the Planning Department determined variance not necessary)

Motion by Mayor Drucker, seconded by Mr. Newberry to withdraw consideration of this application.

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

Motion Carried

10. 7511 SOM Center Road – Joseph Waligora 095-2014 1
- 30' side yard street setback variance
  - 15' accessory pavement setback variance

Mr. Joe Waligora was present. He displayed a site plan indicating the house and the location for the proposed 20' x 26' garage with attic storage. Mr. Waligora said currently there is no garage on the property, therefore, the installation of the garage will bring the property up to Code requirements. He said the side yard setback variance would be adjacent to Russell Drive which is an unimproved street with no curbing or sidewalks. Mr. Waligora said his neighbor applied for and was approved for a similar variance in 2001.

Councilman Pelunis asked if this was an older home with no garage and Mr. Waligora said yes; the home was built in 1880.

Mayor Drucker said as seen in the aerial view of the property, it appears there are numerous vehicles in the rear of the property. As the City's Code does not permit the open storage of vehicles, she asked if the proposed garage will be able to accommodate all of the vehicles.

Mr. Waligora said the garage will not be large enough to accommodate all of the vehicles.

Mayor Drucker asked Mr. Waligora if it is his intent to store the vehicles off-site since continuing to store them in the open on the property is considered a violation.

Mr. Waligora said he had no intention to store the vehicles off-site. However, his future plans consist of constructing another large detached garage that would be able to accommodate the trailer and the 45' boat.

Mayor Drucker has no objections to Mr. Waligora's current proposal, however, arrangements must be made to store the vehicles off of the property.

Councilman Pelunis asked Mr. Waligora if, as a contingency for approval of the current variances, he will agree to store the vehicles that do not fit in the garage off-site.

Mr. Waligora said he believes one of the trailers complies with the Code and meets the size restrictions.

Mr. Frankland said based on the large vehicle Code guidelines, vehicles to be stored outside must be licensed, operable and stored on a hard surface. He said if the vehicle is over 20' long, it must be stored inside a building or it can be stored on a concrete pad but must be entirely surrounded by screening so that no adjacent property owners can view the vehicle.

Mr. Mazur said, therefore, Mr. Waligora is currently in violation with all of the vehicles being stored on his property.

Mr. Waligora said when he bought the house twelve years ago, it was not considered a violation to store the items on the property. He said the current zoning for large vehicles was established nine years ago.

Mr. Stolarsky said structures and setbacks can be grandfathered, however, vehicles that can be moved cannot be grandfathered. He recommended Mr. Waligora meet with the Planning Department to determine which vehicles could remain on the property with the proper screening.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 30' side yard street setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 15' accessory pavement setback variance.

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

Motion Carried

11. 36895 Pettibone Road – Michael Rados  
     ▪ 6' cumulative side yard setback variance

096-2014 3

Mr. Michael Rados and Mrs. Connie Rados were present.

Councilman Pelunis said according to the submitted letter from Mr. and Mrs. Rados, the existing entryway is in disrepair and cracked, thereby, allowing water into the basement when it rains. This has caused mold to grow in the basement which has

raised health concerns. The proposal is to construct a 6' deck to serve as the exit from the house.

Mr. Rados displayed a rendering of the proposed decking indicating where the front door will be located and where the driveway will be adjacent to the deck.

Mr. Frankland said the need for the variance is more of a technicality as the side yard setback is being met but the cumulative side yard setback is being reduced for the total property.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 6' cumulative side yard setback variance.

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

Motion Carried

12. 33445 Bainbridge Road – Jennifer & K. James Zinkan 097-2014 6  
(Elegantz Eventz)  
▪ Site plan

Mr. K. James Zinkan and Mrs. Jennifer Zinkan were present. Mrs. Zinkan displayed an aerial view of the property. She said the home has been well maintained and the proposed change is to conform to the ADA guidelines to enlarge the first floor lavatory to accommodate a wheelchair.

Mrs. Zinkan displayed a site plan indicating the rear of the home where a garage is located. She explained that the garage area will be used to enlarge the lavatory and will consist of a man door and a window. In addition, a ramp will be constructed for access into the existing entrance.

Councilman Pelunis said a letter was received from the landscape architect requesting additional information. Therefore, approval will be contingent upon compliance with the recommendation of the landscape architect.

Mr. Mazur said it was also recommended that a wooden handrail instead of a metal handrail be used for the ADA compliant ramp as it is located in the Historic District.

Mrs. Zinkan agreed and said she would prefer a wooden handrail.

Mrs. Zinkan explained that Elegantz Eventz is an event planning business consisting of three divisions; corporate events, non-profit events and wedding events.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve the site plan for 33445 Bainbridge Road with the contingency that the landscape plan be approved by the City's landscape architect and the ramp handrail is made out of wood.

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

Motion Carried

13. 6225 Cochran Road – Irwin Haber - PDI Group 098-2014 6

- 3' maximum access drive width variance
- 50' distance between access drives variance
- Site plan

Mr. Frankland presented the application. He displayed an aerial view of the property indicating the driveway off of Cochran Road. Mr. Frankland noted the areas where the trucks are driving for better maneuverability to turn into the driveway. He said the proposal is to pave these areas adjacent to the driveway.

Mr. Frankland explained the maximum width variance is proposed because it is a two-lane drive which is permitted to be 28' wide. However, to accommodate the trucks, a 31' wide driveway is necessary, creating a 3' variance.

Mr. Frankland referred to the aerial view indicating the proximity to the driveway into Enterprise Parkway off of Cochran Road. The required distance between the two driveways should be 120' but will only be 70', creating a 50' variance.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 3' maximum access drive width variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 50' distance between access drives variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve the site plan for 6225 Cochran Road.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 30000 Aurora Road – Tarkett

Mr. Frankland displayed a site plan and said the proposal is to revise the previously approved access drive plan. He explained there were issues with the landscaping which had to be moved back from Aurora Road. He displayed a new site plan indicating the minor changes to the access drive design. Mr. Frankland said this plan has been reviewed and approved by the City's landscape architect.

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

2. 33599 Aurora Road – Chipotle

Mr. Frankland displayed an aerial view of the property indicating the location on the side of the business where the proposal is to replace three ash trees that are in

poor condition. He said the proposal is to replace the trees with Kousa dogwood trees. Mr. Frankland said the plan has been reviewed and approved by the City's landscape architect.

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

### 3. Aurora Road - Solon Square Shopping Center

Mr. Frankland displayed a photograph of the rear of the building noting the red color. The proposal is to change the color of the building to brown and he displayed a sample of the paint color. Mr. Frankland said this was the color chosen at a meeting with the applicant.

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

#### COMMENTS FROM THE COMMISSION:

Mayor Drucker announced that the City of Solon has been named the "2014 eCity of Ohio." She said this is the second year in a row that the City has received this award. Mayor Drucker said the eCity award recognizes the strongest on-line business community in each state, which is referred to as the digital capitals of America.

Mayor Drucker said Solon has two ballot issues for the November election. The issues are the Permitted Use amendments. Mayor Drucker said these issues were reviewed by the Planning Commission and the Council. She explained all of the changes can be found on the City's website, [www.solonohio.org](http://www.solonohio.org). Mayor Drucker said the items will be Issue 88 and Issue 89 on the ballot.

Mr. Newberry congratulated the Solon High School Football Team for their efforts on Friday night. He also commended the Solon High School Band who performed at the game. He said it was amazing to hear and see 500 band members performing.

Mr. Bentley encouraged everyone to vote on November 4<sup>th</sup>.

Fire Inspector Eisenhuth reminded everyone the importance of carbon monoxide detectors, especially now that the weather is getting cold. He said carbon monoxide is a colorless, odorless gas that can be commonly found in homes that have defective heating and cooking equipment. Fire Inspector Eisenhuth said the best place to install a carbon monoxide detector is in bedrooms, with additional detectors installed on every level of the home. He said if anyone has further questions, they should contact the Fire Prevention Bureau.

#### COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mr. Bentley to adjourn the meeting at  
8:36 P.M.

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

Motion Carried

---

Chairman

---

Secretary