

**PLANNING & ZONING COMMISSION
January 27, 2015 – 7:20 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, Project Engineer Lyndon

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.

NEW:

2. 6134 Kruse Drive – L& Y Properties (Burger Fresh) – side yard setback variance: Mr. Frankland said a traffic impact analysis was recommended by the Engineering Department. However, he was provided with trip generation information and he determined that there is not enough traffic generated to necessitate a traffic impact analysis.

Fire Lieutenant Eisenhuth said the bollard arrangement submitted on the drawing for the patio meets the Fire Department's requirements.

Mr. Stolarsky asked Mr. Lawrence, the applicant's representative, if he had been made aware of the tap-in fee information.

Mr. Lawrence said they are aware of the tap-in fees.

The caucus ended at 7:25 P.M. and the meeting began at 7:30 P.M

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. Bentley to approve the minutes of the January 13, 2015 meeting as presented.

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

Nay: None

Abstain: Mazur

Motion Carried

PENDING:

1. Intersection of Route 91 and Miles Road – Pro-Built Homes, Inc. 104-2014 4
Parcel A: 952-40-006, Parcel B: 952-40-018 and Parcel C: 952-40-005
- 6' driveway width variance
 - 25' driveway rear yard setback variance (Parcel A)
 - 10' driveway side yard setback variance (Parcel B - north lot line)
 - 10' driveway side yard setback variance (Parcel B - south lot line)
 - 10' driveway side yard setback variance (Parcel C - north lot line)
 - 6' driveway rear yard setback variance (Parcel B)
 - Dwelling orientation variance (Parcel A)
 - Dwelling orientation variance (Parcel B)
 - Dwelling orientation variance (Parcel C)
 - 102.1' front yard setback variance (Parcel B)
 - 39.75' front yard setback variance (Parcel C)
 - Not parallel to street variance (Parcel A)
 - Revised site plan for condominiums - (3) two-family dwellings

Councilman Pelunis said there is no new information and the applicant is still working with the Planning Department and the Law Department.

Motion by Mr. Bentley, seconded by Mr. Newberry to table consideration of Item 1.

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

Nay: None

Motion Carried

NEW:

2. 6134 Kruse Drive – L&Y Properties (Burger Fresh) 012-2015 6
- 12.55' side yard setback variance
 - Site plan – new patio

Mr. Art Lawrence, representing the applicant, was present. He displayed a site plan of the area and said this is the location that had the fire approximately one year ago. Mr. Lawrence indicated the other surrounding local businesses and noted Burger Fresh will be located at one end in the location formerly occupied by Portrait Innovations.

Mr. Lawrence indicated an adjacent area of grass in the rear of the location which is where the patio is proposed. Mr. Lawrence said the recommended fencing and bollards will be installed. He said, as patios have become popular, the tenant

believes it will be a desired benefit for the business. Mr. Lawrence said the tenant feels this will be a nice addition to the area and will fit in well.

Mayor Drucker asked if additional lighting will be added to the patio area as she recalls it being somewhat dark in that location.

Mr. Lawrence is unsure if additional lighting is planned but believes the applicant would be open to considering additional lighting for the patio.

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a 12.55' 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 the site plan for the new patio.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

There were no minor alterations to review.

COMMENTS FROM THE COMMISSION:

Mayor Drucker said she attended the grand opening of Cosmax's 330,000 square foot manufacturing facility in Solon today. She said this is their first facility in the United States. Mayor Drucker said it is a cosmetics professional research, development and production company which was originally established in South Korea in 1992. She is proud that Cosmax chose Solon as the location for their facility and wishes them much success and growth.

Councilman Pelunis also attended the Cosmax grand opening and said it was a wonderful event and very well attended. He was told by a representative that people attending from out-of-town were accommodated in local Solon hotels. This will be a great addition to Solon and will benefit the entire community. Councilman Pelunis commended the Administration, the Council and Economic Development for their efforts in bringing Cosmax to Solon.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mayor Drucker, seconded Mr. Newberry to adjourn the meeting at
7:40 P.M.

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

Motion Carried

Chairman

Secretary