

PLANNING & ZONING COMMISSION
January 13, 2015 – 7:00 P.M.

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

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

Absent: Commission Member Mazur

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.

PENDING:

1. Intersection of Route 91 and Miles Road – Pro-Built Homes, Inc. – driveway width variance, driveway side yard variances, driveway rear yard variances, dwelling orientation variances, various front yard variances, not parallel to street variance and site plan approval for (3) two-family condominiums: Councilman Pelunis said the Engineering Department is still waiting for drainage calculations and the applicant will be meeting with the Planning Department. Therefore, this item will be tabled.

NEW:

9. 29300 Cannon Road – Nestlé Product Technology Center – sign height, width and area variances: Councilman Pelunis said Councilwoman Meany does not support these variances and has submitted correspondence regarding this item as she believes the variances are out of character for a residential neighborhood.

Mayor Drucker said she went to the location and feels it is very difficult to visualize the sign on this site as it is currently covered in snow. She asked if there were any photographs available of the site.

Ms. Kira Kabo, Nestlé, was present and said a fence is also currently located on the site during construction. She said she will display a site plan indicating the driveway and the landscaping island. Ms. Kabo said the sign will be located in the center of the landscaping island. She explained that the current fence is where the

approximate property line is, the sign will be located 10' away from the property line and the fence will be removed.

Mayor Drucker said another concern for the residential area is having an illuminated sign. She asked for clarification regarding the brightness of the sign.

Ms. Kabo said traditionally, the Nestlé signs are not bright and do not have many colors in them. The signs will be gray and white with LED lighting illuminating them from the inside.

Mr. Newberry asked if it was possible to add a dimmer to the LED lighting in case the lighting is too bright.

Ms. Kabo said a dimmer can be added to the LED lighting for adjustment purposes.

Mr. Lou Belknap, Agile Signs, was present and said the gray background area of the sign will not be illuminated. The only area that will be illuminated is the white area where the lettering is located.

11. 33003 Aurora Road – Ivan Tsou (Burgers 2 Beer) – site plan review: Councilman Pelunis reviewed Mr. Stolarsky's input regarding this item. The Council has already reviewed this item and requested the sign be taken down for inspection and the size changed to meet the criteria established. He asked if it can be reconsidered by the Planning Commission.

Mr. Stolarsky asked if it was a different sign or is the same one. Councilman Pelunis said it is the same sign and the same application.

Mr. Frankland said the six-month rule to re-apply only applies to variances and this was not considered a variance.

Mr. Stolarsky said the Planning Commission is the recommending body and the Council made the ruling the applicant wants to have reconsidered.

Mr. Newberry said the Planning Commission approved a smaller sign, however, a larger sign was installed. The applicant is now requesting reconsideration of the sign that was already installed.

The Commission discussed the item and determined that the Council was specific about the requirements for the sign.

Councilman Pelunis said the electric for the sign was never inspected.

Mr. Frankland said although the sign has been installed, it has not been activated.

Mr. Stolarsky believes the Council should be the body to reconsider the applicant's request since they made the final ruling.

Mr. Stolarsky said the item should be removed from the Planning Commission Agenda and the applicant can request in writing to be placed on the Council agenda for reconsideration of their previous ruling.

12. 6025 Kruse Drive – DDR Corporation (Bed, Bath & Beyond) – sign variance and site plan review for cart corrals: Councilman Pelunis said when other applications were considered, signage on cart corrals was not permitted.

Mr. Frankland said as a condition of approval, the applicant would have to remove the signage from the cart corral.

Ms. Lisa Evans, Bed, Bath & Beyond, was present and said they can remove the signage and add a plain gray plastic panel to the cart corral.

Councilman Pelunis said this would remove the second variance for the number of ground signs.

Mr. Frankland said previous applicants were requested to attach the cart corral to the ground by the Commission so it would not easily move if hit by a vehicle.

Ms. Evans said they will attach the cart corral to the ground.

The caucus ended at 7:15 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 December 9, 2014 meeting as presented.

Roll Call: Aye: Bentley, Drucker, Pelunis

Nay: None

Abstain: Newberry

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 as the applicant will be meeting with the Planning Department and the Assistant Law Director on Friday, this item should be tabled.

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

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

Nay: None

Motion Carried

2. 6281 SOM Center Road – Cipriani Investment Co. II 001-2015 4
- Site plan

Mr. Mike Cipriani was present. He displayed a photograph of the store front indicating where a window is proposed. Mr. Cipriani said the window materials will match the windows of the businesses located on either side of the proposed nail spa.

Motion by Mr. Bentley, seconded by Mayor Drucker to approve the site plan for 6281 SOM Center Road.

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

Nay: None

Motion Carried

3. 28500 Miles Road – Brainard Miles Retail Development 002-2015 5
- 1,175 sq ft minimum structure size variance – clothing donation bin
 - Structure color variance
 - Building material variance
 - Total wall signage area variance
 - Number of wall signs variance
 - 10' setback from parking lot variance
 - Site plan – clothing donation bin

Mr. Bob Knecht, Registered Agent for Special Olympics, was present and said the clothing donation bin will be located in the rear of the property near the dumpster.

Councilman Pelunis said he is concerned about proper maintenance of the clothing donation bin as there have been past issues with other donation bins located in the City regarding overflowing items and inappropriate materials being left at the sites.

Mr. Knecht said the Special Olympics office for this area is located in Cleveland and has 22 drivers. Therefore, if a problem occurs with one of the donation bins, response time occurs within a few hours.

Councilman Pelunis said the proposed location for the donation bin is located in an area that would not typically be frequented by people and asked how they would know the donation bin is located there.

Mr. Knecht said it takes approximately three months for donation bins to generate collections. This has never been a concern as they are usually viewed by people just driving by. However, if necessary, they can always do some type of promotion.

Mayor Drucker asked for signage clarification. Mr. Knecht said there will be no signage on the back of the donation bin. There is a disclaimer sign on the front of the donation bin which is an Ohio law and an 800 number to call if there are any issues with the bin. In addition, the Special Olympics logo is located on the front and the sides of the donation bin.

In response to Mr. Newberry's question, Mr. Knecht said the donation bin is 41" wide, 41" deep and 6' in height. He said the bin is made out of powder-coated stainless steel and withstands Ohio weather better than other bins. In addition, it is the most attractive one.

Mayor Drucker said a contingency should be added regarding proper maintenance of the donation bin and that the approval can be revoked by the City at their discretion. She will support the variance as she believes if any problems occur with the donation bin, Mr. Knecht has indicated there will be a timely response to correct them.

Mr. Knecht said they have been partnering with Special Olympics for 20 years and would not jeopardize their relationship with them. In addition, they are very knowledgeable about this type of service.

Mayor Drucker asked if all of the donations go to Special Olympics.

Mr. Knecht said once an item is placed in the donation bin, it belongs to Special Olympics and must now be purchased. He said \$165,000 was generated in Ohio last year for Special Olympics through donation bin collections.

Mr. Newberry suggested the motion for minimum structure size should be for a 41"x 41" donation bin and not a specific amount of square footage.

Councilman Pelunis still has a concern about potential items that might be dropped off since he is aware that issues have occurred in the past with other donation bins. His concern is mainly regarding the possibility of hazardous chemicals being disposed of, in or near the bin.

Mr. Knecht said it is unfortunate that there are people who do things like that, however, if this occurs, they always address the problem.

Councilman Pelunis said a contingency can be added regarding a timely and adequate response if a problem occurs with the donation bin.

Mr. Knecht said the 800 number located on the bin is serviced from 8:00 A.M. to 5:00 P.M. every day. If an occurrence takes place after hours, a message can be left and it will be responded to the next day.

Mr. Newberry asked Mr. Frankland if other previously approved donation bins are still functioning in the City.

Mr. Frankland was unsure if any of the previously approved donation bins were still being utilized.

Mr. Newberry said he would surmise that if the donation bin does not serve the purpose that it is intended for and becomes a maintenance problem, the applicant will have it removed.

Mr. Knecht said this is correct. He explained that there is no contract between him and the property owner and they can ask for the removal of the donation bin at their discretion.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a minimum structure size variance for a 41" x 41" clothing donation bin for 28500 Miles Road.

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

Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a structure color variance for 28500 Miles Road.

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

Nay: None

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a building material variance for 28500 Miles Road.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a total wall signage area variance to permit the signage on the bin as depicted on the application with the contingency that there will be no signage on the back of the bin.

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

Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve the number of wall signs variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 10' setback from parking lot variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve the site plan for the clothing donation bin with the contingency that adequate supervision of the bin's maintenance be provided and approval for the bin can be revoked at the City's discretion.

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

Motion Carried

4. 33605 Aurora Road – Cambridge Fitness of Solon, LLC 003-2015 6
 ▪ 134 sq ft wall sign area variance

Mr. Jerry Helsel, Cicogna Sign Company, was present representing the applicant. He said Planet Fitness will be owned by a local franchisee, is based out of Cambridge, Massachusetts, and several franchises are located in northeast Ohio.

Mr. Helsel displayed a photograph of the building, formerly occupied by OfficeMax, where Planet Fitness will be located. He said this is a unique area as it has a substantial set back from the street and there is no monument signage at the entrance to the shopping center identifying businesses. Therefore, it is believed that the request for the variance is justified.

Mr. Helsel said the Planet Fitness corporate design concept was taken into consideration. He indicated the large 18' x 90' façade where the signage will be located and said an effort was made to make the sign proportionate with the space and increase visibility.

Mr. Helsel said the Planet Fitness business plan is based on volume by offering a \$10 per month fee for membership. Therefore, adequate identification of the business is necessary.

Councilman Pelunis said all of the other signage in the shopping center is red, including other businesses that are franchises.

Mr. Helsel said the Planet Fitness colors are purple or yellow. He explained that the landlord reviewed the signage plan which was presented in red, yellow or purple and the yellow sign was selected and approved.

Mayor Drucker asked if there is going to be a request to install a sign on the rear of the building facing Station Street.

Mr. Helsel said this is the only sign that is being requested.

Mr. Newberry is concerned since the request is for a 234 square foot sign and the previous tenant's sign was 150 square feet. As he was curious about the size difference, he made the attempt to find and view a similar sign but has been unsuccessful.

Mr. Helsel displayed a rendering with a 101 square foot sign in the façade and the rendering with the requested 234 square foot sign. He said it was determined that the 101 square foot sign was undersized for the space. Mr. Helsel said many municipalities use square footage of the building façade where 15% is considered normal and this request is 13% of the façade.

Councilman Pelunis said he would like to know what the practical difficulty for the variance is, other than aesthetics.

Mr. Helsel believes the largest difficulty is the setback as the location is in the rear of the shopping center off of a busy road and the larger sign will assist with visibility.

Mayor Drucker feels it is difficult to read signs when driving on Aurora Road since there is so much traffic. She feels the larger signage is appropriate for visibility especially because of the layout of the shopping center and she will support the variance. Mayor Drucker said the rendering with the smaller sign did not look appropriate in the sign area and she feels it could also be confusing as customers may not realize the entire location is Planet Fitness.

Mr. Bentley agreed with Mayor Drucker and said the 101 square foot sign was too small. However, he would have liked to see a rendering with a 200 square foot sign. Mr. Bentley is somewhat concerned about the look of the yellow sign from a contextual perspective considering all of the other signs in the shopping center are red. In addition, the yellow might blend in with the building from a distance. However, he understands this is a marketing decision for Planet Fitness.

Mr. Helsel said although the red would likely stand out better, the yellow is a Planet Fitness corporate color. He does not believe the purple color which is also a Planet Fitness corporate color would look appropriate and it is difficult to see at night. Mr. Helsel feels the yellow color will be a better look especially when illuminated at night. He said it will be an LED internally illuminated light.

Motion by Mr. Bentley, seconded by Mr. Newberry to approve a 134 sq ft wall sign area variance for 33605 Aurora Road.

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

Motion Carried

5. 33095 Bainbridge Road – Poly-Carb
 - Demolition of warehouse building
 - Site plan

004-2015 6

Ms. Marie Chiller, CH2M Hill Company, was present representing the applicant. She said the proposal is to demolish the warehouse building in the rear of the property. Ms. Chiller said there is also a building in the front of the property that was used as an office. She said Poly-Carb stopped its operations in 2013. Ms. Chiller explained there were three underground storage tanks that were removed. However, during the removal, the soil at the northwest corner of the building was impacted. Ms. Chiller displayed a site plan of the location.

Ms. Chiller said the Bureau of Underground Storage Tank Regulation (BUSTR) worked with Poly-Carb to develop a plan for remediation of the impacted soil. She displayed a site plan of the site indicating the location of the warehouse building. Ms. Chiller said in order to access the impacted soil, it is necessary to demolish the warehouse building. As the zoning has changed in the area to commercial zoning, the warehouse would no longer be appropriate, however, the office building will remain on the property.

Mr. Newberry asked for clarification regarding the surface of the property to the east and north of the building.

Ms. Chiller referred to the site plan and indicated an area that is concrete and an area made of gravel. She said that once the warehouse is demolished, the area will be filled in with gravel.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve the demolition of a warehouse building at 33095 Bainbridge Road.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the site plan for 33095 Bainbridge Road.

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

Nay: None

Motion Carried

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|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---|
| 6. | 30500 Bainbridge Road – Nestlé Prepared Foods Company | 005-2015 | 6 |
| | <ul style="list-style-type: none"> ▪ 24 sq ft sign area variance (free standing ground sign) ▪ 8.6 sq ft sign area variance – (2) directional signs ▪ 6" sign height variance (free standing ground sign) ▪ 1' 8" sign height variance – (2) directional signs ▪ 2' sign width variance (free standing ground sign) | | |

Ms. Kira Kabo, Nestlé USA, and Lou Belknap, Agile Signs, were present representing the applicant. Ms. Kabo displayed a site plan of the property and indicated the location for the proposed monument sign which will be perpendicular to Bainbridge Road and she displayed a rendering of the proposed monument sign.

Ms. Kabo referred to the site plan and indicated where the directional signs will be located at the entrance and exit to the driveways and she displayed a rendering of the proposed directional signs. She explained that all of the directional signs will be

the same size for all of the properties being reviewed this evening. Ms. Kabo said the variance is necessary to fit all of the required information on the signs although the smallest letter size that can still be illuminated was selected.

Mr. Belknap said all of the directional signs will only have illuminated lettering and the background will not be illuminated.

Mr. Newberry said although he had some questions regarding sizing when he first reviewed the information, he realized this is becoming a standardized sign package throughout all of the facilities and that it will also become the standard sign package nationwide.

*All motions included the contingency that approval is granted utilizing the size and dimensions as provided by Nestlé in the Planning Commission application packet.

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 24 sq ft sign area variance (free standing ground sign) with the above contingency.*

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

Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve an 8.6 sq ft sign area variance for (2) directional signs with the above contingency.*

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

Nay: None

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 6" sign height variance (free standing ground sign) with the above contingency.*

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 1' 8" sign height variance for (2) directional signs with the above contingency.*

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

Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 2' sign width variance (free standing ground sign) with the above contingency.*

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

Nay: None

Motion Carried

7. 30003 Bainbridge Road – Stouffer Corporation

006-2015

5

- 62 sq ft sign area variance (free standing round sign)
- 8.6 sq ft sign area variance – (3) directional signs
- 4' sign height variance (free standing ground sign)
- 1' 8" sign height variance – (3) directional signs
- 4' 6" sign width variance (free standing ground sign)
- 10' sign setback variance (free standing ground sign)

Ms. Kira Kabo, Nestlé USA, and Lou Belknap, Agile Signs, were present representing the applicant. She displayed a site plan of the property and said this location is the headquarters for three of Nestlé's largest divisions. Ms. Kabo said the proposal is to replace the current signage with new signs. No new signs will be installed.

Ms. Kabo said because of the landscaping and building location, the only site for the proposed monument sign is in the same location as the current sign which is at a zero setback. She explained that due to the visibility, corner location and because of the other commercial buildings in the area, it is believed that the variance is appropriate. Ms. Kabo said only the lettering will be lit internally.

Mr. Newberry asked to see a picture of the existing sign. Ms. Kabo displayed a photograph indicating the existing sign.

Mr. Newberry is not concerned about the requested variances, however, in the photograph it appears that one of the directional signs might be blocking the ground sign. Ms. Kabo said that is a concern and the sign company is reviewing the plan to determine if the directional sign will decrease visibility of the ground sign. She said it might be determined that the directional sign might have to be moved closer to the property or even to the opposite side of the street. However, it will be easier to make this determination once the ground sign has been installed.

*All motions included the contingency that approval is granted utilizing the size and dimensions as provided by Nestlé in the Planning Commission application packet.

Motion by Mayor Drucker, seconded Mr. Newberry to approve a 62 sq ft sign area variance (free standing ground sign) with the above contingency.*

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

Motion by Mr. Newberry, seconded by Mr. Bentley to approve an 8.6 sq ft sign area variance for (3) directional signs with the above contingency.*

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

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 4' sign height variance (free standing ground sign) with the above contingency.*

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

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 1' 8" sign height variance for (3) directional signs with the above contingency.*

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

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 4' 6" sign width variance (free standing ground sign) with the above contingency.*

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 10' sign setback variance (free standing ground sign) with the above contingency.*

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

Motion Carried

8. 5750 Harper Road – Nestlé Prepared Foods Company 007-2015 5
- 52 sq ft sign area variance (free standing ground sign)
 - 8.6 sq ft sign area variance – (4) directional signs
 - 2' 2" sign height variance (free standing ground sign)
 - 1' 8" sign height variance – (4) directional signs
 - 3' 6" sign width variance (free standing ground sign)

Ms. Kira Kabo, Nestlé USA, and Lou Belknap, Agile Signs, were present representing the applicant. Ms. Kabo displayed a site plan indicating the area, which includes the factory and the corporate building. She said the proposal is for the same number of signs already existing on the property.

Ms. Kabo displayed another photograph indicating the location of the monument sign. She explained the proposal is to replace the current 130 square foot sign with a 92 square foot sign. Ms. Kabo said the same location will be utilized for the new sign with the same setback which is approximately 45' to 50' from the property line. She explained this sign will also have only the lettering internally lit with LED lighting.

Mayor Drucker said as there is a traffic light at this location, she is not concerned about the placement of the sign blocking visibility. She would be concerned about the visibility if there was only a stop sign at this location.

Mr. Belknap said the rendering is deceiving as the sign is currently located over 100' from the driveway curb.

Ms. Kabo said the new sign will be located perpendicular to the street and not parallel to the street.

*All motions included the contingency that approval is granted utilizing the size and dimensions as provided by Nestlé in the Planning Commission application packet.

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 52 sq ft sign area variance (free standing ground sign) with the above contingency.*

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve an 8.6 sq ft sign area variance for (4) directional signs with the above contingency.*

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

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 2' 2" sign height variance (free standing ground sign) with the above contingency.*

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

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 1' 8" sign height variance for (4) directional signs with the above contingency.*

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

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 3' 6" sign width variance (free standing ground sign) with the above contingency.*

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

9. 29300 Cannon Road – Nestlé Product Technology Center 011-2015 5
- 40 sq ft sign area variance
 - 2' 2" sign height variance
 - 2' sign width variance

Ms. Kira Kabo, Nestlé USA, and Lou Belknap, Agile Signs, were present representing the applicant. Ms. Kabo displayed a site plan of the new facility indicating the location for the proposed sign. She said there is only one exit and entrance to the facility, therefore, directional signs are unnecessary. Ms. Kabo noted the location of the sign on the site plan and said it will be installed at the 10' setback from the property line. She explained it will be well screened with landscaping for the neighbors to the west.

Ms. Kabo displayed a rendering of the proposed sign and said the reason the proposal is for a larger sign is to accommodate all of the verbiage Nestlé Global requested be on the sign as it is necessary to have the name of the facility and the address on the sign. She said only the lettering will be internally illuminated with LED lighting. Ms. Kabo said discussion took place during the Caucus regarding the possibility of dimming the lighting, if necessary, and this can be accomplished.

Mayor Drucker asked for clarification regarding the appearance of the sign rendering contained in the packet. She said it appears that the sign facing east will be blank and the other side of the sign, facing west, will have the previously discussed information on it.

Ms. Kabo said that was an error on the part of the regional sign vendor who incorrectly placed the sign perpendicular to the street on the site plan. However, the correct wording on the site plan should be Elevation at Side A and Side B, as the lettering will be on both sides of the sign.

Councilman Pelunis said correspondence was received from Councilwoman Meany objecting to the size of the sign as she does not believe there is justification to have such a large sign in a residential area.

Ms. Kabo said she would be willing to meet with Councilwoman Meany prior to the Council meeting on Tuesday, January 20th to explain the reasons for the necessity of the larger sign.

Mr. Newberry understands Councilwoman Meany's concerns about the larger sign, however, as this will be the only sign for this facility and so it can be seen from the highway, he believes it is appropriate. He said, other than a sign on the building itself, he sees no other option.

Ms. Kabo said it took four months for her and Mr. Frankland to convince Nestlé Global to approve a monument sign at this location to meet the City of Solon's design standards as Nestlé Global wanted their standard pylon-type sign installed.

Mayor Drucker said although she typically supports the ward councilperson's position whenever there is an issue in their ward, this is a difficult decision as she would not want to see a large sign located on the building. She feels a sign mounted on the building would be more exposure to the residential area than a monument sign. Mayor Drucker said especially with the addition of a dimmer for the lighting to the sign, she will support the variances.

Mayor Drucker said she received a call from the Cleveland Metroparks representative who said they have no objections to the sign variances.

*All motions included the contingency that approval is granted utilizing the size and dimensions as provided by Nestlé in the Planning Commission application packet.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 40 sq ft sign area variance with the above contingency.*

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 2' 2" sign height variance with the above contingency.*

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 2' sign width variance with the above contingency.*

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

Motion Carried

10. 6140 SOM Center Road – Apple Ohio, LLC (Pacos Tacos)

008-2015

6

- Building material variance
- Building color variance

- Number of wall signs variance (to permit 1 additional)
- Site plan – façade alterations

Mr. Bret Adams, 200 Glen Road, Moreland Hills, and Rick Siegfried, RSA Architects, were present.

Mr. Siegfried explained the proposal to re-image the Applebee's Restaurant building. He displayed the plan and explained they will stucco over the stone tower which is not an approved material for the façade and requires a variance. He said additional stucco will be used along the ground and across the front. A new door is proposed with a metal finish applied so that it will stand out. Mr. Siegfried said they will paint the existing brick and the trim across the top and will white wash the balance of the brick. Some of the existing awnings will be painted and some awnings on the side will be removed. They are proposing to remove existing windows and install overhead garage doors to let the outside in.

Mr. Siegfried explained the Pacos Tacos Tequila sign will replace the Applebee's sign. He said the proposed mask on the plan serves as the second sign and is a branding for the facility.

Mayor Drucker is pleased with the plan and said Mr. Adams has been extremely successful with Burntwood Tavern. She believes Pacos Tacos will fit in with the area, is great for the City and allows residents another restaurant option. She said she supports the application and thanked Mr. Adams for his investment in Solon.

Mr. Adams believes Burntwood has shown a commitment to Solon and is grateful the community has embraced them. He is grateful for the opportunity to grow in Solon.

Mr. Newberry said he was originally concerned with the white wash, however, based on the presentation, he does not object.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve the building material variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the building color variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve the number of wall signs variance to permit 1 additional.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve the site plan for façade alterations.

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

Motion Carried

11. 33003 Aurora Road – Ivan Tsou (Burgers 2 Beer) 009-2015 6
▪ Site plan, architectural review (reconsideration of sign)

Mr. Stolarsky clarified his comments from Caucus and recommended this item be properly removed for lack of jurisdiction.

Motion by Mr. Bentley, seconded by Mayor Drucker to remove Item 11 due to lack of jurisdiction.

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

Motion Carried

12. 6025 Kruse Drive – DDR Corporation (Bed, Bath & Beyond) 010-2015 6
▪ 2 space onsite parking variance
▪ Number of ground signs variance (to permit 2 additional)
▪ Site plan – cart corrals

Ms. Lisa Evans and Mr. Paul Herman, representatives for Bed, Bath and Beyond, were present.

Ms. Evans displayed a photograph of the cart corral.

Councilman Pelunis said as discussed in Caucus, there will be two contingencies added; the advertising will be removed and the corrals will be anchored to the ground. He asked if the applicant is in agreement.

Ms. Evans said yes.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a two space onsite parking variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to remove the number of ground signs variance (to permit 2 additional).

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve the site plan for the cart corrals contingent upon securing the cart corral to the ground and removal of the signage.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 30701 Carter Street – Cosmax

Mr. Frankland displayed an aerial view and indicated the location of an existing fence. Cosmax proposes to remove the fence and install two 24' wide gates. The Planning Department recommends a contingency that the Fire Department have appropriate access through the gates.

Mr. Newberry asked Mr. Eisenhuth if the existing gates are accessible by the Fire Department. Mr. Eisenhuth said yes, however, if in the future, the gates are to be changed to electronically open that the Fire Department must be able to open the gates from the fire vehicles to access the back side of the building.

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

2. 6241 SOM Center Road – Charter One Bank

Mr. Frankland displayed an aerial view and explained the proposal to replace roof mounted equipment. Mr. Frankland said the code now states that roof mounted equipment be screened from the street. Charter One indicated that the new equipment will be equivalent in size and dimension as the existing equipment, therefore, Mr. Frankland recommended that the equivalent size and dimension be a contingency of approval.

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

3. 5900-5910 Harper Road – DJM Group

Mr. Frankland displayed an aerial view and explained the request to install light packs along the wall rather than installing poles in the parking lot. He displayed a picture of the proposed equipment. He recommends approval be contingent upon submittal of a photometric plan as required by code.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker reminded everyone that City Hall will be closed on Monday, January 19th in observance of Martin Luther King, Jr. Day. The regular Council meeting has been rescheduled to Tuesday, January 20th.

Mayor Drucker announced on Friday, January 23rd, the Solon Center for the Arts will host Comedy Night at Grantwood Golf Course for those 21 and over. Tickets are \$10 and can be purchased at Solonarts.org.

Mr. Newberry wished everyone Happy New Year.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mayor Drucker, seconded Mr. Bentley to adjourn the meeting at
8:41 P.M.

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

Motion Carried

Chairman

Secretary