

**PLANNING & ZONING COMMISSION**  
**June 9, 2015 – 7:20 P.M.**

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

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

Absent: Commission Member Mazur

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)

Councilman Pelunis presided.

**PENDING:**

1. SOM Center Road (on existing utility tower) – PP# 956-02-006 – CEI (land owner)/Verizon Wireless (applicant) – tower height variance, cell tower spacing variance, fence height variance, landscape buffer variance, plant height variance and site plan: Mr. Frankland said if a representative for the applicant does not attend the meeting, it should be tabled.

Councilman Pelunis said the public hearing will remain open.

**NEW:**

3. 28020 Miles Road – James Comella Trust (American Tavern) – Side street parking setback variance, parking lot curbing variance, building material variance and site plan for parking lot expansion and building alterations: Mr. Frankland said the landscape and lighting plan have not yet been submitted. If the item is approved tonight, he recommended it be contingent upon review of the plans as he can present it as a minor alteration at a future meeting.

Mr. Frankland said the final siding color has not yet been approved and this should also be contingent upon review by the Planning Department. Mr. Frankland said the Engineering Department recommended a change to the angle of some of the parking spaces in the west area of the parking lot and this should also be added as a contingency. In addition, this application does not include the deck expansion.

4. 6531 Cochran Road – Great Lakes Cold Storage – Side street parking setback

variance, fence location variance and site plan for parking lot expansion: Mr. Frankland said an additional variance was identified by the Planning Department. He said the truck loading area has 60' light poles which are necessary to give proper coverage to the semi-trucks. As 24' light poles is the maximum height permitted for light poles, a 36' height variance is necessary to accommodate the 60' light poles. In addition, approval of the landscape plan by the City's landscape architect will be necessary.

5. 29495 F. A. Lennon Drive – Swagelok – Variance to not install curbing and site plan for parking lot alterations: Mr. Frankland said Mr. Disante from Swagelok has asked to shift the angle of the access drive to move it away from two catch basins.

The caucus ended at 7:26 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. Newberry to approve the minutes of the May 26, 2015 meeting as presented.

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

Motion Carried

PENDING:

- |    |   |          |   |
|----|---|----------|---|
| 1. | SOM Center Road (on existing utility tower)<br>PP# 956-02-006 - CEI (land owner)/Verizon Wireless (applicant) | 044-2015 | 2 |
|    | ▪ 18' wireless cell tower height variance   |          |   |
|    | ▪ Wireless cell tower spacing variance  |          |   |
|    | ▪ 1' fence height variance  |          |   |
|    | ▪ Minimum landscape buffer variance   |          |   |
|    | ▪ 2' minimum evergreen plant height variance  |          |   |
|    | ▪ Site plan – new wireless cell tower   |          |   |

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

There were no public comments, therefore, the public hearing was closed, however, will be continued at the June 23<sup>rd</sup> meeting.

Mayor Drucker asked if the delay for this application is because receipt of a report is pending.

Mr. Frankland said the applicant is reviewing alternatives with regard to moving the tower further away from SOM Center Road to the southern set of towers. He said the applicant indicated in a previous email that they would be in attendance tonight.

Mayor Drucker said the local residents, however, have since indicated they would prefer the tower be located further from their homes and closer to SOM Center Road.

Mr. Frankland agreed that the residents would prefer the tower be located on SOM Center Road where the applicant originally proposed it. However, as the applicant has not attended the last three meetings, he suggested they be notified to attend the next meeting to continue review of this item.

Mayor Drucker asked if the applicant should meet with the administration prior to the Commission.

Mr. Frankland said the applicant should return to the Planning Commission. However, he can contact the applicant, in case they have not watched the meetings, and let them know what the local residents are requesting.

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

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

Nay: None

Motion Carried

Councilman Pelunis asked the Clerk to notify the applicant to attend the next meeting.

Mr. Stolarsky noted as only four members of the Commission are present, an affirmative vote from three of the members is necessary for an item to be approved. Therefore, any applicant can request to be tabled until all Commission members are present.

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|----|--|----------|---|
| 2. | 5200 Harper Road – Cervino Properties, LLC   | 050-2015 | 5 |
|    | <ul style="list-style-type: none"> <li>▪ Lot split/consolidation – PP#'s 951-15-003 and 951-15-028</li> <li>▪ 288 sq ft accessory pavement variance</li> </ul> |          |   |

Councilman Pelunis said Councilwoman Meany advised she had no objection to the lot split/consolidation or variance request and she has not received any comments from residents.

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

Mr. Kraig Kern, Kern Building Inc., was present representing the applicant. He said the purpose of the lot split/consolidation is to move the property line between the two parcels to create a larger turn-around area for the property where the home is being built to meet the City requirements.

Mr. Kern said the accessory pavement variance is necessary to create the larger turn-around area to provide additional parking as parking is not permitted on Harper Road.

Councilman Pelunis said a letter was received from the Cleveland Metroparks who have no objections to the requests.

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

Motion by Mr. Newberry, seconded by Mr. Bentley to recommend approval of a lot split/consolidation for PP#'s 951-15-003 and 951-15-028 at 5200 Harper Road for Cervino Properties, LLC.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 288 sq ft accessory pavement variance.

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

Motion Carried

NEW:

3. 28020 Miles Road – James Comella Trust (American Tavern) 053-2015 5
- 19' side street parking setback variance
  - Parking lot curbing variance
  - Building material variance
  - Site plan – parking lot expansion and building alterations

Ms. Linda Singleton and Mr. Ken Hejduk, engineer and surveyor, were present representing the applicant. Mr. Hejduk displayed the site plan indicating the southern edge of the parking lot where the no curbing variance and the 19' side street parking setback variance are proposed. He said he is unfamiliar with any building variances.

Mr. Frankland said the building material variance is for the proposed vinyl-shake siding the City is recommending which is an upgrade from the current metal siding.

Councilman Pelunis said as discussed during the Caucus and as indicated in the memorandum from the Planning Director, the deck is not included in this application.

Mr. Hejduk is aware there is no deck in this plan and believes it might be considered in the future. This application is mainly regarding the parking expansion.

Mr. Newberry asked to view the site plan with regard to the side street parking setback variance.

Mr. Hedjuk displayed the site plan and indicated the area where the variance is requested.

Mr. Newberry noted that Brainard Road is defined as the frontage of this lot and the proposed side street parking setback variance is located along Miles Road.

Mr. Newberry referred to the site plan and asked for clarification regarding the curbing.

Mr. Hedjuk referred to the site plan and said there will be curbing in the islands, and along the west side of Miles Road as this will assist with water control.

Mr. Newberry clarified the purpose of the no curbing variance is to facilitate and assist with drainage.

Mayor Drucker asked for clarification about cross-access in the two parking lots between Bar 50/20 and American Tavern.

Mr. Hedjuk said although it will be paved, it is preferred that customers not move their vehicles from parking lot to parking lot and that walking from one location to the other will be encouraged. Mr. Hedjuk said safety cones are typically set up to prevent cross access between the two parking lots.

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 19' side street parking setback variance for 28020 Miles Road.

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

Nay: None

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a parking lot curbing variance for 28020 Miles Road.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a building material variance to permit the vinyl-shake siding installation contingent upon color approval by the Planning Director.

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

Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to recommend approval of the site plan for the parking lot expansion and building alterations with the contingency that the landscape plan and exterior lighting plan will be reviewed and approved by the Planning Director, there is no deck included in the plan, consolidation of the seven parcels will be completed and orientation of the western parking spaces will be changed in accordance with the Engineering Department's recommendations.

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

Nay: None

Motion Carried

Mr. Hedjuk referred to the site plan indicating the parking spaces to the west and said it was the recommendation of the Engineering Department to angle the

parking spaces which would make it less likely to back into vehicles located behind them. He said the spaces are shown at a 60 degree angle on the site plan.

4. 6531 Cochran Road – Great Lakes Cold Storage 054-2015 7
- 17' side street parking setback variance
  - Fence location variance
  - *36' height variance for light poles in the semi-trucks location (added during the caucus)*
  - Site plan - parking lot expansion

Mr. David Watkins, Atwell, was present representing the applicant. He displayed a site plan and indicated the area where parking currently exists and the adjacent area for the parking expansion. The variance is necessary to maintain the same setback as the current parking lot.

Mr. Watkins said the additional parking is necessary to accommodate the expansion of the cold storage facility but not move the parking any closer to Carter Street.

Mr. Watkins said the fence location variance is necessary to enclose the storage area for the trailers for security reasons as one of the reasons for the expansion is due to Giant Eagle utilizing a substantial amount of the cold storage facility. In addition, the fence will add additional security to keep track of trucks entering and exiting which has caused operation issues. Mr. Watkins said there will also be the addition of a security guard station of which will be maintained by a full-time security guard and will assist with monitoring truck traffic during business hours.

Mr. Watkins referred to the site plan and said the current parking lot will be repaired as it is original to the site and part of the expansion will be to install new pavement to the east for employees and truck storage. He said the main gate will be operated at the security station and a secondary gate will be located on the far eastern side that will be locked at all times. However, it will have an electronic device for emergency access. Mr. Watkins said the secondary gate will have limited access as the objective is to have all of the trucks entering and exiting from the main gate to maintain security.

Mr. Watkins said the light pole configurations are also being changed and three of them are proposed at a taller height. He said the photometric plan indicated there were dark areas near the trailers. Mr. Watkins said it is necessary for the light poles to be tall enough for the light to shine down but not spill over from the site.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 17' side street parking setback variance.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a fence location variance in the side yard.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 36' height variance for light poles in the semi-trucks location only.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to recommend approval of the site plan for the parking lot expansion with the contingency that the landscape plan is reviewed and approved by the Planning Director, the security gate operation is approved by the Safety forces and storm water calculations are approved by the Engineering Department.

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

Motion Carried

5. 29495 F. A. Lennon Drive – Swagelok 055-2015 7
- Variance to not install curbing
  - Site plan – parking lot access drive re-location

Mr. Ben Disante, Swagelok, was present. He displayed a site plan and said a change is proposed to the parking lot. Mr. Disante indicated where the existing apron is at a slight angle. The proposal is to change the configuration of the parking and move the apron to the main aisle to keep traffic away from the associate entrance to make it safer. Mr. Disante said this will require relocating the apron approximately 100' to the west.

Mr. Newberry said the plan displayed by Mr. Disante is different from the plan received and reviewed with the application.

Mr. Disante said Mr. Newberry is correct, the plan displayed is a slightly different plan. He said the site was surveyed and it was determined that the center of the apron fell on top of the sewer at the road and inside the yard. Mr. Disante said it was determined that it would not be sensible to have approximately 1,000 cars per day driving over the sewers.

Mr. Newberry asked if most of the traffic entering and exiting the parking lot will be going from F.A. Lennon Drive to Cochran Road.

Mr. Disante said yes.

Mr. Newberry asked how many cars will be making a right turn out of the driveway while others are trying to turn left.

Mr. Disante said unless there is a specific task to be completed on the west side of the building, there is no reason to make a right turn out of the driveway at this time. However, if expansion takes place in the future, the apron would likely need to be widened and located further to the east.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the variance to not install curbing around the parking lot.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to recommend approval of the site plan for the parking lot alterations as displayed and approved during the Planning Commission meeting on June 9<sup>th</sup>.

The Clerk requested copies of the revised plan be forwarded to her office for distribution to the Council by Thursday, June 11<sup>th</sup>.

Roll Call: Aye: Bentley, Drucker, 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 the Solon Community Band will be holding their first concert on Thursday, June 18<sup>th</sup> at 7:00 P.M. at the Solon Community Park. The Solon Community Band has over 50 members with ties to Solon. Some members are experienced musicians while other members enjoy it as a hobby. The Community is invited to come and enjoy the concert.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mayor Drucker, seconded by Mr. Newberry to adjourn the meeting at 8:00 P.M.

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

Motion Carried

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Chairman

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Secretary