

PLANNING & ZONING COMMISSION
April 14, 2015 – 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, Law Director Lobe, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: Fire Inspector Eisenhuth, Councilman Kitora, 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)

Councilman Pelunis presided.

Councilman Pelunis said Mr. Frankland has provided him with information regarding two public hearings that require scheduling for the meeting on April 28th for cell phone towers.

PENDING:

1. 5821 Harper Road – Ezov Development Group, LLC (Oliver Architecture) - various setback variances and parking variances: Mr. Frankland said a revised site plan for the landscaping was received and questions can be addressed to the landscape architect during the meeting.

NEW:

4. 7144 Southwoods Lane – Beth Baskin – fireplace width variances and location variance: Mayor Drucker said she will abstain from this item.

Mr. Frankland said records from the Building Department indicate that the contractor is not, at this time, a registered contractor in the City of Solon and has not been registered since 2009. In addition, it was found that there is a letter from 2007 regarding violations from the Zoning Inspector for doing work without a permit in the file.

Councilman Pelunis said the fireplace has already been installed. The Commission will have to determine if they will vote on the variances tonight and if the Law Director should review the violations associated with the contractor. There was no representative for the applicant present during the Caucus.

Mr. Lobe said he would prefer that he and Mr. Frankland meet with the contractor to discuss the events prior to consideration of the variance application.

Mayor Drucker asked Mr. Frankland about the update he is working on regarding fences that was previously discussed.

Mr. Frankland said he is working on the update as it pertains to setbacks and expanding the types of fences. The Commission can also decide on fence types.

Mayor Drucker said she thought the changes would consist of board-on-board fencing being considered as an approved fence as it does have an opening in it. She believes this change might prevent residents from having to come to the Planning Commission for variance approval since board-on-board fencing is frequently requested.

Mr. Frankland is still working on the update and will bring it to the Commission soon.

9. 35480 Bainbridge Road – Stephen Rivers – accessory structure area variance, rear yard setback variance, side yard setback variance and cumulative side yard setback variance: Mr. Frankland said the cumulative side yard setback variance is necessary even if the location of the shed is changed.

11. 30003 Bainbridge Road – The Stouffer Corporation – building side street setback variance, building material variance, parking area side street setback variance, lighting level at property line variance: Mr. Frankland said a new landscape plan was submitted and the applicant is willing to work with the City regarding the landscaping. However, they wish to proceed with the project in an expeditious manner and will accept a contingency for the future approval of the landscape plan.

12. 6140 SOM Center Road – Apple Ohio, LLC/Walter Torrens Trustee (Paco's Tacos) – site plan for exterior architectural alterations: Mr. Frankland said this item should be withdrawn as the awnings from the previous tenant will now be used.

Mr. Frankland said he will present three minor alterations.

The caucus ended at 7:16 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 Mr. Newberry, seconded by Mr. Bentley to approve the minutes of the March 24, 2015 meeting as presented.

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

Motion Carried

PENDING:

1. 5821 Harper Road – Ezov Development Group, LLC (Oliver Architecture) – 3/10 tabled – revised plan submitted 4/8 022-2015 6
- 5' front yard building setback variance
 - 26' front yard parking setback variance
 - 90% front yard parking screening variance
 - 1' – 9" mound height variance (~~revised plan – 1' mound height variance~~)
 - 2' parking setback from building variance
 - 3% interior parking lot greenspace variance
 - ~~1' parking space width variance (eliminated with revised plan)~~ *withdrawn*
 - 4' access drive width variance
 - 1.5' parking aisle width variance – (northwest corner)
 - 2' parking aisle width variance – (south of building)
 - 17.6' parking aisle width variance – (multiple locations)
 - Minimum loading area variance
 - Site plan

Mr. Jonathan Berns, Ezov Development Group, LLC, was present. He thanked the Economic Development and Planning Departments and the City of Solon for the assistance given to them on this project. Mr. Berns said this is an approximate 60,000 square foot existing building which has historically been used primarily for distribution purposes. He said the plan is to re-develop the building for office space and they have already secured the first tenant, Moss Insurance, an on-line insurance company, who will utilize 20,000 square feet of space. In addition, a GRIP grant has been received with assistance from the Economic Development Department.

Mr. Berns said it has been challenging to develop a plan that will accommodate all of the necessary parking, allow more light into the building, provide an attractive and modern exterior and increase the exterior height of the building to assist with hiding the unsightly HVAC equipment.

Mr. Kevin Oliver, Oliver Architecture, and Mr. Craig Cawrse, site designer and landscape architect, were present. Mr. Oliver displayed an aerial view of the property indicating the location of the one-story building. He said the current parking configuration is a single-loaded parking lot that has angled parking with a one-way drive only that leads to the rear of the building. Mr. Oliver said the site contains no sidewalks and no height difference between the drive and the entry areas.

Mr. Oliver displayed a site plan and said the proposal is to increase the parking, provide significant landscaping in the front and side of the building, install sidewalks for safety and to make the site more attractive. In order to achieve this, the requested variances are necessary.

Mr. Oliver displayed an enlarged view of the parking area and said 18' deep stalls and 24' aisles will be added and the proposal will move the parking setback toward Harper Road. He displayed a rendering of the building and said it is currently brick masonry with EIFS on top and has a dated appearance. Mr. Oliver said the proposal is to re-clad the entire west, south and north façade with panels and at the entrances and throughout the spaces, increasing openings to create large storefront windows where 20" windows currently exist. The goal is to bring in more light to the building, make it more attractive and to better identify the entrances on the building.

Mr. Cawrse displayed a site plan indicating where the retention pond is located and said it has been widened which has increased the slope but has reduced the area that can be used to meet the Code guidelines for landscape screening for parking areas. He said it should be possible to achieve an approximate 2' mound containing plantings. Mr. Cawrse discussed the variety of plants to be installed and said the screening should be approximately 5½' in height and birch trees will be added at intervals for some variation. He indicated the corners where the originally proposed 3' 9" mounding can still be achieved. Mr. Cawrse indicated an area that will contain a bio-retention cell for water quality containing a mixture of sedges which he has had good experience with as they are very hardy and require low maintenance.

Mr. Cawrse indicated another area on the site plan and said trees already exist in this area and will remain. He noted an area that contains a tree lawn which will remain and indicated an area along the side of the building where an additional 2,000 square feet of green space has been added and will contain Cleveland Select Pear trees and ornamental grasses.

Mr. Oliver displayed a rendering of the front of the building and indicated the windows will be enlarged at all of the entrances and alternating materials will be used to signify the entrances. Awnings will be added to help identify specific entrances.

Mayor Drucker believes this will vastly improve the area and appreciates the applicant's efforts.

Mr. Bentley commended the plan and feels the marking of the entrances will make a difference for future tenants and will give the building some distinction.

Mr. Mazur said one of his concerns has been eliminated with Mr. Cawrse's presentation about the landscaping and all of the additions that have been made to the south side of the building. However, he is concerned about the removal of the cross-access driveway and would like clarification.

Mr. Berns displayed a site plan and said this property and the adjacent property had common ownership prior to their ownership of the property. He indicated an area immediately opposite a single row of parking where a shared driveway to the adjacent property exists. Mr. Berns said the uses for the two properties will now be significantly different. He said the adjacent property is a manufacturing and machine tooling facility with a sales office for lighting at one end of the building. Mr. Berns said their property will be utilized as offices with different shifts. The concern is that with many

more people and cars coming in and out, a traffic area will be created which will be compounded if the shared driveway with the adjacent business exists and could create safety issues.

Mr. Berns indicated an area to the east on the site plan and said, if necessary, a cross-access driveway could be located there as it is believed it would be a safer location. He has contacted the adjacent property owners but has not yet heard from them. Mr. Berns said they are willing to work with the Engineering Department on this issue and believes this location is safer as it is in the rear of the property rather than close to the street.

Mr. Mazur said it has also been determined that a dumpster location is necessary and needs to be added to the site plan.

Councilman Pelunis said the dumpster location can be added with the contingency that the location be approved by the Planning Director.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 5' front yard building 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 26' front yard parking 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 90% front yard parking screening variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 1' – 9" mound height variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 2' parking setback from building variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 3% interior parking lot greenspace variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to accept the withdrawal of the 1' parking space 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 4' access drive width variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 1.5' parking aisle width variance (northwest corner).

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 2' parking aisle width variance (south of building).

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 17.6' parking aisle width variance (multiple locations).

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a minimum loading area variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to recommend approval of the site plan with the contingencies that the dumpster location be added to the site plan upon the approval of the Planning Director and the landscape plan submitted on April 14, 2015 from Douglas Nemeckay and Associates is accepted.

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

Motion Carried

2. 30100 Wedgewood Drive – Scott Smith 026-2015 5
- Lot consolidation – PP#'s 951-38-011 and 951-38-034

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

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

Motion by Mr. Newberry, seconded by Mr. Bentley to recommend approval of the lot consolidation for PP#'s 951-38-011 and 951-38-034 at 30100 Wedgewood Drive.

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

Motion Carried

NEW:

3. 5834 Briarwood Lane – Larry & Nicole DiGeronimo 029-2015 6
▪ 6' front yard setback variance

Mr. Larry DiGeronimo was present and displayed an aerial view of the property. He indicated his home and the adjacent home and said the homes were built by and previously owned by a sister and brother. He indicated the location of the entrance doors which were located on the side of each house adjacent to the other. In addition, a horseshoe-style driveway was shared between the two homes.

Mr. DiGeronimo displayed a site plan and indicated where his gravel driveway is located and noted it is on the opposite side of the entrance to his home. He is proposing to add a front porch to the area adjacent to the driveway to have a front entrance to the home. Mr. DiGeronimo displayed a rendering of the front porch and a photograph of a similar style front porch he is proposing. He noted its rustic appearance and believes this will blend in well with the home and the wooded location.

Mr. DiGeronimo referred to the site plan indicating the area for the porch addition which would be 18' x 9½' and would give him a front entrance to his home. In response to Councilman Pelunis' question, Mr. DiGeronimo said there is no walkway from the driveway to the side entrance. However, there is a small concrete pad at the doorway to the side entrance, which leads into a screened porch.

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

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

Motion Carried

4. 7144 Southwoods Lane – Beth Baskin 030-2015 3
▪ 8' maximum outdoor recreational fireplace width variance
▪ 3" maximum outdoor recreational fireplace width variance
▪ Outdoor recreational fireplace location variance

Mr. Philip Lawes, Landscaper, was present representing the applicant. Mr. Lawes said the fireplace has already been installed. In response to Councilman Pelunis' question, he said it was installed with a permit. However, the wood boxes that hold the firewood are considered supplemental but are not part of the structure and this has created the need for the variances.

Mr. Lawes said two plans were submitted for City approval. He said the fire pit was approved and the fireplace was added later. Mr. Lawes said when he tried to get approval for the fireplace, it was determined that the size was not within Code guidelines.

Mayor Drucker said she will abstain from consideration of this item.

Mr. Mazur is concerned as he believes Mr. Lawes built the fireplace without a permit.

Mr. Lawes said the fireplace was built with a permit and both sets of plans were submitted.

Mr. Frankland said a permit was issued for a 48" fire pit and upon the Zoning Inspector's inspection, it was determined that an above-ground outdoor recreational fireplace had been constructed without a permit. He said a patio and fire pit were reviewed and approved by the City and the outdoor recreational fireplace was not on the application reviewed.

Mr. Mazur said there was also a question as to whether Mr. Lawes is a registered contractor in Solon and there is an outstanding violation on file for installing a sidewalk without a permit.

Mr. Frankland said the Building Department was consulted and found there is no current registration and the last registration for Mr. Lawes was in 2009. He said there is a letter on file for past work performed without permits.

Mr. Lobe would like to review this matter with Mr. Frankland prior to making any decisions.

Councilman Pelunis said the item should be tabled and the Planning Department will communicate with Mr. Lawes regarding the various issues.

Mr. Lawes said he was unaware of any issues.

Mr. Lobe said an informal administrative meeting will be scheduled with Mr. Lawes to discuss the issues and concerns and he will be able to submit information which might assist with clarification.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 4.

Mr. Bentley said it happens too often that homeowners assume the contractor they have hired has followed the City policies and it is unfortunate that they sometimes have to contend with the repercussions.

Councilman Pelunis agreed with Mr. Bentley.

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

Motion Carried

5. 7499 Sotogrande Court - Alia Alkalaf
 - 466 sq ft accessory pavement area variance

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Mr. Larry Bloch, Larry Bloch Builders, and Mr. Mohammed Saleh, were present. Mr. Bloch said the square footage for the proposed driveway exceeds the normally allowed amount and, therefore, they are requesting a variance.

Mr. Bentley asked if the Homeowners Association approved the request.

Mr. Saleh said yes.

Councilman Pelunis said no letter was submitted from the Homeowners Association approving the request. However, the item can proceed contingent upon receiving the approval from the Homeowners Association.

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 466 sq ft accessory pavement area variance contingent upon written approval from the Homeowners Association.

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

Motion Carried

6. 7650 Royal Portrush Drive – Gary Cohen
- 204' front yard setback variance
 - Not parallel to the street variance

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Mr. Gary Cohen was present. He explained the same variances were approved last year, however, as it has been a year, the approval has expired and he is now requesting re-approval. Mr. Cohen said his contractor was unable to attend but he will attempt to answer any questions.

Councilman Pelunis suggested to the Commission that if there are specific questions Mr. Cohen is unable to answer, tabling the item could be considered until the next meeting when the contractor is available.

Mr. Cohen displayed a site plan.

Councilman Pelunis asked Mr. Frankland to assist Mr. Cohen with an explanation for the variances.

Mr. Frankland said because this is an unusually shaped lot, it is not possible to meet the required setback of 38' from the street, therefore, the variance is necessary for appropriate placement of the house on the property. In addition, the adjacent property has a similar lot configuration and house layout. Mr. Frankland said because of the lot shape, a not parallel to the street variance is also necessary.

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 204' front yard setback variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a not parallel to the street variance with the contingencies that nothing permanent be built in or over the sanitary sewer easement and that the applicant understands and acknowledges that should the City have to repair the sewer, the City will fill the trench but will not replace the paving materials over the top.

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

Motion Carried

7. 33359 Allenbury Drive – Chris Carpenter 033-2015 4
- 21' fence setback from right-of-way variance
 - 2.5' fence height variance
 - Fence type variance

Mr. Chris Carpenter was present and explained the proposal to install a fence to provide protection for his young son and dogs and to also block noise associated with the traffic from SOM Center Road. Mr. Carpenter displayed the plan and said the fence will be 10' from the sidewalk and if the required 30' setback were met, it would render half the yard useless. He said the portion of the fence on SOM Center Road is proposed at 6' in height to help reduce the bright lights from vehicles that shine into his windows. He indicated an area on a photograph of an overgrown wooded area that will be removed for the fence and will improve the line-of-site on Allenbury Drive.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 21' fence setback from right-of-way variance.

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

Motion Carried

Mr. Mazur advised the board-on-board fence will need a 25% aggregate opening. Mr. Carpenter understood and displayed a picture.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 2.5' fence height variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a fence type variance contingent upon approval by the Planning Department of a 25% aggregate opening.

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

Motion Carried

8. 30700 Carter Street – K-C Properties of Solon, LLC 034-2015 7
- 2.4' loading space width variance (for all 3 proposed doors)
 - 60' maneuvering area variance
 - Site plan - new dock doors and loading area

Mr. Matt Parnell, 551 Linda Street, Rocky River was present representing the applicant. Mr. Parnell displayed the plan and said a portion of the building was leased to a tenant

who requested three dock doors. He indicated the location for the dock doors on the plan.

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 2.4' loading space width variance (for all 3 proposed doors).

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 60' maneuvering area variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to recommend approval of the site plan for new dock doors and loading area.

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

Motion Carried

9. 35480 Bainbridge Road – Stephen Rivers
- 44 sq ft accessory structure area variance
 - 5' rear yard setback variance
 - 3' side yard setback variance
 - 11' cumulative side yard setback variance

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Ms. Sherron Jones, 35480 Bainbridge Road, was present representing the applicant.

Ms. Jones displayed an aerial view of the property indicating the location of an existing shed and explained the proposal is to replace it with a new shed. Ms. Jones said the proposed shed will be 12' x 16' and 8½' tall with a wood ramp.

To reduce variances, Councilman Pelunis asked if the proposed shed could be moved. Ms. Jones said trees would have to be removed and as there is a substantial root system, they are concerned the roots would interfere with the shed.

Mr. Newberry asked if the shed will be the same size as the old shed and Ms. Jones said the new shed will be longer but will not interfere with the trees.

Ms. Jones said a fence was built last year and a new shed would improve the appearance of the property. She has not heard objections from the neighbors.

Mayor Drucker asked what type of fence was installed and what the height is. Ms. Jones said the fence is within requirements. Mayor Drucker said she is not as concerned with the side yard setback if a fence surrounds the shed.

Ms. Jones said the larger shed will also store a snow blower, bikes, etc. currently stored in a two-car garage that cannot accommodate the second car.

Councilman Pelunis said his concerns with the setback variance are alleviated with the existing fence. He asked if a lawn mower will fit between the shed and the fence so the area can be maintained and Ms. Jones said yes.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 44 sq ft accessory structure area variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 5' rear yard setback variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 3' 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 an 11' cumulative side yard setback variance.

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

Motion Carried

10. 7360 Rollingbrook Trail – Myles Roche

036-2015 1

- 5' side yard setback variance (gazebo)
- 14' side yard setback variance
- Number of accessory structures variance

Mr. Myles Roche was present. He displayed a photograph of the rear of his property and explained he removed the deck from the west side of the property. Mr. Roche proposes replacing the deck with brick pavers and a gazebo. The gazebo is proposed to be located to the side of dining room windows which results in a side yard setback variance. Although a smaller 14' gazebo was discussed with his architect, it was determined a 16' gazebo would provide more space. Mr. Roche said a gazebo is necessary in that location for protection from the sun and heat in the summer and screening the gazebo will provide protection from insects.

Mr. Roche indicated where the lateral for the sanitary sewer is located on the north side of the property and the location of gutter drain tiles that extend across the rear yard and connect to the down spouts for drainage. Therefore, he must be cautious about the placement of the gazebo.

Mr. Roche said as a shed already exists on the property and has been there for approximately 25 years, a variance for another structure is needed for the gazebo. He indicated where a fire pit and water fountain will also be located.

In regard to a neighbor's request to move the shed, Mayor Drucker asked what type of screening separates Mr. Roche's house from the neighbor.

Mr. Roche said there is dense woods between the properties but less dense in the winter. He said the neighbor's garage is adjacent to his home, however, their house is situated further back on the property with many trees bordering the properties.

Mr. Bentley asked where the fire pit will be located.

Mr. Roche displayed a rendering of the proposed project and indicated where the fire pit will be located within a brick wall.

Mr. Bentley asked if the patio will follow the footprint of the former deck. Mr. Roche said no and indicated the area from the back of the house to a brick wall and noted it is wider than the original deck.

In response to Councilman Pelunis' question regarding the fire pit, Mr. Roche said the fire pit will be natural gas. He indicated where a gas grill will be located which will also be natural gas. Mr. Roche believes there will be an inspection of the gas line that will be installed.

There was discussion regarding the placement of the gazebo to alleviate variances and concerns of the neighbor. Mr. Roche said there are many trees along the property from the back to the front.

Mr. Mazur clarified that the neighbor did not object to the proposal, but asked that no trees be removed. Mr. Roche indicated no trees will be removed.

Mr. Mazur said he does not object to the variances.

Mr. Newberry said the neighbor's correspondence questioned the location of the shed in regard to the side yard and asked if it was possible to move it.

Mr. Roche feels any attempt to move the shed would result in it falling apart, as it is approximately 25 years old.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 5' side yard setback variance for a gazebo.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 14' side 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 number of accessory structures variance.

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

Motion Carried

11. 30003 Bainbridge Road – The Stouffer Corporation 037-2015 5
- 45' building side street setback variance (detached garage)
 - Building material variance (detached garage & covered walkway)
 - 14' parking area side street setback variance
 - Lighting level at property line variance
 - Site plan - parking lot re-design

Mr. Ron Balko, GPD Group and Kira Kabo, Nestle USA, were present. Ms. Kabo displayed the plan and explained the proposed detached garage will be used to store and protect five shuttle buses.

Councilman Pelunis asked if sides will be added to the walkway. Mr. Balko said vinyl sides will be attached in the winter to block wind. Ms. Kabo said the walkway will be open in the summer. She noted the walkway will also provide safety for the campus.

Councilman Pelunis agreed and said the vinyl siding will help keep snow off of the sidewalk in the winter. He said the lighting variance is necessary as the lights will be brighter than required, however, will face Route 422.

Mr. Balko displayed a photometrics plan and noted the right of way line. He said there is less than a 1' candle at the property line.

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 45' building side street setback variance for a detached garage.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a building material variance for a detached garage and covered walkway.

Mr. Newberry asked for clarification regarding the material for the face of the garage.

Mr. Balko displayed a sample of the material which is split face masonry block. Ms. Kabo said they want the material to be comparable to the existing building as it is a connection between the two structures.

Mr. Newberry asked Mr. Frankland if the reason for the material variance for the walkway is for the proposed roof material.

Mr. Frankland said the standing-seam metal roof is permitted, however, the material variance for the temporary vinyl sides for the walkway is required.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 14' parking area side street setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a lighting level at property line variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a site plan for the parking lot redesign contingent upon approval of the city landscape architect.

Mr. Frankland said after approval of the landscape architect, the landscape plan will be submitted as a minor alteration.

Ms. Kabo agreed to the contingencies. She said construction will begin in July this year to be finished next year as it is necessary to keep parking available during the project.

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

Motion Carried

12. 6140 SOM Center Road – Apple Ohio, LLC/Walter Louis Torrens 038-2015 6
Trustee (Paco's Tacos)
- Site plan - exterior architectural modifications

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

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

Motion Carried

13. 28470 Solon Road – Daniel & Sara Lotts – revised plan submitted 4/9 039-2015 7
- Maximum 60% extension of building value variance
 - 115' front yard setback variance

Mr. and Mrs. Lotts were present and displayed the plan. Mr. Lotts said the proposed 24' x 28' addition will be placed in the footprint of an existing 30' x 14' structure that will be removed. He displayed photos of the existing structure and indicated the location of the proposed construction on the north and west sides of the property.

Mayor Drucker asked if the new construction will match the existing exterior and Mr. Lotts said that is the plan.

It was discussed that the front yard setback variance is necessary due to the setback of the addition and because the home is in the industrial area where the setback requirement is greater.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a maximum 60% extension of building value variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 115' front yard setback variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Newberry to schedule a public hearing for 30400 Solon Road, PP# 953-31-005, for T-Mobile to replace three existing antennas.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Mazur to schedule a public hearing for property within the CEI easement, PP# 956-02-006, for Verizon Wireless for a new cell tower within the CEI transmission tower.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Newberry to schedule a public hearing on April 28, 2015, for 30400 Solon Road for Crown Castle/T-Mobile for 3 replacement antennas on an existing tower.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Mazur to schedule a public hearing on April 28, 2015, for SOM Center Road, within the CEI easement (PP# 956-02-006) for Verizon Wireless for a site plan for a new cell tower.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6015 Enterprise Parkway – Longhorn

Mr. Frankland displayed an aerial view and explained the proposal to install a sidewalk to the dumpster for better access. He said the Engineering Department is not requesting storm water calculations at this time. However, a letter is required from the applicant that states if greenspace is further reduced in the future, the sidewalk will be included in storm water retention calculations at that time.

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

2. 34600 Solon Road – Erico

Mr. Frankland displayed an aerial view and explained the proposal to build a structure to house stairs that will be installed in the center of the building for roof access.

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

3. 31711 Solon Road – Zircoa

Mr. Frankland displayed an aerial view and explained the proposal to install landscaping between two buildings. He displayed a landscape plan previously reviewed by the Commission and displayed a modified plan indicating that changes will be made to certain plants. Mr. Frankland said the applicant's intention is to proceed with the project this year.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker announced that on Thursday, April 16th through Sunday, April 19th the Solon High School Drama Club will present "Chitty Chitty Bang Bang." Tickets are available by calling (440) 349-6249 or emailing solonboxofficetix@gmail.com.

Mayor Drucker said on Friday, April 17th, the Solon Center for the Arts will host the 10th Annual Focus Event, a photography competition from 6:00 P.M. to 8:00 P.M.

Mayor Drucker announced on Saturday, April 18th, the Recreation Department is hosting the 2015 Solon 5K Run and 1 mile walk at the Community Center. The walk begins at 8:45 A.M. and the run begins at 9:15 A.M.

Mayor Drucker said construction has begun on Hunter's Ridge to complete the sanitary sewer replacement, concrete will be replaced in sidewalks and aprons in various areas and restoration work will occur. The project is expected to be completed in mid-June and two-way traffic will be maintained.

Mayor Drucker said the Harper Road bridge repair will begin on Friday, April 17th in the morning. Harper Road northbound will be restricted to one lane under the 422 bridge. At 6:00 P.M. Harper Road northbound will be completely closed at the bridge which will deny access to the westbound freeway entrance ramp. The closure will continue until 3:00 A.M. on Monday, April 20th. Southbound Harper Road traffic will remain unaffected. The Ohio Department of Transportation posted a detour routing traffic eastbound on Route 422 to the SOM Center exit and redirected to re-enter 422 to proceed westbound. A message board will be posted as well.

Mayor Drucker said on April 26th, the Service Department will host the 9th Annual Earth Day event at the Community Park from 8:30 A.M. to 1:00 P.M. Mulch, tree seedlings and recycling information will be available.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at
8:59 P.M.

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

Motion Carried

Chairman

Secretary