

PLANNING & ZONING COMMISSION
June 23, 2015 – 7:05 P.M.

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

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

Absent: None

Also Present: Fire Inspector Eisenhuth, Councilman Kitora, Assistant City Engineer Welch (meeting only)

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 the Clerk contacted the applicant and told them to contact the Planning Director for an update on the application and the applicant has yet to do so.

Councilman Pelunis said if there is no representative from Verizon present tonight, he would recommend this item be moved to the Inactive Agenda.

Mr. Stolarsky advised the public hearing be closed prior to moving the item to the Inactive Agenda.

NEW:

2. 33678 Linden Drive – Marc Solomon – accessory pavement setback variance: Councilman Pelunis said prior to the start of the Caucus, photographs from the applicant were distributed which display his driveway with the addition of pavers and another driveway in the neighborhood that also has brick pavers along the edge of the driveway.

Mr. Frankland said he will present 3 minor alterations during the meeting.

The caucus ended at 7:11 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 June 9, 2015 meeting as presented.

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

Nay: None

Abstain: Mazur

Motion Carried

PENDING:

- | | | | |
|----|--|----------|---|
| 1. | SOM Center Road (on existing utility tower)
PP# 956-02-006 - CEI (land owner)/Verizon Wireless (applicant) | 044-2015 | 2 |
| | <ul style="list-style-type: none">▪ 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.

Mr. Newberry said as there has been no activity since April, it is recommended this item be moved to the Inactive Agenda.

Motion by Mr. Newberry, seconded Mr. Bentley to move Item 1 to the Inactive Agenda.

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

Nay: None

Motion Carried

NEW:

- | | | | |
|----|---|----------|---|
| 2. | 33678 Linden Drive – Marc Solomon (property owner
Lance Calvetta) | 056-2015 | 7 |
| | <ul style="list-style-type: none">▪ 15' accessory pavement setback variance | | |

Mr. Marc Solomon was present and said he previously submitted an application for a concrete pad which was approved and installed. At that time, he was told to submit landscape plans. He submitted landscape plans last year which were approved and he was issued a permit. However, sewer construction was taking place on the street and it was not completed until November. Therefore, he only recently completed the landscaping to the driveway.

Mr. Solomon displayed a photograph of the driveway indicating the brick pavers he installed on either side. He said the brick pavers on the right side of the driveway were labeled as stepping stones and approved on the original plan. Mr. Solomon said while performing the work on the driveway, he and his landscaper made the decision to add brick pavers to the left side of the driveway also. He said the pavers add an additional 14" to each side of the driveway which prevents stepping into mud or snow when exiting a vehicle. Mr. Solomon feels the stepping stones are part of the landscaping, however, he received a letter from the City telling him that the stepping stones were considered an expansion of the driveway.

Mr. Solomon said upon submission and approval of the original plan, it was his understanding that he could add or subtract items as necessary. As he feels the stepping stones to be part of the landscaping, he did not think it was necessary to seek approval for the other side of the driveway. Mr. Solomon displayed a photograph of a property located in his neighborhood with similar pavers on the side of the driveway.

Mr. Solomon said he has spent a considerable amount of money on the driveway and followed all of the City's codes regarding the installation of the concrete pad and he is requesting the variance to keep the pavers.

Mr. Bentley has no issues with the application and thinks it looks good.

Mr. Solomon was unclear about the variance for 15' as the pavers add inches to either side of the driveway.

Mr. Newberry explained the 15' setback variance is necessary to allow the pavement to be closer to the property line than is permitted by the Code.

Councilman Pelunis also has no issues with the variance and thinks it looks attractive.

Mr. Newberry said he believes it would be unusual for the Planning Department to review a landscape plan and misinterpret stone pavers as planting materials. He is familiar with the product and thinks the pavers look nice for this application, however, he believes it is unclear about whether or not pavers were approved for any section of the driveway. He, therefore, will not support the variance.

Mr. Solomon displayed the landscape plan he submitted previously which was approved. He noted the area to the side of the driveway where stepping stones are labeled.

Mr. Newberry asked if the plan was stamped and approved by the City.

Mr. Solomon displayed the plan and indicated initials on the document.

Mr. Frankland was unsure as to the initials but said the plan was not reviewed by the Planning Department and asked Mrs. Welch if the plan was reviewed by the Engineering Department.

Mrs. Welch said the plan was not reviewed by the Engineering Department.

Mr. Solomon did not remember who he met with or who approved the plan but displayed a copy of the receipt from payment for the permit.

In response to Mayor Drucker's question, Mr. Solomon said he brought the plan in and dropped it off and described the office he was directed to.

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

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

Motion Carried

3. 6260 N. Huntington Drive – Pam Abraham 057-2015 4
- 23' fence setback from street right-of-way variance
 - 1½' fence height variance

Mr. Don Simpson was present representing the applicant. He said the proposal is to replace the current fence which is in disrepair. Mr. Simpson said the fencing will be in the same location, however, the applicant would like to replace it with a fence that is 1' higher. He displayed a site plan indicating the property is on a corner lot adjacent to City-owned property.

Councilman Pelunis said variances have been granted before for similar applications. He said Councilman Kotora has no concerns with the variance and has not heard any objections from residents. Councilman Pelunis said sometimes requests are forwarded to the Safety and Public Properties Committee for their review, however, he does not feel it is necessary for this application as there are no line-of-sight issues.

Mr. Newberry said the fence is located in the rear yard and is adjacent to the City-owned Huntington Woods detention basin.

Mr. Mazur asked what style of fencing will be installed.

Mr. Simpson said it will be a dog-ear style of fence which is the same style currently in that location.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 23' fence setback from street right-of-way variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 1½' fence height variance.

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

4. 29750 Cannon Road – Solon Chabad (sidewalk variances) 058-2015 5
- 8' side yard setback variance (29640 Cannon Rd.)
 - 50' side yard setback variance (29750 & 29800 Cannon Road & 5750 Harper Road)
 - Site plan

Mr. Tom Paul, Paul Architects, was present representing the applicant. He displayed a site plan indicating the location of the pool. Mr. Paul said the pool is used during the summer for day camp programs which is considered a commercial use. The attendees are dropped off at the synagogue and walk over to the pool. Mr. Paul said the proposal is to add an ADA accessible walkway.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve an 8' side yard setback variance for 29640 Cannon Road.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 50' side yard setback variance for 29750 and 29800 Cannon Road and 5750 Harper Road.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve the site plan.

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

Motion Carried

5. 5821 Harper Road – Ezov Development Group, LLC 059-2015 6
- 72' rear yard setback variance (dumpster)

Mr. Jonathon Burns was present and displayed a site plan indicating the location of the dumpster in the rear of the property. He said this information was missing from a previously approved plan. Mr. Burns said the dumpster enclosure will be made of an azek product which is a synthetic, durable material that is easily repaired if a vehicle runs into it.

Councilman Pelunis said a sample of the synthetic product and color was also provided and reviewed.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 72' rear yard setback variance for the dumpster.

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

Motion Carried

6. 34172 Russell Drive – Hassan Varghai (new detached garage variances) 060-2015 1
- Accessory building location variance
 - 254.5 sq ft maximum 50% of dwelling footprint variance

Mr. Hassan Varghai was present. He displayed a site plan indicating a shaded area where the garage will be located. Mr. Varghai said the existing barn will be demolished.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve an accessory building location variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 254.5 sq ft maximum 50% of dwelling footprint variance with the contingency that the existing accessory building is demolished.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 29125 Solon Road – NES

Mr. Frankland displayed an aerial view of the property. He indicated an area of the building that is currently a loading area which will be converted into office space. Mr. Frankland said five windows will be added across the front of the building and an overhead door will be replaced with a large storefront-type of window.

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

2. 32001 Cannon Road – Church of the Resurrection

Mr. Frankland displayed an aerial view of the property. He indicated a raised curb area on the property and said the proposal is to remove this and have it striped.

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

3. 27000 Richmond Road – Motion Technologies

Mr. Frankland displayed an aerial view of the property. He indicated the area where a 10' x 10' garage door is located and said the proposal is to replace it with a

slightly larger garage door. This is a modest modification to the exterior of the building.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker said Solon will host its annual Independence Day fireworks show on Saturday, July 4th at the Solon Community Park beginning at dusk. The Solon Community Band will begin playing at 7:00 P.M. and food from local vendors will be available for purchase. She encouraged all to attend and wished everyone a Happy 4th of July.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mayor Drucker, seconded by Mr. Newberry to adjourn the meeting at 7:55 P.M.

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

Motion Carried

Chairman

Secretary