

PLANNING & ZONING COMMISSION
July 14, 2015 – 7:24 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, Secretary McConoughey

Absent: None

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.

NEW:

3. 7511 SOM Center Road – Joseph Waligora – large vehicle pavement setback variance and maximum number of driveways variance: Mr. Newberry asked if the size of the plantings for screening had been verified.

Mr. Frankland said a landscape plan has not yet been reviewed. If this item is approved tonight, he recommended that it be contingent upon the Planning Department and the City's landscape architect's review and approval of the landscape plan.

Councilman Pelunis said the current plantings do not look like they are thriving.

Mr. Waligora was present and said he will remove the current plants and replace them with larger ones.

COUNCIL REFERRAL:

5. Burton Insurance Agency/Mary Lambert – proposed modification to minor subdivision off of Hawthorn Parkway:

Councilman Pelunis said this item should be tabled as there is not yet enough information to review.

The Commission discussed scheduling a public hearing.

Mr. Stolarsky said more information is needed before scheduling a public hearing.

Mr. Newberry said he would like to see more information about the proposal.

Mr. Frankland said an official plan has not been submitted and the applicant is requesting to modify the terms of the previously approved agreement. He said the requested modification is only for the western-most eight-acre parcel.

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

The caucus ended at 7:29 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:

Mr. Dale Langshaw, 6624 Brookland Avenue was present to discuss Item 6, Solon High School, proposed modification to a previously approved parking variance. He reviewed the information received regarding the proposed modification and left turns. Mr. Langshaw said there was no discussion about left turns as it related to automobiles during the original approval. He said busses are mentioned in the information prohibiting left turns in or out of the drive. Mr. Langshaw said busses are currently making left turns at the driveway as can be verified by looking at the marks made by the bus tires in his yard.

Mr. Langshaw referred to the section about permitted time for parking in this location. He believes parking should be permitted 15 minutes after the start of school to 15 minutes prior to the end of the school day for the safety of students and their parents.

Mr. Langshaw displayed an aerial view of the parking area and indicated where two additional parking spaces were added when the area was re-striped. He said 10 spaces were previously approved and now there are 12 spaces. Therefore, the modification being requested is already in effect with no approval previously received.

Mr. Langshaw said per the City's ordinance, 100' is necessary for front yard parking. The school previously received a 68' variance for this purpose, however, he feels the proposed modifications make it more like a 90' variance.

Mr. Langshaw displayed photographs indicating where vehicles are parked in no parking areas after school and during evening events. He said that vehicles also park in the fire lane and in front of the fire hydrant during events which is a safety hazard.

Mr. Langshaw said he has lived across the street from the school since 1986 and his home is located approximately 83½' from the driveway to the school. He tolerates

noise regularly during the day and feels the variance is not necessary as there is ample parking after hours and during evening events located in the back of the school. Mr. Langshaw believes much of this parking location is being used by school staff and not being utilized for the purpose it was intended which was for visitors and parents. Although he has spoken with School Superintendent Regano about his concerns, there has been no resolution.

APPROVAL OF MINUTES:

Motion by Mayor Drucker, seconded by Mr. Mazur to approve the minutes of the June 23, 2015 meeting as presented.

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

Motion Carried

NEW:

1. 31895 Bainbridge Road – Richard Mystic 061-2015 6
 - 32' front yard setback variance (wheelchair ramp)

Mr. Richard Mystic was present. He explained that his wife must use a wheelchair to leave their home and a ramp is necessary.

Councilman Pelunis said a letter from the physician and a rendering of the ramp was submitted.

Mr. Newberry said it is his understanding that the wheelchair ramp is already erected. He asked Mr. Mystic how the application came to the attention of the Planning Commission.

Mr. Mystic said he was informed that a variance is necessary when a ramp is attached to the house. In response to Mr. Newberry's question, Mr. Mystic said he and his son built the ramp.

Mr. Newberry complimented Mr. Mystic on the construction of the ramp. Although it is Mr. Newberry's custom to not approve variances when the work has already been performed without the proper permits and approval, he feels this application is an exception. Therefore, he will support the variance request.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 32' front yard setback variance for a wheelchair ramp for 31895 Bainbridge Road.

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

Motion Carried

2. 30255 Cannon Road – Asiye Serpil Erdilek 062-2015 5
 - 7' side yard setback from street variance

Ms. Erdilek explained that this is a newly built home that she moved into in December. She said it is a unique corner lot with many swales which limits the

choices for a patio location. Ms. Erdilek said she has two young children and is proposing the sidewalk for accessibility to the outside without using the sliding door that leads to the kitchen. Although her yard has drainage, it is very wet. Mrs. Erdilek said the sidewalk is for convenience for her family and will not diminish the appearance of the neighborhood.

Mr. Mazur has no objections to the variance, however, a memo received from the Engineering Department states that the installation of a walkway should not impact the grading. He said whoever installs the sidewalk needs to be made aware of this.

Motion by Mr. Mazur, seconded by Mr. Bentley to approve a 7' side yard setback from street variance for 30255 Cannon Road.

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

Motion Carried

3. 7511 SOM Center Road – Joseph Waligora 063-2015 1
- 28' large vehicle pavement setback variance
 - Maximum number of driveways variance (to permit 2)

Mr. Joseph Waligora was present. He displayed a site plan indicating where he has been parking large vehicles since he purchased the property in 2001. Mr. Waligora recently submitted an application for a garage and was informed that it would be necessary to bring the driveway, where large vehicles are stored, up to Code. He said he met with the Planning Department and it was determined that a pad should be installed in the rear of the property for the purpose of containing large vehicles.

Mr. Waligora displayed a rendering of the proposed 24' x 45' pad and indicated the proximity to the property line. He noted that a wooded area owned by the City is located on one side of the parking pad. Mr. Waligora said the pad will contain a 20' apron with mounding containing arborvitae trees.

Councilman Pelunis said the previous application had a contingency regarding landscaping, however, the landscaping that was installed did not achieve the necessary level of required screening.

Mr. Waligora agreed and said he will use a minimum of 6' trees/shrubs. He is willing to plant whatever is required.

Mr. Newberry asked Mr. Waligora what material will be used for the parking pad.

Mr. Waligora has not yet determined what the parking pad will be made of. However, he is aware that it must meet the Code requirements of a solid surface and is researching concrete and asphalt.

Mr. Mazur asked Mr. Frankland if the City allows the outside storage of boats on residential property.

Mr. Frankland said large vehicles are allowed to be stored outside, typically in the side yard or the rear yard and have a single drive coming off of the main drive. The variances are necessary to achieve this and the area must be properly screened. Mr. Frankland recommended that if the variances are approved, it is contingent upon the review of a landscape plan being approved by the Planning Department and the City's landscape architect.

Mayor Drucker said Mr. Waligora said he will install 6' tall trees. She asked what type of tree is typically recommended for this type of application as she would like Mr. Waligora to know what the Commission expects him to install before he agrees to it.

Mr. Frankland agreed with Mayor Drucker. He said, for example, arborvitae is not an approved tree/shrub as it is not deer-proof. Mr. Frankland said it is particularly important to screen the pad from any view to the west. This can be achieved with mounding and a staggered row of trees which is the most effective way to accomplish screening. Mr. Frankland said the desired outcome is that the plantings will screen any view from the west (SOM Center Road) of the parked vehicles.

In response to Mayor Drucker's question about the screening to the east, Mr. Frankland said as this is heavily wooded City-owned property and will not be developed, it is unnecessary to add additional screening. He feels screening to the west and slightly curved to the north and south should achieve the necessary screening.

Mr. Waligora agreed to the areas to be screened.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 28' large vehicle pavement setback variance with the following contingencies:

- The landscape plan for the required screening is submitted to and approved by the Planning Department and the City's landscape architect.
- The trees are required to be a minimum of 6' tall and the mounding and plantings together should be of sufficient height that all of the vehicles are screened from view of SOM Center Road on the day of the planting.
- None of the existing trees to the east will be removed.

Mr. Waligora asked for clarification regarding the timing for the completion of the planting project as he has been receiving notices of possible citations.

Mr. Frankland said the property is currently in violation of the Code. However, as the best time to plant is in late fall, he feels the end of November would be an appropriate time to have the planting completed.

Mr. Waligora agreed to the time frame for completion of the planting.

Mr. Bentley asked Mr. Waligora what surface he is considering for the parking pad.

Mr. Waligora said he is considering asphalt, however, wants to consult with experts to ensure it will be sturdy enough to hold his vehicles.

Mr. Mazur asked if there will be other vehicles stored on the parking pad in addition to a boat.

Mr. Waligora said potentially there could be other vehicles eventually as he would like to purchase an RV in the future. He said currently, the parking pad will contain a boat, a utility trailer and a jet ski.

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

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a maximum number of driveways variance (to permit 2).

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

4. 28600 Fountain Parkway – Geis Construction (Amresco) 064-2015 7
 ▪ 132 parking space variance

Councilman Pelunis said it was determined by the Planning Department that a plan with banked parking was previously approved in 1998 and a variance is unnecessary.

Motion by Mr. Mazur, seconded by Mr. Newberry to remove Item 4 from the agenda.

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

COUNCIL REFERRALS:

5. Burton Insurance Agency/Mary Lambert – proposed modification to minor subdivision off of Hawthorn Parkway.

Councilman Pelunis said as more information is necessary for this item, it should be tabled.

Motion by Mayor Drucker, seconded by Mr. Mazur to table consideration of Item 5.

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

6. Solon High School – 33600 Inwood Drive – modification to previously approved parking variance.

Councilman Pelunis said this item should also be tabled until additional information is received.

Motion by Mr. Newberry, seconded by Mr. Bentley to table consideration of Item 6 and to request the Clerk to send notification to the adjacent and abutting properties regarding the variance.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 29300 Cannon Road - Nestlé

Mr. Frankland displayed an aerial view of the property indicating the area where it is proposed to add a 3' antenna to the roof. He said this equipment was requested by the City's Fire Department to improve safety of communication and radio coverage in the area.

Mr. Frankland displayed a sketch prepared by Fire Lieutenant Eisenhuth.

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

2. 6800 SOM Center Road – Orchard Middle School

Mr. Frankland displayed an aerial view of the property indicating an existing area where bus staging occurs. The proposal is to stripe this area for the busses and while some vehicle parking will be displaced, the necessary parking is still within Code and ample parking will remain.

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

3. 30003 Bainbridge Road – Nestlé

Mr. Frankland displayed a site plan and indicated where the installation of a utility box is proposed in a landscape aisle in the parking lot. The utility box for mechanical equipment will be 37" in height and will not be visible. Mr. Frankland indicated where 21' tall poles located in the rear of the parking lot will be installed to hold security cameras.

Mr. Frankland indicated the covered walkway area where the addition of three blue lights are proposed. These lights will flash only during an emergency, such as icy conditions, etc., to alert people entering the parking lot. Mr. Frankland displayed a rendering of the blue lights.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker said this year's Home Days celebration will take place Friday, July 24th through Sunday, July 26th. This year's theme is "Welcome to the Jungle."

Mayor Drucker said Saturday is typically the busiest day of the event. She reminded everyone that the Community Center and its two pools will be closed all day on Saturday. However, it will be open from 8:00 AM to 11:00 AM for the annual pancake breakfast sponsored by the Solon Kiwanis.

Mayor Drucker said the Arthur Road pool will be open on Saturday for anyone wishing to swim.

Mayor Drucker said once again the *Rock-N-Roll Capital Street Machines Car Cruise* will be held on Saturday. The parade will also be held on Saturday beginning at 1:00 PM and will follow the normal route beginning at Arthur Road to Solon Boulevard and proceed to Inwood Road.

She noted the parade will end at the Board of Education building and will not continue to SOM Center Road this year.

Mayor Drucker said Sunday is primarily for the youngsters with a petting zoo and pony rides. In addition, the final raffle will be held at 7:00 PM at the main tent.

Mayor Drucker said she looks forward to seeing everyone at Home Days.

Mr. Mazur said once again the Solon Benevolent Fund will have its annual raffle. The grand prizes are \$5,000 donated by Davis Development, two \$500 gift certificates from the Rusty Bucket, two \$500 gift certificates from The Plumbing Source, a 55" television donated by Sam's Club, a \$1,000 gift certificate from the Calvetta Brothers and many other prizes. Mr. Mazur said tickets can be purchased on Saturday morning at the Chicago Deli.

Motion by Mr. Bentley, seconded by Mr. Newberry to schedule a public hearing for PP#'s 953-12-001 and 953-12-002 for a lot split/consolidation.

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

Nay: None

Motion Carried

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 8:10 P.M.

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

Nay: None

Motion Carried

Chairman

Secretary