

PLANNING & ZONING COMMISSION
July 28, 2015 – 7:15 P.M.

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

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

Absent: Commission Member Newberry

Also Present: Fire Inspector Eisenhuth, Councilman Kitora, 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:

1. 6217 Sharondale Drive – Britania Enterprises/Venture Partners, Inc. – David Jezek: Councilman Pelunis said a letter was received from the adjacent property owner objecting to the requested variances. He believes there will be other neighbors attending tonight's meeting who would like to comment as well.

COUNCIL REFERRAL:

4. Burton Insurance Agency/Mary Lambert – proposed modification to minor subdivision off of Hawthorn Parkway and proposed modification to "Declaration of Restrictions": Councilman Pelunis said Councilwoman Meany spoke with many of the neighbors and she plans to be at the next meeting to review the feedback she received from them.

Councilman Pelunis said the applicant is looking for input from the Planning Commission. He said as Commission Member Newberry is not present, he asked that the item be held until he has the opportunity to review it and make comments.

Councilman Pelunis said although the item will be tabled, the applicant is present and will provide a presentation.

Mr. Mazur asked if more information is anticipated as he would like to know what the proposal is for Parcel C.

Mr. Frankland said he believes it is the applicant's intention to sell Parcel C to a developer. He said if both parcels were developed by the same developer, it would be considered a major subdivision.

Mayor Drucker would also like to comment during the meeting as she has a few concerns with the proposal.

5. Solon High School – 33600 Inwood Drive – modification of previously approved site plan and contingencies and a front yard parking setback variance: Mr. Frankland said the high school was previously approved for 10 parking spaces in the front of the building and there are now 12 striped parking spaces. The request is that the 12 parking spaces be permitted to remain and that the contingencies placed on the plan in 2001 be removed.

Mayor Drucker said the Engineering Department is requesting a traffic study be completed for the area.

The caucus ended at 7:21 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 and Mr. Patrick Zerillo, 6625 Copley Avenue were present to comment regarding Item 5, Solon High School, proposed modification to a previously approved parking variance. Mr. Langshaw reviewed the concerns he stated at the previous meeting regarding the number of parking spaces, left turns in and out of the drive and the amount of noise exposure during weekend and evening events held at the school.

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. He said he has viewed the parking for many surrounding schools and none of them have parking facilities located so close to residences.

Mr. Langshaw said he has been dealing with these issues for 12 years and asked that consideration be given to his concerns. Although he has spoken with City and school officials regarding his concerns, he has yet to receive what he considers to be a satisfactory conclusion.

Mr. Arnold Buehl, 34845 West Sharondale Drive, was present to comment regarding Item 1, 6217 Sharondale Drive. Although he submitted a letter expressing his objections to the requested variances, he wished to also discuss his concerns. Mr. Buehl believes the proposed house will be set too far back on the parcel and will look out of character with the neighborhood. He said the front of the

proposed home will be parallel to the rear of his attached garage which will allow an open view of the eastern side of his home and the patio in the rear yard. He said if the variances are granted, he asked that substantial screening be a contingency for approval to assist with the exposure to his home.

Mr. Buehl also expressed his concerns regarding drainage issues. He displayed a photograph indicating an area where water collects on the property during heavy rainfalls. Mr. Buehl is concerned that grading the property will create flooding issues for himself and his neighbors and asked that careful review of storm water maintenance be addressed if this item is approved.

Mr. Robert Castle, 6230 Sharondale Drive, was present to comment regarding Item 1. He said the neighborhood consists of modest ranch-style and split-level homes that were built in the 1960's that have unique architectural features which reflect that era. Mr. Castle objects to the variances requested for the proposed home as he does not feel it will blend in architecturally with the other homes in the neighborhood. In addition, since the home is proposed so far back on the parcel, there will be very little rear yard.

Mr. Castle said he realizes a home will likely be built on the parcel, however, the plan presented needs further consideration. He said the size of the garage, 1,000 sq ft, also concerns him. In addition, as the home transitions, items such as a patio or a pool might be added and as there will be no rear yard, he is concerned that it will be placed in the front yard. Mr. Castle submitted a petition signed by the surrounding neighbors opposing the variances requested for the proposed home.

APPROVAL OF MINUTES:

Motion by Mr. Bentley, seconded by Mr. Mazur to approve the minutes of the July 14, 2015 meeting as presented.

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

Nay: None

Motion Carried

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.

NEW:

1. 6217 Sharondale Drive – Britania Enterprises/Venture Partners, Inc. – David Jezek 065-2015 4
 - 87.2' front yard setback variance
 - Not parallel to the street variance
 - Accessory structure location variance

Mr. David Jezek was present. He submitted a revised rendering and said some design enhancements have been made to the home. Mr. Jezek displayed the

rendering of the proposed home and said it is approximately 2,800 sq ft. He explained the proposed placement of the home on the parcel is in the most logical location because of the sanitary sewer.

Mr. Jezek said this is one of the largest parcels in the neighborhood. The newly submitted rendering indicates the addition of a front porch and stone veneer has been added to the sides of the home which has enhanced its curb appeal. In addition, the size of the garage has been reduced to a 2-car garage.

Mr. Jezek displayed a site plan indicating the location of the home on the parcel. He said although the home will not be parallel to the street, it will be parallel to the other homes located on West Sharondale Drive. He indicated on the property where a barn and a shed are currently located and said they hope to retain them as there will be no room to install them in the rear of the property.

Mr. Jezek said although water retention concerns have been raised, it is their belief that there will be no detrimental effects from constructing the home. The current water flow will be minimized as water from the roof will enter the downspouts which will lead the water to the water retention area at the far end of the property. Mr. Jezek said the house has been designed so there will be no additional water going into the storm sewer and, therefore, should not affect the current storm sewer. He said the current swale on the property will have the water directed toward the rear of the property to the water retention area.

Mayor Drucker voiced concerns about the proposal. She agreed with Mr. Castle and also feels the proposed home is completely out of character with the rest of the homes in the neighborhood. Mayor Drucker was told by the Planning Department that it is possible to construct a home on the site without variances by building a home with a front-loading driveway that will be similar in appearance to the other homes in the neighborhood. She was not pleased that the barn and shed were not previously removed since accessory structures are not permitted without a primary structure. However, since she has been told a home can be constructed on the parcel in the appropriate location without disturbing the sanitary sewer, she cannot support the requested variances to build a home that would negatively impact the surrounding neighbors.

Mr. Jezek said if a home was built with the 70' setback from the street, it could only be 40' to 50' wide. The proposed home is larger and it would be very difficult to locate it on this parcel at the 70' setback. Mr. Jezek said the submitted plan maintains a minimum of 50' from surrounding neighbors and he believes the impact is far less on the neighbors with the submitted plan than if the home was located at the 70' setback. He said the proposed home cannot be re-positioned on the parcel at the reduced setback and if it cannot be built as submitted, then this site might not be appropriate for this home.

Mayor Drucker said if this is the only home that will be considered, it is possible this is not the appropriate parcel. She strongly believes the construction of this home, as submitted, will infringe on the property located at 6225 Sharondale Drive and

their privacy. Mayor Drucker said this has occurred in the past where homes are built behind other homes and it has created issues.

Mr. Jezek said the proposed home will be located 75' from the adjacent home. In response to Mayor Drucker, Mr. Jezek said there are very few windows on the side of the adjacent neighbor's home that the new home would face. He said there will be very limited ability to see into the neighbor's home.

Mr. Bentley said this is a problematic site and based on the size and style of the home that is proposed, it will not be appropriate for this site. He referred to a long, narrow style of home that might work for the site but it is not the applicant's preferred style home. Mr. Bentley said he reviewed the plan and determined there really is no place to re-position the proposed house to fit appropriately on the parcel.

Mr. Mazur asked Mrs. Welch if the Engineering Department had any concerns regarding water run-off.

Mrs. Welch said once the topographic map is submitted, the Engineering Department will review it with the applicant to ensure the swale location and grading plan is acceptable.

Mr. Mazur viewed the site and said the area where the house is proposed was staked. He agreed that the staked area is the best location for the house on this parcel. Mr. Mazur said the properties located to the east and west are fairly well-screened. However, if this application is approved, additional screening for the property to the west could be a contingency to address the concerns of the neighbor regarding privacy issues. He will support the front yard setback variance and the not parallel to the street variance, as it is often approved. Mr. Mazur will not support the variance for the accessory structures to remain.

Councilman Pelunis agreed with Mr. Mazur with regard to the removal of the existing accessory structures. He is aware of the constraints regarding building on this property and understands the necessity for the not parallel to the street variance, which is frequently granted. However, consideration must be given to the concerns of the neighbors. Councilman Pelunis asked Mr. Frankland if it is possible to build a home on this parcel without a setback variance.

Mr. Frankland believes it is possible. He said a home of similar style and size to the existing homes in the neighborhood could be constructed without all of the requested variances.

Mr. Mazur asked Mr. Jezek if he would consider meeting with the Planning Department to consider an alternate plan.

Mr. Jezek said he already met with the Planning and Engineering Departments. He feels the selected site is the only location for the home on this parcel. Mr. Jezek said it will be an attractive home with minimal impact to surrounding neighbors. He

said the garage was downsized as the intent was to keep the barn and fully renovate it.

Councilman Pelunis asked Mr. Jezek if he would prefer to wait until a full Commission is present to approve or disapprove the variances.

Mr. Jezek said the timing of a decision is important as they would like to start building as soon as possible.

Councilman Pelunis said if the item is not approved, no building will be taking place.

Mr. Jezek said if the variances are not approved, he will not build the house in this location. In addition, the option to purchase the property will soon expire.

Councilman Pelunis said it is not unusual to extend the option to purchase.

Mr. Jezek said the land owner would have to agree.

Motion by Mr. Bentley, seconded by Mr. Mazur to approve an 87.2' front yard setback variance.

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

Motion Failed

Motion by Mr. Mazur, seconded by Mr. Bentley to approve a not parallel to the street variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Mazur to approve an accessory structure location variance.

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

Motion Failed

2. 7058 Southwoods Lane – Alex & Julie Hirsh 068-2015 3
- Not parallel to the street variance
 - 222 sq ft amount of accessory pavement variance
 - 2' dual access driveway width variance
 - 28' dual access driveway separation variance
 - 23' dual access driveway setback variance
 - 19.7% front yard pavement coverage variance
 - 20' decorative pillar setback from right-of-way
 - 6' decorative pillar setback from right-of-way

Mr. Corey Hamilton, Otero Signature Homes, and Mr. Justin Kapela, J Kapela Designs, were present representing the applicants.

Mr. Hamilton said the lot is unique as it has a 30' conservation easement in the rear of the property and a walking path on the east side of the property which creates challenges for developing the property.

Mr. Kapela displayed two plans. One of the plans depicted the home as it would appear on the parcel per the requirements of the City's Code and one plan depicting the position of the home with the requested not parallel to the street variance. Mr. Kapela noted the unique features of being located on a cul-de-sac and explained by permitting the variance, the front door is better aligned when looking from the street.

Mr. Hamilton said granting the not parallel to the street variance will also give the homeowner more space for the parking pad adjacent to the garage and additional space for a patio with less crowding of the 30' conservation easement.

Mayor Drucker said this is a variance for not parallel to the street she will support because the home would look misaligned otherwise. This is due to the unique nature of being located on a cul-de-sac which is different than the previous application.

Mr. Kapela referred to the site plan and said the street has a small front yard setback. As it is a cul-de-sac lot, it is difficult to separate the dual-entrance driveway and, therefore, requires the accessory pavement variance.

Mr. Hamilton said all of the other variances are necessary for the driveway. He displayed the site plan indicating the circular driveway and explained because of its location, it is a tighter radius than is typical which necessitates the increase in width from 14' to 16'. Mr. Hamilton said the variances are necessary because of the cul-de-sac lot which reduces the amount of frontage.

Mr. Mazur is concerned about the amount of pavement requested for this application as 44 percent of the front yard will be paved. He said when the Southwoods development was presented to the City, green space was a key factor. He asked if a single access driveway can be installed rather than the circular driveway.

In response to Mr. Mazur's question about considering a different lot, Mr. Hamilton said this is the lot the applicant wants and has already purchased. He said the house fits well on the property once the issues regarding the cul-de-sac tangent are resolved. Mr. Hamilton said the back yard will have a good amount of green space and substantial landscaping is planned for the front of the property.

Mr. Mazur asked if the applicant would consider a single-access driveway, however, Mr. Hamilton said the applicant prefers the circular driveway.

Mr. Mazur is concerned as he feels the amount of pavement is excessive based on the Code requirements and will not support the variances. Additionally, if the

basketball court area was eliminated and the driveway was flush with the end of the garage, it would also reduce the amount of proposed pavement.

Councilman Pelunis has no objections to the requested variances. He said a letter was received from Mr. DiSanto, the developer of Southwoods, in support of the requested variances. He believes the plan will have a positive impact on the neighborhood. Councilman Pelunis said letters have also been received from neighbors in support of the variances.

Mr. Mazur's contention is that Southwoods was approved with green space as a key feature which is the reason for the 30' conservation area. He said the Southwoods website depicts all nine lots with single-access driveways.

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a not parallel to the street variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 222 sq ft amount of accessory pavement variance.

Mayor Drucker said she understands Mr. Mazur's concerns and as a member of City Council during the development stage of Southwoods, she felt all of the parcels should remain as one acre lots. However, the letters from the neighbors in support of the variances are always a factor with her decision to support the variances.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 2' dual access driveway width variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 28' dual access driveway separation variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Bentley to approve a 23' dual access driveway setback variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 19.7% front yard pavement coverage variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 20' decorative pillar setback from right-of-way variance.

Mr. Mazur asked for clarification regarding the variances for the decorative pillars.

Councilman Pelunis said the Planning Department identified additional variances for the decorative pillars once information was received and reviewed.

Mr. Kapela referred to the site plan indicating where the pillars will be located.

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

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 6' decorative pillar setback from right-of-way variance.

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

3. 6575/6591 Richmond Road - JAP Holding Company II 069-2015 7
▪ Lot split/consolidation – PP#'s 953-12-001 & 953-12-002

Mr. David Lambros, JAP Holding Company II, was present. He said this is a 36 acre parcel and the Cleveland Metroparks wants to purchase 27 of those acres. Mr. Lambros said it is a straight forward lot split and consolidation.

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.

Mr. Stolarsky said if approval is granted, it should be contingent upon the transfer of the 27 acres be completed within 90 days of Council approval.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a lot split/consolidation for PP#'s 953-12-001 and 953-12-002 with the contingency that the transfer of the 27 acres be completed within 90 days of Council approval.

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

COUNCIL REFERRALS:

5. Burton Insurance Agency/Mary Lambert – proposed 066-2015 5
modification to minor subdivision off of Hawthorn Parkway

Ms. Mary Lambert, Burton Insurance Agency, was present. She said it has been two years since the agreement with the City was finalized and the Metroparks received 30 acres of property.

Ms. Lambert said the agreement also approved two parcels that could become minor subdivisions with each parcel containing 4 lots. She displayed the page that illustrated the restrictions and said this was not a subdivision plan but, per Mr. Lobe it is a guideline concept for a plan to be submitted in the future. Ms. Lambert said this information was taken from the meeting minutes when the agreement was approved.

Ms. Lambert said it was important to complete the agreement so the transfer of the acreage to the Metroparks could be completed. She displayed a plan that is now being considered for one of the parcels. Ms. Lambert said a major concern for the surrounding neighbors during the negotiations of the agreement was drainage. She said drainage issues have been addressed through a necessary retention pond. Ms. Lambert said the 100' buffer will remain but the 400' from the park guideline will be difficult to meet because of the retention pond.

Ms. Lambert said the deed restrictions specified that they were designed to be modified when a plan was submitted. She would like to move forward with this project through normal City review process.

Mr. Stolarsky said the original agreement was completed somewhat hastily as a result of the timeframe for the sale of the property to the Metroparks.

Ms. Lambert said the timeframe was not created by Burton Insurance Agency.

Mr. Stolarsky clarified the timeframe to complete the original agreement was not created by the City either. The declarations that were signed by Ms. Lambert and filed with the county are still subject to the City review and agreement process in order to make any changes.

Ms. Lambert asked when a public hearing would be scheduled.

Mr. Stolarsky said a public hearing will be scheduled when a complete subdivision plat is submitted.

Mr. Frankland said Ms. Lambert was referred to the Planning Commission for input. Ms. Lambert is aware that a plat which is in compliance with the subdivision code is necessary for consideration by the Planning Commission and the City Council. He said the restrictions listed in the agreement are very specific. Mr. Frankland said the purpose of Ms. Lambert attending tonight was to determine if the Commission will consider amending the deed restrictions.

Ms. Lambert said there is only one portion of the deed restrictions they are requesting to modify. She indicated one of the proposed homes and a portion of another proposed home and said they would be located beyond the 400' setback, however, it is to create a retention pond that will be an asset for all concerned. Ms. Lambert said she never understood the reason for the 400' setback and felt it was

somewhat coerced for her to accept it. However, she did sign the documentation as it states in the agreement that it can be modified.

Mr. Stolarsky said although the agreement has the potential to be modified, a complete plan must be presented to determine if it is a better plan than what is listed on the current agreement.

Ms. Lambert believes the plan is a good one and will minimally affect any of the surrounding neighbors as well as address drainage concerns. She questioned what should be submitted for the Commission's review.

Mr. Frankland said this item was referred to the Planning Commission from the Council as a courtesy to Ms. Lambert. The Planning Commission could have refused to review her submission as it is not an actual plat. However, Ms. Lambert is looking for input to determine if this plan is considered feasible and might be considered so she can go forward with the expense of a plat.

Mayor Drucker said during the Caucus, there was discussion regarding the parcels involved with this plan. It was determined that Parcel D is the parcel currently under consideration for development and there was a typographical error in the Planning Department memo dated July 21, 2015, which referred to Parcel C. Mayor Drucker requested this be clarified in the memo and in the minutes as she does not want there to be confusion in the future when Parcel C is considered for development.

Mayor Drucker is concerned about the 100' buffer. She feels it should be extended all the way to the east and all the way to the west of the property. Mayor Drucker said the way it is drawn on the displayed site plan, it looks like it is just a line of trees. She is looking for a plan that details this as a perpetual undisturbed 100' area. Mayor Drucker also wants additional screening added as she believes the residents deserve to have substantial screening.

Mayor Drucker said as this will be a private development, she wants it stated on the plat and in the deed restrictions that no City services are provided. However, the road should be constructed to meet City standards. Mayor Drucker wants the Legal Department to review and add a notation on the plat indicating the owners of parcels D3 and D4 will not be able to use the back property and the 100' buffer is not to be used as a dump site, trees cannot be removed, etc. She feels strongly that it is important this be clearly defined for these two properties.

Mayor Drucker said with regard to the storm sewer, it is important that nothing is tied into Ridge Lane and everything is directed into the retention pond. She believes more information from the Engineering Department is necessary to clarify where the water will be directed.

Mrs. Welch said storm water calculations have yet to be submitted. The plan displayed is only for conceptual purposes.

Ms. Lambert referred to the site plan where it indicates that water will be directed into the retention pond.

Mrs. Welch said it is simply drawn on the conceptual plan, however, no calculations have been submitted.

Ms. Lambert referred to a line on the site plan depicting the fencing. She indicated where the 100' buffer would extend all the way from east to west of the property.

Mayor Drucker wants it clarified that the 100' buffer will run from east to west of the entire property with substantial screening. The type of vegetation and substantial screening should also be on the plan.

Ms. Lambert referred to the site plan indicating areas where there is already substantial screening as well as large maple trees. She does not intend to disturb those areas where substantial screening exists.

Councilman Pelunis said the concern is for the current residents of Birch Circle to ensure they will not suffer any ramifications from the new development or storm water issues.

Ms. Lambert does not believe there will be any water issues as there are currently two swales that run the length of the property into the park for drainage. In addition, she does not believe the City has any obligation to maintain a private driveway.

Mayor Drucker reiterated she wants the plat to state the City will not provide services to a private development.

Ms. Lambert said a 20' wide road is planned for the development per the request of the Metroparks who originally requested the road be 10' wide. However, as there will be multiple homes built, they agreed that 10' is unreasonable. At a meeting with the Fire Department, it was determined the circle will be large enough to accommodate a fire engine.

Councilman Pelunis said it is important to have these details finalized so that in the future it will be less complicated if there are any questions.

Mr. Mazur said from what he can determine by looking at the displayed plan, the only modification from the original agreement will be to the 400' setback from the Metroparks right-of-way. He wants this designated on the plat when submitted. Mr. Mazur asked why there was a 400' setback restriction in the agreement.

Mr. Frankland said the purpose of the 400' setback was because at the time of the agreement, there was no submitted plan with homes to review. It was the intention of the City to protect the current residents on Birch Circle and to have the houses in the new sub-division as far away from them as was reasonable.

Ms. Lambert said during the discussions regarding the agreement, she objected repeatedly to the 400' setback.

Mr. Mazur said the history of how the agreement was arrived at is a moot point. He would like to see a plan with the proposed setbacks labeled.

Mr. Bentley said the Planning Commission attempts to mitigate the need for variances. Therefore, if there is a way to remove or reduce the amount of variances for the proposed plan, it would be advantageous. Mr. Bentley agreed with Mayor Drucker's comments.

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

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

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

Nay: None

Motion Carried

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| 6. | Solon High School – 33600 Inwood Drive | 067-2015 | 7 |
| | <ul style="list-style-type: none">▪ Modification of previously approved site plan and contingencies▪ Front yard parking setback variance | | |

Superintendent Joseph Regano, Solon City Schools, was present. He said they are requesting a modification to the variances that were approved in 2001. Mr. Regano said he does not know how 12 striped parking spaces came to be in front of the high school when only 10 parking spaces were approved. He feels it might have occurred when the transition of Business Manager took place and a striping company was hired to complete the striping.

Mr. Regano said most of the visitors to the school enter through the front of the building for security purposes. Therefore, the parking spaces in the front of the school, including the handicapped spaces, are very important. He asked that the 12 spaces be allowed to remain.

Mr. Regano said with regard to the left turn out of the driveway, there has been much effort to control the traffic on the ABC streets. To his knowledge, a sign was never posted to prevent busses from turning left out of the driveway. Therefore, the busses that are returning to the bus garage do turn left out of the driveway which limits the traffic on the ABC streets and limits the congestion in the nearby community.

Mr. Regano explained the 15 minute limitation for parking before and after the school day is impossible to enforce. The school does not have a security force to enforce this and he is doubtful the Police Department can enforce it during this timeframe. Mr. Regano said this is the time when the public comes to the school to see a staff member or counselor about a student or to pick up a student. He feels these requests are just common sense to allow them to effectively function. Mr.

Regano said he feels they do a good job bringing 2,000 people into the school in the morning and exiting in the afternoon within a 15 to 20 minute timeframe.

Councilman Pelunis said he is concerned about the photo from Mr. Langshaw showing the cars blocking the fire lane and fire hydrant during weekend and evening events. He asked Mr. Regano if cones could be put in this area during events.

Mr. Regano said cones can be put in this area during events, however, they have a tendency to disappear. In response to Councilman Pelunis' question, Mr. Regano said there is a sign on the pavement which states "*No Parking in Fire Lane.*" Mr. Regano said they will install a standing sign if it is determined it will help.

Fire Inspector Eisenhuth said a standing sign could be added but the fire lanes are clearly marked on either side of the parking areas. He said it is difficult for the Fire Department to enforce this and ultimately the Police Department can issue tickets for this offense.

Mrs. Welch said the Engineering Department requested the school complete an overall circulation traffic study that was discussed at a previous meeting.

Mr. Regano agreed to the overall circulation traffic study.

Mr. Mazur asked if the Police Department could monitor the spaces in front of the high school for selective enforcement.

Mayor Drucker said policing of parking spaces is not considered a top priority of the Police Department. She said that selective enforcement will just lead to phone calls from angry parents about tickets received for parking in parking spaces in front of the high school. Tickets that are given for parking in the fire lane or in front of a fire hydrant are different as it is a safety issue.

Mr. Mazur was concerned about blocking of the fire lane as he believes this could inhibit emergency vehicles from accessing the front of the high school.

Councilman Pelunis said selective enforcement utilizes a police officer for a couple of hours to monitor a specific location. In this case, he does not think this is a good use of an officer's time.

Mr. Mazur said apparent safety violations should be addressed.

Mayor Drucker said she is hesitant to add a contingency regarding the left turn until the results of the overall circulation traffic study are reviewed by the Engineering Department. She feels that once the study has been completed, the entire area can be reviewed since traffic backs up because of student drop off which is also a concern. Mayor Drucker said the Engineering Department requested the study be completed by December 31, 2015.

Mr. Regano clarified that not every bus turns left out of the driveway. The main pick up area for students is at the rear of the building.

Mrs. Welch said the purpose of the study is to review the entire site and flow of traffic at the school. The Engineering Department has had several conversations with Mr. Bolden, Director of Business and Personnel, Solon City Schools, and gave him several names of consultants he can contact.

Mr. Mazur requested clarification regarding the requested variances and the motions to be made.

Councilman Pelunis said the request is for a modification to a previously approved site plan to allow 12 spaces and eliminate prior contingencies.

Mayor Drucker said the contingencies regarding no left turn out of the driveway and the 15 minute parking limit will be removed pending the results of the requested traffic study.

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve a modification to the previously approved site plan to permit 12 parking spaces and remove the contingencies previously placed on the property in accordance with the information provided by Mr. Regano and to require the overall circulation traffic study completed by December 31, 2015.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Bentley to approve a front yard parking setback variance.

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

Motion Carried

Mayor Drucker clarified that although she did not agree with the idea of selective enforcement, if a police officer is in the area and finds a vehicle in a fire lane or in front of a fire hydrant, this should be addressed.

Mr. Mazur referred to Mr. Regano's letter requesting the modifications and his comments regarding the changes that have occurred since 2001 when the original approval was granted. He agreed that it is important to control the security for the front entrance as everyone is aware of tragedies that have occurred in schools across the country.

Councilman Pelunis said the Police Department provides a strong presence and patrols the school areas on a regular basis.

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6531 Cochran Road – Great Lakes Cold Storage

Mr. Frankland displayed a previously approved site plan for a new parking area where landscaping was going to be installed across the entire location. It was determined that the retention pond on the site needed to be enlarged and some of the landscaping will be changed. Mr. Frankland said the variety of landscaping will be reviewed by the City's landscape architect to ensure it will thrive for that location.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker thanked everyone involved with Home Days, especially employees, residents, vendors, sponsors and the support of the City Council. She offered a special thank you to The Benevolent Fund for the great raffle items provided. Mayor Drucker said it was an awesome weekend with wonderful weather.

Mayor Drucker said the August 3, 2015 City Council meeting has been cancelled.

Mr. Mazur thanked everyone on behalf of The Benevolent Fund for purchasing raffle tickets for Home Days. He offered his congratulations to all of the winners.

COMMENTS FROM THE AUDIENCE:

Mr. Dale Langshaw, 6624 Brookland Avenue, spoke with regard to the parking at the school on Inwood Road. He understands the need for security in the school for the safety of students but would like to see the enforcement of parking rules and time limitations when school is not in session during the evening and on weekends. Mr. Langshaw said the entire rear parking lot is available during this time and he is requesting something be done to provide some relief from the noise.

Mr. Tim Kramer, 31710 Birch Circle, was present to speak about Item 4, the proposed modification to a minor subdivision off of Hawthorn Parkway. He has lived on Birch Circle for 36 years and has been concerned about the proposed development for this property.

Mr. Kramer is appreciative to Ms. Lambert for selling 30 acres to the Metroparks as there could have been as many as 34 additional homes built on the property. He said Ms. Lambert has discussed her proposal with many of the neighbors for the parcels she retained for development which will accommodate 8 homes. Mr. Kramer said during discussion with many of the neighbors, it has been determined that nobody objects to the Commission and the City Council reviewing Ms. Lambert's proposal.

Mr. Kramer said the main concern of everyone is drainage and that there will be no tie-in from the new development into the storm sewers on Ridge Lane. As he understands Ms. Lambert's current proposal, a modification to the 400' setback is proposed. Mr. Kramer said the concern of the neighbors is with the 100' buffer and they would like to see additional landscaping installed. He suggested exploring the

possibility of making the buffer a conservation easement as it might be easier to enforce in the future.

Mr. George Kambic, 31655 Birch Circle, spoke regarding Item 4. He said the neighbors are appreciative of the City and their efforts. Mr. Kambic would like to have the City work with Ms. Lambert and her proposal for the development. Although they would prefer to have nothing developed on that property, they understand this is impractical.

Mr. Frankland said it appears that the residents surrounding the proposed development are amenable to an amendment to the original agreement and are asking that the City be receptive to a possible change as well.

Mr. Kramer asked that the City work with Ms. Lambert to develop a plan that is good for Solon and everyone involved.

Motion by Mr. Mazur, seconded by Mr. Bentley to adjourn the meeting at 9:21 P.M.

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

Motion Carried

Chairman

Secretary