

**PLANNING & ZONING COMMISSION**  
**January 25, 2011 – 7:15 P.M.**

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

Present: Commission Members Mazur, Meany, Newberry, Councilwoman Richmond, Mayor Drucker, Law Director Lobe, Planning Director Frankland, Acting Secretary Letourneau

Absent: None

Also Present: Fire Lieutenant Benedict

The following items remained on the Inactive Agenda:

- A. Thornbury Subdivision – Forest City Land Group – Dedication Plat for phases 7 and 8
- B. 34050 Aurora Road – BP America – Number of signs variance (to permit 16)
- C. Hawthorne Estates Subdivision – TransCon Builders

**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.)

Chairman Mazur presided.

**COUNCIL REFERRAL:**

- 1. Requests from Wolf Family Trust and Larry Coven, Bainbridge Road Associated, LLC to allow medical and dental tenancy in the I-2 Zoning District: Mr. Mazur said an additional letter was received from a local business owner expressing his opposition to amending the permitted uses in the I-2 district.

**NEW:**

- 2. SP & LP Management/ARM Holdings V – 30400 Solon Road – T-Mobile – PP #953-31-005 – Site plan approval for antenna collocation: Mr. Mazur said it is necessary to schedule a public hearing.

The caucus ended at 7:20 P.M. and the meeting convened 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.

COUNCIL REFERRAL:

1. Request from Wolf Family Trust and Larry Coven, Bainbridge Road Associates, LLC, to allow medical tenancy and dental occupancy in the I-2 Zoning District

Mayor Drucker said although she believes in promoting business in Solon, she has concerns with the request to extend the permitted uses in the I-2 district. She said if the office district had no vacancies and vacancies existed in the I-2 district, the possibility of expanding the uses might be more appropriate. However, at this time, this is not the case and she is concerned that the office areas will suffer if this expansion is approved. She does not want one district negatively impacted to help improve another district. Mayor Drucker said expanding permitted uses for the I-2 district might be a possibility in the future when the economy improves.

Mayor Drucker said a memo was received from the Economic Development Manager regarding vacancies and leasing rates for the office, commercial and industrial districts. She said rates are less expensive in the commercial and industrial areas than the office district. Mayor Drucker is concerned that if the permitted uses were expanded in the I-2 district, tenants might leave the office district for reduced rents.

Mayor Drucker said a letter was received from local business owner, Dennis Totarella of NDT, Ltd., who opposes expansion of medical uses in the I-2 zoning district. She said Mr. Totarella has a plan that has been approved in the historic district for offices on Bainbridge Road and he is opposed to selective rezoning.

Mayor Drucker said the Citizens Master Plan Commission members were recently appointed and she feels this is an issue they should review before any decisions are made by the Commission or the Council. She said their first meeting will be on February 10<sup>th</sup>.

Mr. Mazur questioned the request from one of the parties interested in expanding the uses in the I-2 district since he is aware that their building is fully occupied at this time. However, one of the current tenants' leases is almost up and they are negotiating the lease with the property owner. Mr. Mazur said he is unsure if their request is to enhance the I-2 district or to leverage the negotiations.

Mr. Mazur agreed with Mayor Drucker that the Citizens Master Plan Commission should review the requests. He feels if amending the uses is considered, only certain areas of the I-2 district should be expanded because some areas in the I-2 District would be inappropriate for medical uses.

Mrs. Meany agreed with what has been stated thus far and also has concerns with increased parking issues if this expansion is approved. She also believes it is advisable to have the Citizens Master Plan Commission review the requests.

Mr. Mazur said Mr. Totarella's letter made an interesting point where he noted that he is complying with the zoning requirements with his project. Mr. Mazur said he wants to see the re-development on Bainbridge Road in the C-1 district and does not want to see Mr. Totarella's project inhibited by changing the zoning criteria. Mr. Mazur said based on the analysis done by the Economic Development Manager, there does not seem to be an increased demand for medical offices. Therefore, he does not believe this item needs to be addressed immediately.

Councilwoman Richmond said when the City determined the zoning districts, consideration was given to the limits and boundaries necessary to maintain healthy retail, medical, commercial and industrial areas. She feels if these districts are changed to accommodate a few, it could lead to potential issues that might eventually destroy the dynamics of the zoning in the City. Councilwoman Richmond said she is not prepared at this time to make that decision and believes the Citizens Master Plan Commission should review the requests.

Mr. Newberry agreed with the rest of the Commission.

Mayor Drucker said Mr. Frankland is responsible for the Citizens Master Plan Commission and this issue will be reviewed by them. She recommended a memo be sent to the Council telling them that the Planning Commission will hold the item pending its review by the Citizens Master Plan Commission. Mayor Drucker said once feedback is received from the Citizens Master Plan Commission, it can be forwarded to the Council.

Motion by Mayor Drucker, seconded by Mr. Mazur to direct the Clerk to send a memo to the Council indicating Item 1 will be moved to the Planning Commission's Inactive Agenda until it has been reviewed by the Citizens Master Plan Commission.  
Roll Call: Aye: Drucker, Mazur, Meany, Newberry, Richmond

Nay: None

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to move Item 1 to the Inactive Agenda.

Roll Call: Aye: Drucker, Mazur, Meany, Newberry, Richmond

Nay: None

Motion Carried

NEW:

2. SP & LP Management/ARM Holdings V – 30400 Solon Road - 003-2011  
T-Mobile – PP# 953-31-005
  - Site plan approval – antenna collocation

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a public hearing for site plan approval for an antenna collocation for PP# 953-31-005 on Tuesday, February 8<sup>th</sup>.

Roll Call: Aye: Drucker, Mazur, Meany, Newberry, Richmond  
Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

There were no minor alterations to review.

COMMENTS FROM THE COMMISSION:

Mayor Drucker said the Citizens Master Plan Commission will have its first meeting on February 10<sup>th</sup>. She said the purpose of the Commission is to review the established goals of the Master Plan and make recommendations for new goals. Mayor Drucker said the Commission has 10 members, which consists of a volunteer from each ward and she appointed 3 members. Mayor Drucker thanked the volunteers for their involvement and service to the City.

In turn, Commission members expressed their interest in reviewing the recommendations that will be forthcoming from the Citizens Master Plan Commission.

Mr. Lobe stressed the importance of the Master Plan and its significance to the City.

Mr. Frankland said he believes the review of the Master Plan will be less time consuming than the previous review and feels 8 to 10 meetings will be necessary. However, it will be up to the Commission to make this determination.

Mr. Mazur asked if there will be a survey by the Cuyahoga County Commissioner's office performed. Mr. Frankland said this has happened in the past and it will be a discussion topic for the Commission to address.

Mr. Mazur said there have been questions raised about the meeting schedule for March. He requested clarification and it was determined the Planning Commission meetings for the month of March will be on March 15<sup>th</sup> and March 29<sup>th</sup>.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Newberry, seconded by Councilwoman Richmond to adjourn the meeting at 7:50 P.M.

Roll Call: Aye: Drucker, Mazur, Meany, Newberry, Richmond  
Nay: None

Motion Carried

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Chairman

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Secretary