

**PLANNING & ZONING COMMISSION**  
**November 24, 2015 – 7:20 P.M.**

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

Present: Commission Members Bentley, Mazur and Newberry, Assistant Law Director/Prosecutor Stolarsky, Planning Director Frankland, Secretary McConoughey

Absent: Mayor Drucker, Councilman Pelunis

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)

Vice Chairman Mazur presided.

PENDING:

1. 35875 Sedge Circle – Jackie Cunningham – side yard setback variance: Mr. Mazur noted a request to withdraw this application was received from the applicant.

NEW:

2. 6140 SOM Center Road – Walter Louis Torrens (Pacos Tacos) – building color variance: Mr. Frankland advised the applicant is in the process of staining the building which would remove the need for a building color variance. If the Commission wished to approve the application, it could do so with the contingency that a landscape plan must be submitted and approved.

COUNCIL REFERRAL:

4. Proposed ordinance to establish regulations for Subdivision Identification Signs: A public hearing is scheduled and will remain open until the next meeting when a full Commission is present. Mr. Frankland noted the Engineering Department had a recommendation regarding easements and he will submit an amended ordinance.

The caucus ended at 7:25 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 November 10, 2015 meeting.

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

Motion Carried

PENDING:

1. 35875 Sedge Circle – Jackie Cunningham 104-2015 6  
▪ 3' side yard setback variance

Mr. Mazur said correspondence was received from the applicant requesting this item be withdrawn.

Motion by Mr. Bentley, seconded by Mr. Mazur to accept the applicant's withdrawal of the 3' side yard setback variance.

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

Motion Carried

NEW:

2. 6140 SOM Center Road – Walter Louis Torrens (Pacos Tacos) 107-2015 6  
▪ Building color variance  
▪ Site plan – building alterations

As the applicant was not present, Mr. Mazur requested the Clerk notify the applicant that a representative must attend the next meeting.

Motion by Mr. Newberry, seconded by Mr. Bentley to table consideration of Item 2.

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

Motion Carried

3. 32600 Cannon Road – Mikhail Nemirovsky 108-2015 4  
▪ 5' front yard setback variance

Mr. Stolarsky said as two members of the Commission are absent, any applicant can request that their item be tabled until a full Commission is present. However, there is a quorum, therefore, the Commission can proceed. The affirmative vote of 2 of the voting members would be necessary for an item to be approved.

Mr. Mikhail Nemirovsky was present. He explained that there was a fire at his home in March and it was determined the house would be demolished. He said a new home will be built using the existing foundation. Mr. Nemirovsky displayed a site plan and indicated where 5' will be added to the garage which creates the need for the variance.

Mr. Newberry said the house is quite isolated and it is difficult to view from the street, even in the winter. He does not believe this variance will impact anyone.

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a 5' front yard setback variance.

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

Motion Carried

COUNCIL REFERRAL:

4. Proposed Ordinance to establish regulations for Subdivision Identification Signs 106-2015

A public hearing was scheduled.

Mr. Mazur opened the public hearing and asked for comments, however, there were no comments.

The Commission determined the public hearing would remain open for feedback from the absent members and to allow for additional public comment at the December 15, 2015 meeting.

5. Proposed amendment to revise and clarify the review process for minor alterations to buildings and premises 110-2015

Motion by Mr. Mazur, seconded by Mr. Bentley to schedule a public hearing on December 15, 2015.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 5821 Harper Road – EZOV

Mr. Frankland displayed an aerial view of the property and said this is an office building that was previously reviewed. He displayed a photo and said the previously approved design depicted a metal façade where the entrances were located and masonry walls. Mr. Frankland displayed another photo indicating the design was completed with masonry entrances and alternating metal and masonry panel walls. He said as this is located in the industrial district where there are no design standards, he has no issues with the design.

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

2. 31711 Solon Road – Zircoa

Mr. Frankland displayed an aerial view of the property indicating the two buildings owned by Zircoa. He said the buildings are different levels and displayed a photo of the section of the building located on Solon Road indicating the deteriorating bricks and the areas where bricks are missing.

Mr. Frankland said the proposal is to match the elevation of the other building by adding the same metal panels to the building on Solon Road. He displayed a photograph of the building with the existing metal panels. Mr. Frankland said this building is located in the industrial area where there are no design standards and ultimately the applicant will add the panels to all sides of the building.

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

3. 32900 Station Street – AT&T

Mr. Frankland displayed an aerial view of the tower located on the Police Department property. He said there are three existing antennas located at a height of 157' and the proposal is to replace them with three almost identical antennas which are 5" deeper and 6.7 pounds heavier. Mr. Frankland said the Police Department did not require signal interference analysis for the application.

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

4. 6531 Cochran Road – Great Lakes Cold Storage

Mr. Frankland displayed an aerial view of the property indicating the parking area and a site plan depicting areas that were previously approved as green space. However, the applicant is requesting to make the areas concrete as it is believed no vegetation will survive in those areas and it will also be difficult for snow plowing.

Mr. Frankland referred to another area on the site plan that was previously approved as mulch and said the applicant is requesting this area be stone instead. He said this will not impact the green space requirements and has been reviewed by the Engineering Department. The Engineering Department had no issues with the change providing any additional pavement in the future is taken into consideration for storm water calculations and a letter will be issued to the applicant with this information.

Mr. Bentley asked if the areas to be paved will have curbing around them.

Mr. Frankland said those areas will become part of the parking lot and will be striped.

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

COMMENTS FROM THE COMMISSION:

In turn, Commission members wished everyone a Happy Thanksgiving.

Mr. Stolarsky said the City's Annual Tree Lighting ceremony will be held on Wednesday, November 25<sup>th</sup> at 7:00 P.M. in front of City Hall.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Newberry, seconded by Mr. Bentley to adjourn the meeting at 7:44 P.M.

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

Motion Carried

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Chairman

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Secretary