

**PLANNING & ZONING COMMISSION**  
**January 12, 2016 – 7:00 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, 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)

Mr. Bentley presided.

**PENDING:**

1. 6140 SOM Center Road – Walter Louis Torrens (Pacos Tacos) – building color variance and site plan for building alterations: Mr. Stolarsky has been in contact with the applicant and explained to them the importance of attending the meeting and he was assured a representative would attend.

Mr. Bentley said if there is no representative in attendance for the meeting at 7:30 P.M., the Commission will discuss options.

**NEW:**

2. 33445 Baldwin Road – Patricia Kane – fence height variance: Mr. Nick Sabljic, Cro Com Construction was present and said he will present the proposal.

Mr. Newberry clarified that an additional two feet of fencing above the concrete wall is requested.

Ms. Kane was present and said that the extra two feet will help prevent people from scaling the wall and throwing trash over the wall and reduce some of the light spillage from the parking lot that abuts her property.

Mayor Drucker asked if the proposed fence would match the section of existing fence in style and height.

Ms. Kane explained that the existing fence is her neighbor's fence but extends onto her property, however, she will ask that it be removed.

3. 6475 Richmond Road – TWOGRS Properties Ltd. – site plan for signage for a non-conforming use and exterior alterations: Mr. Newberry asked if a tree had been removed from the property as he believed it might have been in the way of viewing the sign.

Mr. Jim Blair, Perpetual Evolution Designs, was present representing the applicant. He believes a tree was recently removed from the property.

**COUNCIL REFERRAL:**

5. Proposed Ordinance to establish Regulations of Subdivision Identification Signs: A public hearing is scheduled.

6. Proposed amendment to revise and clarify the review process for minor alterations to buildings and premises: A public hearing is scheduled.

Mr. Bentley said Items 5 and 6 have had public hearings for many weeks and it is the intent of the Commission to forward these two items onto the Council for their review and approval.

Mr. Frankland will present two minor alterations during the meeting.

The caucus ended at 7:13 P.M. and the meeting began at 7:30 P.M.

Mr. Bentley presided.

**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. Mazur, seconded by Mr. Newberry to approve the minutes of the December 15, 2015 meeting.

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

Motion Carried

**PENDING:**

1. 6140 SOM Center Road – Walter Louis Torrens (Pacos Tacos) 107-2015 6
  - Building color variance
  - Site plan – building alterations

Mr. Stolarsky said he spoke with Mr. Marino, a principle of Pacos Tacos, and stressed the importance of having a representative attend tonight's meeting. He was assured by Mr. Marino that a representative would attend. However, there was no representative from Pacos Tacos in attendance. Mr. Stolarsky recommended this item be moved to the Inactive Agenda and that the Zoning Inspector proceed with enforcement of non-compliance issues.

Motion by Councilman Pelunis, seconded by Mayor Drucker to move this item to the Inactive Agenda and proceed with enforcement of non-compliance issues.

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

Nay: None

Motion Carried

NEW:

- |    |                                    |          |   |
|----|------------------------------------|----------|---|
| 2. | 33445 Baldwin Road – Patricia Kane | 114-2015 | 6 |
|    | ▪ 2' fence height variance         |          |   |

Ms. Patricia Kane and Mr. Nick Sabljic, Cro Com Construction were present. Mr. Sabljic displayed the survey plan indicating the location of the proposed fence. He said the proposal is to install an 8' privacy fence along the property line in the rear yard.

Mayor Drucker said during the Caucus, discussion took place about a section of existing fence and it was determined that it will be removed as it is the neighbor's fence and should not be located on Ms. Kane's property.

Mr. Sabljic displayed a rendering of the proposed fence and indicated the proximity of the parking lot adjacent to the home and noted Ms. Kane's property has a lower elevation which is why they are requesting the 2' fence height variance.

Mayor Drucker said she supports the variance since Ms. Kane's property abuts commercial property. Although 6' fences are typically approved, she feels the 8' fence in this location is justified to give the Kanes privacy from the busy commercial area.

Mr. Mazur will also support the variance and said the fence design is very attractive.

In response to Mayor Drucker's question, Ms. Kane said the fence will be painted a dark color stain to match the home and the concrete wall will be painted tan.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 2' fence height variance.

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

Nay: None

Motion Carried

- |    |   |          |   |
|----|---|----------|---|
| 3. | 6475 Richmond Road – TWOGRS Properties Ltd.   | 001-2016 | 7 |
|    | ▪ Site plan - signage for a non-conforming use and exterior alteration (light fixtures) |          |   |

Mr. Jim Blair, Perpetual Evolution Designs, was present representing the applicant. He said the proposal is to install two signs on the property of Solon Animal Hospital. Mr. Blair said one is a free-standing ground sign which will be constructed of aluminum laminate and will enable the outline of the State of Ohio to be on both sides of the sign. The sign will be 4' x 5' and the artwork will be constructed of 3/4" cedar and painted with a 7 year UV-resistant paint. He displayed a rendering of the proposed sign.

Mr. Blair said the second sign will be of similar construction but will be a wall mounted sign, 6' x 2' and will also be constructed of cedar, painted dark brown, deep orange and red and will be lit from the top using two gooseneck light fixtures. He displayed a photograph of the building with a rendering of the proposed sign.

Mr. Newberry asked for clarification regarding the non-conforming use.

Mr. Frankland said the business is a non-residential use in a residential district.

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a site plan for signage for a non-conforming use and exterior alterations (light fixtures) with the contingency that the sign must be located no less than 10' from the right-of-way and the existing ground sign will be removed.

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

Motion Carried

4. 5509 SOM Center Road – Aleksandra Lutovsky 002-2016 4
- 5' accessory pavement side yard setback variance
  - 160 sq ft accessory pavement variance

Ms. Aleksandra Lutovsky was present and said her property contains two parcels and there is a potential buyer for one of them. She explained that one of the parcels has a barn and a separate garage. Ms. Lutovsky is requesting the 5' accessory pavement side yard setback variance as it will allow her access to the barn on the side of the garage between the two properties. She explained that the distance from the property line to the barn is approximately 8' to 9' and runs diagonally but will still permit a vehicle to get to the barn.

Ms. Lutovsky said the additional pavement variance is necessary in order to access her garage. She currently makes a series of difficult turns on her driveway and explained that adding additional width to the driveway will allow her to have better maneuverability and straighter access to the garage. Ms. Lutovsky said the contractors she has met with for the additional pavement recommended some green space be maintained near the house for aesthetic purposes. In addition, she is proposing a parking pad in front of her home to prevent her from having to back up onto SOM Center Road.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 5' accessory pavement side yard setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 160 sq ft accessory pavement variance with the contingency that the pavement be located no less than 25' from the right-of-way line.

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

Motion Carried

COUNCIL REFERRAL:

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

A public hearing was scheduled.

Mr. Bentley opened the public hearing and asked for comments. There were no comments, therefore, the public hearing was closed.

Motion by Mr. Mazur, seconded by Councilman Pelunis to forward Item 5 to City Council for review.

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

Motion Carried

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

A public hearing was scheduled.

Mr. Bentley opened the public hearing and asked for comments. There were no comments, therefore, the public hearing was closed.

Motion by Mr. Newberry, seconded by Mayor Drucker to forward Item 6 to City Council for review.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 31500 Solon Road – St. Gobain

Mr. Frankland displayed an aerial view of the property. He indicated an area in the rear of the building where an overhead garage door is located. The proposal is to replace the overhead garage door with a storefront glass system. Mr. Frankland said this is not visible from the main road. He indicated an area in the rear of the building and said some mechanical equipment will be added but will not take up much space.

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

2. 5821 Harper Road – EZOV

Mr. Frankland displayed a photograph of the rear of the building and an aerial view of the building. He indicated an area that was previously surrounded by a chain-link fence which has been replaced with a board-on-board fence.

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

Mr. Bentley said as discussed during the Caucus, it was determined that Inactive Agenda items B, C, D and E will be sent letters from the Clerk about pursuing the items or they will be removed from the agenda.

COMMENTS FROM THE COMMISSION:

Mayor Drucker announced that City Hall will be closed on Monday, January 18<sup>th</sup> in observance of the Martin Luther King Jr. Holiday. Therefore, the Council meeting will be held on Tuesday, January 19<sup>th</sup>.

Mayor Drucker said the Solon Center for the Arts will be hosting "Comedy Night" at Grantwood on Friday, January 22<sup>nd</sup> at 7:30 P.M. and tickets may be purchased at the Arts Center or online.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

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

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

Motion Carried

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Chairman

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Secretary