

PLANNING & ZONING COMMISSION
February 23, 2016 – 7:19 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. SOM Center Road (on existing utility tower) – PP# 956-02-006 – CEI (land owner)/Verizon Wireless (applicant) – cell tower height variance, cell tower spacing variance and site plan approval: Mayor Drucker asked if the information contained in the reports regarding the tower structure was resolved.

Mr. Frankland said although it has been awhile since this item was reviewed again, he believes all the necessary reports have been submitted or the item would not have been forwarded to the Commission. Mr. Frankland said the structure is not permitted to be built without the report from the City's structural engineer.

Mayor Drucker said one of the reports previously received questioned whether the tower was structurally sufficient.

Mr. Frankland said that report was not from a structural engineer. He said the Commission can still approve the request with the contingency that the structural analysis report from the City's structural engineer be verified by the Planning Department.

Mayor Drucker said she recalled that residents were concerned about the tower being located on the south side but as the tower will be located on the north side, she believes residents will be agreeable to the location.

Mr. Frankland said the changes will be made to the north pair of towers and this is the location requested by residents who attended the meeting last summer.

Mr. Stolarsky said the three variances that are no longer necessary because of the revised plan should be removed from the agenda by a motion.

The caucus ended at 7:23 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. Newberry, seconded by Mr. Mazur to approve the minutes of the February 9, 2016 meeting.

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

Motion Carried

PENDING:

1. SOM Center Road (on existing utility tower) – PP# 956-02-006 - 044-2015 2
CEI (land owner)/Verizon Wireless (applicant) - revised plan submitted
 - 18' wireless cell tower height variance
 - Wireless cell tower spacing variance
 - ~~1' fence height variance*~~
 - ~~Minimum landscape buffer variance*~~
 - ~~2' minimum evergreen plant height variance*~~
 - Site plan – new wireless cell tower
(*eliminated by revised plan)

Mr. Christopher Galloway, Strategis, was present representing the applicant. He displayed a site plan and said all of the necessary documentation has been submitted, including; the application, appropriate drawings, radio frequency propagation maps and two copies of the stamped structural analysis for the tower certified by an engineer.

Mr. Galloway said the proposal is for Verizon Wireless to co-locate their tower within an existing high-tension power line tower on SOM Center Road. He explained that the tower height variance is necessary to achieve the radio frequency coverage Verizon needs for this service area.

Mr. Galloway said the City has the ability to waive the requirement of a quarter of a mile spacing related to high-tension towers. He explained that previous public comment regarding the proposed location indicated the public wanted the tower located further from the residences. Therefore, he feels the proposed location on the north side satisfies residents and City staff.

A public hearing was scheduled and Mr. Bentley opened the public hearing and asked for comments.

Mr. Terry Uhl, 34403 Bramble Lane, was present. He said as this is the tower closest to SOM Center Road, it does not affect himself or his neighbors that he is informally representing. Mr. Uhl recalled that at a previous discussion, the residents did not want the tower located right off of SOM Center Road. However, if the City and Verizon believe this is the best location for the tower, he and the residents located on the south side are in agreement with the decision.

As there were no further comments from the public, Mr. Bentley closed the public hearing.

Motion by Councilman Pelunis, seconded by Mr. Newberry to remove the request for the 1' fence height variance, the minimum landscape buffer variance and the 2' minimum evergreen plant height variance as they are eliminated by the revised plan.

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

Nay: None

Motion Carried

Councilman Pelunis recalled an adjacent vacant parcel owner attended a previous meeting who expressed concern about the location of the tower. However, Mr. Uhl is representing residents who live in the area.

Mayor Drucker recalled there were some residential issues with the application, however, the change to the current tower location moves it further away from the residents on Bramble Lane.

Mr. Newberry asked about the outcome of the previous request to the applicant about determining if the south tower, which is an older tower, could support this kind of mast height. He did not recall receiving the information.

Mayor Drucker said as the residents objected to that location, the request was not pursued.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve an 18' wireless cell tower height variance.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a wireless cell tower spacing variance.

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

Nay: None

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to recommend approval of the site plan for the wireless cell tower contingent upon the Planning Department's determination that the structural analysis is verified by the City's consultant.

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

Nay: None

Motion Carried

2. 6801 Cochran Road – Crown Castle for Verizon 008-2016 7
 - Site plan for revised equipment structure and antenna platform

Mr. Travis Schenk, Crown Castle, was present representing Verizon. He displayed a site plan and said Verizon proposes locating within the existing compound at 6801 Cochran Road. Mr. Schenk said the application was previously before the Commission and approved, however, Verizon let the approval expire. Mr. Schenk said there is a change to the ground unit being made from an industrial unit to a platform design with all of the cabinets contained within that platform. He said there are no changes being made to the tower.

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

Motion by Mr. Newberry, seconded by Mr. Mazur to recommend approval of the site plan for the revised equipment structure and antenna platform at 6801 Cochran Road.

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

Motion Carried

NEW:

3. 30120 Miles Road – Christopher A. Coljohn 010-2016 5
▪ Lot consolidation - PP#'s 951-42-017 and 951-42-018

Motion by Mr. Mazur, seconded by Mayor Drucker to schedule a public hearing for a lot consolidation of PP#'s 951-42-017 and 951-42-018 on March 15, 2016.

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

Motion Carried

COMMENTS FROM THE COMMISSION:

Mayor Drucker announced that the City's annual *Harvest for Hunger* campaign begins on March 1st and ends on March 31st. She thanked Solon firefighter/paramedic, Jake Fried, who organizes and leads the campaign every year. Mayor Drucker said *Harvest for Hunger* collection bins will be located at City Hall, all three fire stations, the Police Department, Solon Center for the Arts, the Senior Center and the Community Center.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at 7:44 P.M.

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

Motion Carried

Chairman

Secretary