

PLANNING & ZONING COMMISSION
May 24, 2011 – 7:15 P.M.

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

Present: Commission Members Bentley, Mazur, Newberry, Councilwoman Richmond, Mayor Drucker, Law Director Lobe, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: Director of City Services Bandiera, 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
- D. Requests from Wolf Family Trust and Larry Coven, for consideration of allowing medical and dental occupancy in the I-2 Zoning District

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.

PENDING:

- 1. 6585 Liberty Road – Alex and Julie Spirikaitis - front yard setback variance: Mr. Frankland said there is nothing new to report. However, the applicant has indicated new information should be forthcoming. Therefore, Mr. Mazur determined to have this item remain on the active agenda.

NEW:

- 4. 6600 Cochran Road – Solon Service Department – minimum setback between buildings variance: Mr. Bandiera said the building will be located in the same area previously approved, however, it will be moved slightly to the south. Mr. Mazur questioned who is responsible to maintain the trees planted by the city for screening. Mr. Bandiera said although the City furnished the trees, Swagelok will maintain them and the City will provide any necessary replacements for one year.

- 5. 7669 SOM Center Road – Christopher Antonelli - total amount of accessory pavement and pavement setback variances: Mr. Mazur questioned the use of the

additional pavement and it was explained it will allow Mrs. Antonelli to park her car next to the ramp and provide direct access to the house.

Mr. Newberry said the sketch is not drawn to scale and, therefore, may be somewhat misleading making the ramp appear much longer than the actual size.

Mayor Drucker spoke with the Engineering Department who has no objection to the additional pavement in regard to drainage, provided it is graded to prevent any flow onto neighboring property.

The caucus ended at 7:25 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.

APPROVAL OF MINUTES:

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the minutes of the May 10, 2011 meeting as presented.

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

Motion Carried

PENDING:

1. 6585 Liberty Road – Alex and Julie Spirikaitis 024-2011
 - 122.5' front yard setback variance

Mr. Mazur said this item has been held pending information from the Army Corp of Engineers. Mr. Frankland said no information has yet been received, however, the applicant believes there will be information to present at the next meeting.

Motion by Mr. Mazur, seconded by Mayor Drucker to table consideration of Item 1.

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

Motion Carried

COUNCIL REFERRAL:

2. Amendment to clarify Contractor Registration Requirements

A public hearing was scheduled.

Mr. Frankland said currently homeowners are exempt from registering as a contractor if working on their own home. However, there are times when a

contractor who lives in Solon, but is not registered, builds a spec home to sell but does not believe he should be required to register as a contractor.

Mr. Frankland said the amendment would require the contractor to be the homeowner and the home considered his permanent residence. Also, any known professional contractor is required to be registered unless exempted by the Chief Building Official.

Mr. Mazur opened the public hearing and asked for comments.

There were no comments, therefore, the public hearing was closed.

Mr. Newberry said although the Council forwarded this item to the Planning Commission and he believes the amendment is necessary, he is concerned about the appropriateness of the Planning Commission interpreting sections of the Building Code.

Mr. Lobe feels the Council was seeking the Planning Commission's opinion.

Mayor Drucker believes the Council was seeking the Planning Commission's opinion out of courtesy and items for the Building Department are generally forwarded to the Planning Commission for their opinion. She supports the amendment but feels if any member of the Commission is not comfortable making a recommendation, they should abstain from doing so. Mayor Drucker said it is the Council's responsibility to approve or disapprove the amendment.

Mr. Frankland said the Planning Commission also serves as the Building Code Board of Zoning Appeals and, therefore, it has a function which pertains to the Building Code.

Motion by Mr. Mazur, seconded by Councilwoman Richmond to approve the amendment to Section 1430 of the Building Code as prepared by the Planning Director.

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

Nay: None

Abstain: Newberry

Motion Carried

NEW:

3. 6135 Kruse Drive – Automotive Realty LLC 029-2011
- 11.1 sq ft area variance for directional wall sign – east elevation
 - 11.1 sq ft area variance for directional wall sign – west elevation

Mr. Al Wangenheim, Davis Development, was present and displayed a site plan indicating the locations for the signs. In response to Mr. Mazur's question, Mr. Wangenheim displayed samples of the sign colors which are made of stainless steel.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve an 11.1 sq ft area variance for a directional wall sign for the east elevation.

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

Motion Carried

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve the 11.1 sq ft area variance for a directional wall sign for the west elevation.

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

Motion Carried

4. 6600 Cochran Road – City of Solon - Service Department 030-2011
- 15' minimum setback between buildings variance

Mr. Tom Bandiera, City Services Director, was present and displayed a site plan indicating the proposed location for the salt storage facility. He explained although approval of the site plan for the salt storage facility was previously received, due to the relocation of utility poles, it is necessary to move the building 10' to the south which will place the building 10' from a pole barn storage building requiring a 15' variance.

Mr. Mazur said a letter from Lieutenant Benedict indicated 3 access points are necessary for the site. Mr. Bandiera said he is aware of this and agreed to it. In addition, Mr. Mazur clarified that the City has agreed to plant trees on Swagelok's property for screening which will be maintained by Swagelok and replaced if necessary by the City for a period of one year.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 15' minimum setback between buildings variance.

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

Motion Carried

5. 7669 SOM Center Road – Christopher Antonelli 031-2011
- 1,220 sq ft total amount of accessory pavement variance
 - 6' accessory pavement street setback variance

Mr. Ray Antonelli was present representing his son, Christopher. He displayed a site plan indicating the proposed addition of a secondary driveway and turn-around area to accommodate more vehicles. He explained the location is at a bend on SOM Center Road which prevents line-of-sight safety. Mr. Antonelli said with the addition of the driveway and a turn around, vehicles will be able to move forward onto SOM Center Road rather than back out.

Mr. Antonelli said upon measuring the current pavement, he determined the tree lawn in front of the property is extra wide due to the road changing from 4 lanes to 2 lanes in that area, therefore, the amount of setback will be reduced.

Mayor Drucker said she viewed the property and agreed that it is a difficult location to maneuver safely. She commended Mr. Antonelli for the improvements to the property. Mayor Drucker supports the request for the variances and feels it is necessary for the safety of anyone trying to exit the property.

Mr. Mazur requested the site plan be displayed and clarified it was determined during the Caucus that the drawing did not accurately depict the additional pavement and it will not extend as much as the drawing indicated.

In response to Mr. Mazur's question, Mr. Antonelli confirmed the pavement will be 10' off of the property line.

Mr. Bentley asked about drainage concerns due to the sloping of the pavement which was discussed during the Caucus.

Mr. Antonelli said the new pavement will slope away from the house foundation and away from the garage.

Mr. Bentley said he will support the variances for the project.

Mayor Drucker said the Engineering Department indicated that although additional impervious pavement will be added, provided the grading is done properly and the slope is away from the home, they have no objections to the variances requested. Mayor Drucker said, additionally, there is nothing located in the immediate vicinity of the home so grading the slope away from the home will not cause water concerns for anyone else's property.

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a 1,220 sq ft total amount of accessory pavement variance for 7669 SOM Center Road.

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

Nay: None

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 6' accessory pavement street setback variance.

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

Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

Mayor Drucker introduced Michael Wajda, a Solon resident completing his senior project for Walsh Jesuit and said he will present the minor alterations.

1. 6372 SOM Center Road – Dino's of Solon – the former Anthony's (Blue Fig)

Mr. Wajda displayed a photograph of the white building and said the applicant proposes painting the building beige and the trim and the fencing black.

The Commission members agreed no further review of this item was necessary.

2. 31875 Solon Road - EDI Source

Mr. Wajda displayed an aerial view of the facility and said the proposed warehouse space will be modified to office space which necessitates the need for 12 additional parking spaces. He displayed a site plan and indicated 17 additional parking spaces

are proposed. Any approvals should be subject to Fire Department review for access issues.

The Commission members agreed no further review of this item was necessary.

3. 6015 Enterprise Parkway - Longhorn

Mr. Wajda displayed photographs of the building indicating the goose neck lighting fixtures. The applicant proposes removing them and replacing them with black wall sconce-style lighting. In addition, new light fixtures will be affixed to the existing standing seamed metal roof for illumination. Mr. Wajda displayed a photograph of the proposed black wall sconces and the lighting for illuminating the roof.

Mr. Wajda said removing the single-entry door and replacing it with double-entry doors is also proposed. He presented a photograph displaying the doors.

The Commission members agreed no further review of this item was necessary.

4. 31200 Bainbridge Road – Gardiner Trane

Mr. Wajda displayed an aerial view of the property and explained the applicant is proposing the installation of a new generator on the west side of the building. He said the weather enclosure will be painted beige and safety bollards will be added.

The Commission members agreed no further review of this item was necessary.

5. 33325 Station Street – Embers Custom Fireplace

Mr. Wajda displayed an aerial view of the property and indicated the location where the applicant proposes widening an existing man door in the rear of the building and replacing it with a 4' wide insulated metal door. This will not be visible from the street.

The Commission members agreed no further review of this item was necessary.

COMMENTS FROM THE COMMISSION:

Mayor Drucker congratulated the Solon High and Middle School Science Olympiad teams for their victories at the national level.

Mayor Drucker said the Solon VFW on Melbury Street held their grand opening this past weekend. She said an outstanding job was done on the renovations. In addition, generous donations were made to the Police and Fire Departments. Mayor Drucker said the Police Department will use the donation to purchase a vest for K-9 Officer Stryker and the Fire Department will use the donation to purchase exercise equipment for firefighters and paramedics. She thanked the Solon VFW and welcomed them back to Solon.

Mayor Drucker reminded everyone that Monday, May 30th is Memorial Day and the annual parade will be held beginning at 9:00 A.M. at the Veterans' Memorial Park with the normal procession down Aurora Road to the cemetery where a ceremony will take place. She encouraged everyone to attend and honor our veterans.

Councilwoman Richmond said this weekend is the final performance of the Solon Philharmonic at the Solon Center for the Arts. She also commended the Service Department for the beautiful spring flowers they have been busy planting.

Mr. Newberry and Mr. Bentley wished everyone a Happy Memorial Day.

Mr. Frankland thanked Mr. Wajda for doing an excellent job presenting the minor alterations.

Mr. Mazur wished everyone a Happy Memorial Day and asked that everyone take time to pause and remember all of the soldiers who are overseas defending our country.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at 8:05 P.M.

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

Motion Carried

Chairman

Secretary