

**SOLON PLANNING & ZONING COMMISSION**  
**March 15, 2016 – 7:17 P.M.**

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

Present: Commission Members Bentley and Newberry, Mayor Drucker,  
Councilman Pelunis, Assistant Law Director/Prosecutor Stolarsky,  
Planning Director Frankland, Secretary McConoughey

Absent: Commission Member Mazur

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.

**NEW:**

4. 7511 SOM Center Road – Joseph Waligora – maximum 50% footprint of the dwelling variance (storage building), accessory structure side street setback variance (detached garage), cumulative side yard setback variance (detached garage and storage building), large vehicle side street setback variance, large vehicle screening variance, secondary driveway width variance:

Mr. Bentley said this item will be tabled until all members are present. He informed Mr. Waligora that he did not have to stay for the meeting.

**COUNCIL REFERRAL:**

5. Request from Reno G Properties, LLC to rezone property located at 31835-31935 Aurora Road/Old South Miles Road to automotive zoning

Mr. Bentley said this item will be referred to Mr. Frankland to prepare an amendment to the Zoning Code.

Councilman Pelunis said he viewed the property and it is currently being used for storage as there are approximately 30 vans located there. He asked Mr. Frankland if he is aware of the use for this location.

Mr. Frankland said he is unaware of the location's current use or if an occupancy permit was issued. He said warehousing and storage are permitted in that district.

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 Mayor Drucker, seconded by Mr. Newberry to approve the minutes of the February 23, 2016 meeting.

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

Motion Carried

PENDING:

1. 30120 Miles Road – Christopher A. Coljohn 010-2016 5
  - Lot consolidation - PP#'s 951-42-017 and 951-42-018

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.

Mr. Christopher Coljohn was present. He said he was informed that in order to get the necessary permits for the proposed addition and storage building, the two lots must be consolidated and he is unsure why.

Mayor Drucker explained that in order for Mr. Coljohn to receive approval of the requested variances in Item 2, it is necessary to consolidate the parcels as the property is situated on two lots. The City's code states that two adjoining properties under common ownership must be consolidated. Mayor Drucker said as applications for variances are submitted and the review process occurs, it is sometimes discovered that the consolidation never occurred. The applicant is then requested to apply for the consolidation.

Mr. Stolarsky advised only 4 of the 5 Commission members are in attendance, therefore, 3 of the members would have to vote in the affirmative for an item to be approved. If an applicant would prefer to wait for a full Commission to be present, they can request their item be tabled.

Motion by Mayor Drucker, seconded by Mr. Newberry to recommend approval of the lot consolidation for PP#'s 951-42-017 and 951-42-018.

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

Motion Carried

NEW:

2. 30120 Miles Road – Christopher A. Coljohn 013-2016 5
- Accessory structure location variance (storage building)
  - 15' accessory structure side yard setback variance (storage building)
  - 7' distance between structures variance (storage building)
  - 6' distance between principal structures variance (for addition)

Mr. Coljohn displayed an aerial view of the property. He indicated where a shed was removed and a new shed was installed in the same location on the same platform. Mr. Coljohn displayed a photograph of the new 16' x 10' shed and said it is larger than the previous 8' x 10' shed.

Mr. Coljohn displayed the aerial view of the property and indicated the area for the house addition and the distance to the neighbor's house. He said the addition will consist of a master bedroom and bathroom, will not extend beyond the existing house and will be located 14' from the neighbor's garage.

Mr. Newberry said the necessity for the accessory structure location variance is because the structure is in front of the back line of the house. Mr. Frankland confirmed this to be so.

Motion by Mr. Newberry, seconded by Mayor Drucker to approve an accessory structure location variance (storage building).

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Newberry to approve a 15' accessory structure side yard setback variance (storage building).

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

Motion Carried

Motion by Mayor Drucker, seconded by Councilman Pelunis to approve a 7' distance between structures variance (storage building).

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 6' distance between principal structures variance (for addition).

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

Motion Carried

3. 6170 SOM Center Road – True North Energy LLC – Rick Turner 012-2016 6
- 33.7% extension of a non-conforming use variance

Ms. Tanya Ross and Mr. Frank Ross, RCI Co., architects for True North Energy were present. Mr. Ross said the proposal is for an interior renovation to replace the cupboards, countertops, coolers, lighting and ceiling panels which are approximately 18 years old. He displayed a rendering of the proposed changes.

Mayor Drucker said as the proposal is not an extension of a non-conforming use for the exterior of the building, she will support it.

Mr. Ross said the only change to the exterior will be to replace one of the compressor units which is contained in an enclosure.

Motion by Mayor Drucker, seconded by Councilman Pelunis to approve a 33.7% extension of a non-conforming use variance for 6170 SOM Center Road.

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

Motion Carried

4. 7511 SOM Center Road – Joseph Waligora 014-2016 1
- 19.4% maximum 50% footprint of the dwelling variance (detached garage)
  - 37' accessory structure side street setback variance (detached garage)
  - 27' cumulative side yard setback variance (detached garage and storage building)
  - 37' large vehicle side street setback variance
  - Large vehicle screening variance
  - 2' secondary driveway width variance

Motion by Mr. Newberry, seconded by Councilman Pelunis to table consideration of Item 4.

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

Motion Carried

COUNCIL REFERRAL:

5. Request from Reno G Properties, LLC to rezone property located at 31835-31935 Aurora Road/Old South Miles Road to automotive zoning

Mr. Bentley said this item will be forwarded to the Planning Department for review.

Mr. Darren Guerrini, Reno G Properties LLC, was present. He explained that Liberty Ford does not have the facilities to perform all of the services necessary for their vehicles. Mr. Guerrini and Liberty Ford have arrived at a solution to this problem which will enable Liberty Ford to remain in Solon. Mr. Guerrini said Liberty Ford representatives have said they would update the façade of the Liberty Ford facility if they are permitted to perform automotive services on the Reno G Properties once the requested rezoning is approved. They will also review and sign a development agreement as provided by the Law Director.

Mr. Frankland said the Master Plan recommends auto service be permitted in that area and also for the properties directly to the east of Mr. Guerrini's property. If the Commission wishes to consider Mr. Guerrini's request, Mr. Frankland said he can prepare an amendment to the Zoning Code and a report with recommendations coordinating the redevelopment of Liberty Ford and Mr. Guerrini's property for the Commission's review.

Mayor Drucker questioned if there is sufficient time for the Planning Commission and the Council to review this item to allow the rezoning to be placed on the November ballot.

Mr. Frankland believes he can have it completed in a couple of weeks as it will be very similar to the I-2 Zoning District with restrictions regarding vehicle visibility.

Mrs. McConoughey said the process needs to be completed by the middle of August in order to have it placed on the November ballot.

Mr. Frankland said he will plan to have the new zoning district information to the Commission for the April 12<sup>th</sup> meeting.

Motion by Mayor Drucker, seconded by Mr. Newberry to refer the request to Mr. Frankland to prepare an amendment to the Zoning Code as recommended by the Master Plan, for the Commission's review.

Mr. Frankland said as this change will affect other local businesses, he recommended to Mr. Guerrini that all of the affected properties be contacted. This will include all of the properties on the north side of Old South Miles Road and the property located at the very end of the south side. In addition, it is important to have a development agreement finalized before placing this item on the ballot.

Mr. Guerrini said he has already received signatures from two of the four neighboring property owners approving the change in the zoning district. He still needs to contact Swagelok and one other business.

In response to Mayor Drucker's question, Mr. Frankland said he is able to write the new zoning district for this location without the development agreement and signatures of the property owners. However, all of the information should be finalized prior to submitting the request to the Council.

Mayor Drucker feels it is important for the Planning Commission to also review the development agreement.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6559 Cochran Road – Graphco

Mr. Frankland displayed an aerial view of the property. He indicated where a man door and stairs are proposed. As it is an exterior alteration, it requires the Planning Commission's approval.

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

2. 6835-6845 SOM Center Road – Parkside Elementary/Solon Middle School

Mr. Frankland displayed an aerial view of the property. He said ongoing maintenance has been occurring during the last few years and this proposal is a continuation. This project entails updating the entrances to the schools and installing new windows and doors throughout. Mr. Frankland indicated an area where a screening wall has deteriorated which will be replaced.

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

3. 32345 Cannon Road – Dorothy Lewis Elementary

Mr. Frankland displayed an aerial view of the property. He said ongoing maintenance has been occurring at the school during the last few years with siding and door installation. This proposal is a continuation of the maintenance which will continue with new siding installed in the rear of the building.

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

Mayor Drucker questioned the status of the transportation study previously requested by the City because of all of the parking issues.

Mrs. Welch said the study was due in January and she intends to contact the school representative to determine the status.

Mayor Drucker said it is important that the City receive the study since the Commission agreed to the requested parking adjustments based on the commitment that the study would be completed.

4. 33425 Bainbridge Road – a private residence

Mr. Frankland displayed an aerial view of the property. He said the proposal is to re-shingle the roof. He said although it is a private residence, it is located in the Historical District, therefore, it is necessary to have the Commission's approval. The roof currently has asphalt shingles and will be replaced with asphalt shingles.

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

5. 34050 Solon Road – AAA Building

Mr. Frankland displayed a site plan that was previously approved. However, modifications have been made to the original plan. He indicated where the drive-thru will be slightly modified. A similar plan was reviewed by the City's traffic engineer and it was determined that this modification does not need to be reviewed by the Safety and Public Properties Committee as basically the same conditions will remain. The Fire Department said they will be able to maneuver around the building.

Mr. Frankland indicated a landscape island where the traffic engineer recommended the installation of bollards. He indicated a second landscape island where bollards should also be added to assist with funneling traffic.

Mr. Frankland indicated where stacking of vehicles in the drive-thru could interfere with vehicles attempting to back out of certain parking spaces, however, the traffic engineer reviewed the possibility of this occurring and did not consider it an issue.

Mr. Newberry believes it will be more of a timing issue and the parking spaces are in an area that will likely be used by employees.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker wished everyone a Happy Spring.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mayor Drucker, seconded by Mr. Newberry to adjourn the meeting at 7:58 P.M.

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

Motion Carried

---

Chairman

---

Secretary