

**SOLON PLANNING & ZONING COMMISSION**  
**June 14, 2016 – 7:00 P.M.**

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

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

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)

Chairman Bentley presided.

**PENDING:**

**NEW:**

2. 6864 Cochran Road –WMB Properties – St. Clair LLC (Folio Photonics, LLC) – number of free standing ground signs variance – (to permit 2): Mayor Drucker questioned the address listed on the Planning Department memo for this application.

Mr. Frankland said the memo will be corrected to reflect the correct address.

7a. 5260 Naiman Parkway – SNH Medical Office Properties Trust – off-street loading area setback variance and a green space variance:

7b. 5370 Naiman Parkway – SNH Medical Office Properties Trust – off-street loading area setback variance and a green space variance:

Mr. Frankland said previous discussion occurred with the applicant regarding mounding along Naiman Parkway once two feet is removed from the mound. He said the applicant's proposal to add landscaping to the mound to compensate for the reduced height is the best solution.

11. 33185 Bainbridge Road – Gable Investment Co. (Solon Freeway Lanes) – setback, building size, material, parking, lighting, number of amusement devices variances: Mayor Drucker said she spoke with a councilman who said a resident expressed concerns about the timing of the notification and the inability to understand all of the variances. Mayor Drucker informed the councilman that it is likely the item will be tabled tonight as there are engineering items which need to

be addressed. Therefore, residents will have the opportunity to review the application.

Mr. Glenn Gable was present and said he is having legal documents prepared regarding the easement that will assist the affected surrounding neighbors. It is his intention to speak to the surrounding neighbors and gain their support for the project.

Mr. Bentley said the application will be presented and discussed tonight. However, the item will be tabled as the Engineering Department just received the storm water calculations and has not yet reviewed them. In addition, a revised cross-access agreement regarding use of the easement on Solon Road will be necessary.

Mr. Frankland said the cross-access agreement also provides for the parking spaces that Mr. Gable is legally bound to provide to adjacent property owners.

Mr. Darrell Young was present, representing the shopping center on Kruse Drive where Panera Bread is located which is adjacent to Mr. Gable's property. While they have no objections to Mr. Gable's proposal, they are interested in plans for storm water management as they do not want any drainage issues on their property. Mr. Young met with Mr. Frankland who reviewed the proposal with him, however, he would also like to review the civil engineering information regarding drainage.

A resident was also in attendance at the Caucus and while she had already spoken with Mr. Gable about the project, she was surprised that she only received notification from the City about this meeting yesterday. However, she is in favor of the project.

Clerk McConoughey said a second parcel associated with the application was only identified on Friday and it was determined it would be prudent to notify those property owners adjacent and abutting the second parcel. As the item will likely be tabled, parcel owners will still have time to make comments.

The caucus ended at 7:15 P.M. and the meeting began at 7:30 P.M.

Mr. Bentley presided.

#### CHANGES TO THE AGENDA:

Mr. Bentley said Item 9 will be withdrawn from the agenda.

#### COMMENTS FROM THE AUDIENCE:

Mr. Darrell Young, representing the shopping area on Kruse Drive where Panera Bread and Vitamix are located spoke regarding Item 11. He said they have no objections to Mr. Gable's proposal. However, they would like to review engineering information to ensure that the construction will not impact their property with drainage issues.

Ms. Jennifer Brush, 33425 Bainbridge Road, was present and spoke about Item 11. Ms. Brush said she grew up in Solon and has an interest in its future. Ms. Brush feels Solon has always been a fun place and she believes Mr. Gable's proposal will be a great use of the property and she looks forward to his success with the business. However, she was concerned that she only received notice yesterday about this meeting. Ms. Brush said there were numerous variances listed that she would be unable to understand without additional research. She asked that the City provide more time when notifying residents and tax payers as it is the City's obligation when an adjacent property is proposing a large project. She is looking forward to the development of the property.

Mrs. McConoughey said as she informed Ms. Brush during the Caucus, an additional parcel for this application was identified on Friday. The normal procedure is to send notification one to two weeks prior to the meeting. Mrs. McConoughey apologized, however, she explained she did not receive the information until late Friday and determined notification should still be sent and extended the deadline to 4:00 P.M. today for comments.

APPROVAL OF MINUTES:

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the minutes of the May 24, 2016 meeting.

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

Motion Carried

PENDING:

1. 33800 Inwood Road – Solon Board of Education 034-2016 7  
(Project address 6800 SOM Center Road)  
PP#'s 954-12-005, 954-12-006, 954-12-007, 954-12-015,  
954-12-028, 954-12-029, 954-12-030
  - Lot consolidation

Mr. Ken Hejduk, Hejduk, Cox and Associates, was present representing the applicant. He said his firm is coordinating the lot consolidation for the Solon Board of Education.

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

Mayor Drucker said this consolidation will correct the issue of having an accessory structure located on a parcel where there is no primary structure.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve the lot consolidation for PP#'s 954-12-005, 954-12-006, 954-12-007, 954-12-015, 954-12-028, 954-12-029, 954-12-030.

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

Motion Carried

2. 6864 Cochran Road – WMB Properties-St. Clair LLC (Folio 038-2016 7  
Photonics, LLC)  
▪ Number of free standing ground signs variance – (to permit 2)

Ms. Irina Shiyonovskaya, representing Folio Photonics, LLC, was present. She said Folio Photonics is a new company to Solon that moved into the building in November of 2015. Ms. Shiyonovskaya explained the need for a second sign is due to the location of their building. The company previously in this location had an additional sign but the variance expired because the building was vacant for six months.

Ms. Shiyonovskaya said the building is located approximately 350' from the street but behind another building which makes it difficult to locate.

Mr. Bentley agreed with Ms. Shiyonovskaya that the building is difficult to find and he will support the variance. He clarified that the correct addresses involved in this proposal are 6852, 6854, 6858 and 6864 Cochran Road as there was a discrepancy on a departmental memo.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a number of free standing ground signs variance (to permit 2) for WMB Properties-St. Clair LLC (Folio Photonics, LLC).

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

Motion Carried

3. 32885 Wintergreen Drive – Kamala Pillai 039-2016 4  
▪ 14' recreational court side yard street setback variance

Mr. Vishnu Chandran was present, representing his grandmother, Kamala Pillai. The request is for an existing basketball ball court to remain.

In response to Councilman Pelunis' question, Mr. Chandran said the basketball court was installed by them 6 years ago while he was living with his grandparents who have lived there for 30 years.

Mr. Newberry will not support the variance as it is his practice to not support variances where permission has not been requested and the project is already completed.

Mayor Drucker said correspondence was received from three neighbors indicating their support for the variance and she will support it.

Mr. Mazur said as the neighbors are in support of the variance, he will also support it.

Mr. Bentley agreed.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 14' recreational court side yard street setback variance for 32885 Wintergreen Drive.

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

Motion Carried

4. 6540 Brookland Avenue – Dr. & Mrs. Boris Vayner 040-2016 7
- 12' front yard setback variance
  - 2' cumulative side yard setback variance

Dr. Boris Vayner was present. He explained there is no real front entrance to his home as the main entrance is on the side of the house. He explained that the entranceway is very narrow and is difficult to enter and exit. Therefore, the proposal is to add 2' of concrete to the last step to provide better access to the door.

Dr. Vayner displayed a photograph of the front of his home and said the front yard originally contained large pine trees and a retaining wall. However, the trees have since been removed and the retaining wall is in disrepair. The proposal is to rebuild the retaining wall out of wood and provide more concrete area.

Mr. Bentley requested clarification of the door that can be seen in the photo.

Dr. Vayner said it is the man door to the garage and the entrance to the house is located up the stairs and on the side of the house.

Mr. Newberry said he is familiar with the houses in this area and it is difficult to access the entrance to the house. He feels that the use of wood for the retaining wall will blend in well with the surroundings since the retaining wall was originally made of wood.

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a 12' front yard setback variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a 2' cumulative side yard setback variance.

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

Motion Carried

5. 7421 Geauga Street – Michael M. Talty – PP#'s 956-38-101, 956-38-102 041-2016 1
- Lot consolidation

Motion by Mr. Bentley, seconded by Mr. Newberry to schedule a public hearing for June 28, 2016 to consolidate PP#'s 956-38-101 and 956-38-102.

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

Motion Carried

6. 32900 Station Street – City of Solon property – Crown Castle for 042-2016 6  
T-Mobile - Ron Gainer (Sindyla Consulting Group)
- Site plan for collocation of new antennas

Mr. Ron Gainer, representing T-Mobile, was present. He explained that T-Mobile would like to increase their coverage capabilities in Solon by co-locating antennas on the existing cell tower located on the City of Solon's property at the Police Station. Mr. Gainer displayed a site plan and said there is an abandoned equipment shelter at the base of the tower that T-Mobile will utilize as it meets their communication needs.

Mr. Gainer said Crown Castle is the owner of the 190' cell tower. He said the proposal is to add four 6' antennas which will be located at the 110' level of the tower.

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a public hearing for June 28, 2016 for the co-location of antennas by T-Mobile for the cell tower located at 32900 Station Street.

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

Motion Carried

- 7a. 5260 Naiman Parkway – SNH Medical Office Properties Trust 043-2016 5
- 6' off-street loading area setback variance
  - 0.08 acre green space variance

Mr. Jon-Michael Lemon, Osborn Engineering, and Mr. Bobby Vallarelli, representing SNH Medical Office Properties, were present representing the applicant for Item 7a and 7b. Mr. Lemon displayed an aerial view of the property indicating the two addresses involved in the proposal. He explained that the property is used by SNH for a truck loading and receiving facility.

Mr. Lemon displayed a photograph indicating where an interior concrete berm on the property is creating a challenge for the function of the site and causing damage to the trucks' under carriage as sometimes the trucks bottom-out on the berm.

Mr. Lemon displayed a photograph indicating the lack of space the trucks have for maneuverability when pulling up to the building. He indicated where the asphalt and the concrete meet and said the proposal is to cut 10' into the asphalt and remove it, then create a more gradual slope with an average of 32' into the berm which will create, at the tallest point at the northernmost end, a reduction of approximately two feet in the total height of the berm.

Mr. Lemon said the two variances are necessary because of the distance from the pavement to the right-of-way and the distance to the proposed turning area. He said there will be no encroachment into the right-of-way during construction, temporary or permanent, including the silt fence that will be installed to prevent sedimentation from rolling downhill.

Mayor Drucker asked if it is possible to remove the entire berm.

Mr. Vallarelli said the berm is part of the City right-of-way and cannot completely be cut away because utilities are located there.

Mayor Drucker said based on the description, it sounds as though the proposal is to build a wall.

Mr. Lemon said it is more like a ramp than a wall. He referred to the photograph of the mound indicating where a portion will be removed which will create a more gradual slope.

Mayor Drucker asked if there is a reason a mound is required to be maintained in that location or could it be leveled off.

Mr. Mazur said the mound is necessary for screening purposes.

Mr. Frankland said Naiman Parkway is a long road with a continuous mound which includes ample frontage. He said the aesthetics would be affected if it was flattened out.

Mr. Newberry said the proposed plan will make the area significantly more functional than it is currently.

In response to Mr. Mazur's question, Mr. Frankland said the applicant has agreed to landscape the mounding after the construction is completed which is common. Mr. Frankland said the approval should be contingent upon the review of a landscape plan by the City's landscape architect.

Mrs. Welch said the Engineering Department has received the storm water management letter from the applicant which was required in the Engineering memo. She said any landscaping that might be added in the right-of-way is not the responsibility of the City to maintain in any way.

Mr. Newberry feels a 36" high hedge would be appropriate for that location.

Mayor Drucker said a letter from the applicant agreeing to maintain any landscaping in the right-of-way should also be submitted as a contingency to approval of the variances.

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a 6' off-street loading area setback variance with the contingencies that a landscape plan is approved by the City's landscape architect and a letter from the applicant is received indicating that they are responsible for the maintenance of any landscaping installed in the right-of-way.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 0.08 acre green space variance.

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

Motion Carried

- 7b. 5370 Naiman Parkway – SNH Medical Office Properties Trust 044-2016 5
- 14.5' off-street loading area setback variance
  - 0.05 acre green space variance

The same presentation in Item 7a applies to this application.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 14.5' off-street loading area setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a 0.05 acre green space variance with the contingencies that a landscape plan is approved by the City's landscape architect and a letter from the applicant is received indicating that they are responsible for the maintenance of any landscaping installed on the right-of-way.

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

Motion Carried

8. 31500 Solon Road – St. Gobain 045-2016 7
- 40' front yard decorative wall setback variance
  - Site plan - landscaping and dumpster enclosure

Mr. Steve Kellerman, The Pattie Group, was present representing the applicant. He displayed a site plan of the facility recently occupied by St. Gobain and said the shrubbery and trees are in disorder and improvements to the employee lunch patio are proposed. In addition, the new sign at the entranceway is difficult to see.

Mr. Kellerman displayed the proposed plan to improve the entranceway with a low concrete curb and low retaining wall. In addition, some trees will be removed which will improve the view of the sign and the view exiting and entering from Solon Road. Mr. Kellerman said new plantings will be added to the entranceway.

Mr. Kellerman said all of the existing trees and plantings will be removed and new items will be planted along the front walkway and the west side of the building. In addition, shade trees will be planted near the employee lunch patio and trees will be planted in some islands to provide privacy from neighboring buildings and help to define the space from the parking lot.

Mr. Kellerman said currently the dumpster is located in the rear of the building on the driveway. The proposal is to move it further towards the rear of the property to accommodate two dumpsters and blend it into the hillside where the trucks will be able to access them easier for trash removal.

Mr. Kellerman displayed a photograph of the entranceway as it currently appears and a rendering with the proposed changes. He noted it will improve the site line



to the St. Gobain sign and provide better viewing when exiting and entering Solon Road. A rendering of the proposed new plantings around the sign was displayed. Mr. Kellerman said there will be additional color and texture with evergreens and flowering shrubs.

Mr. Kellerman displayed a rendering of the west side of the building which is the primary employee entrance. He said only lawn exists there now so the proposal is to add trees, ornamental grasses and shrubs.

Mr. Bentley believes the improvements will help with the appearance of the property.

In response to Mr. Bentley's question, Mr. Kellerman said the existing sign will remain and is not being changed.

Mr. Newberry asked about the material for the decorative wall.

Mr. Kellerman displayed a photograph of the proposed techo-bloc wall which he said is mainly for ornamental purposes. It will have a combination of smooth and rough surfaces for a contemporary appearance.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 40' front yard decorative wall setback variance for 31500 Solon Road.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to recommend approval of the site plan for landscaping and dumpster enclosure contingent upon receipt of a letter from the applicant regarding storm water management for additional impervious area for the site as determined by the Engineering Department.

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

Motion Carried

9. 6911 Liberty Road – Chagrin Valley Islamic Center (CVIC) 046-2016 3  
▪ Front yard setback variance

Motion by Mr. Newberry, seconded by Mr. Mazur to accept the applicant's withdrawal of the application from the Chagrin Valley Islamic Center (CVIC).

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

Motion Carried

10. 38100 Aurora Road – Richard & Kathy Chamberlain 047-2016 3  
▪ Temporary variance request for no garage

Mr. & Mrs. Chamberlain were present. Mrs. Chamberlain said the existing garage is in disrepair and needs to be removed and replaced with a new garage. They have been receiving quotes with prices ranging from \$35,000 to \$50,000. Mrs. Chamberlain said it is a challenging process because of the location and the way the garage was originally built. They have examined different options and they are all

challenging, however, they believe that removing the garage and constructing a new garage will be the best option.

Mrs. Chamberlain agreed the existing garage will be removed by September 30, 2016 and the new garage will be constructed by September 30, 2017.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a temporary variance request for no garage for 38100 Aurora Road contingent upon the removal of the existing garage by September 30, 2016 and construction of the new garage by September 30, 2017.

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

Motion Carried

11. 33185 Bainbridge Road – Gable Investment Co. – 048-2016 6  
(Solon Freeway Lanes)

- 5' side yard building setback variance
- 3,372 sq ft building size variance
- Building material variance
- 4' parking lot aisle width variance
- 15' side yard parking setback variance
- 10' rear yard parking setback variance
- 2' rear yard parking setback variance – north lot line
- 53 space total onsite parking variance
- 9.5' parking lot setback from building variance
- Parking setback from building entrance variance
- 14' access drive width variance
- Number of amusement devices variance
- 0.3 foot candle average lighting variance
- Foot candle level at a residential property line variance
- Site plan - building addition

Mr. Glenn Gable, Gable Investment Co., was present. Mr. Gable said he acquired the property adjacent to the bowling alley and has been trying to design parking needs around the land. He displayed a site plan indicating the additional parcel he acquired and the access to Solon Road. Mr. Gable said the additional parking he is able to maintain on the adjacent parcel will allow him to remove some of the parking located on the bowling alley parcel.

Mr. Gable referred to the site plan indicating where he is proposing to eliminate parking for the addition of a new building, adjacent to the bowling alley. He said the expansion will include party rooms, an indoor Ninja warrior course, 65 games for the game room and a two-story laser tag facility.

Mr. Gable introduced Mr. John Urbanick from Greenland Engineering. Mr. Gable said he was unaware that the plan would require the amount of variances listed and is unprepared to address all of them at this time. However, he would like to present the proposal as he will not be available for the next meeting and they are hoping to start construction on the expansion by August 1<sup>st</sup>.

Mr. Bentley said the Engineering Department received the storm water calculations today and has not yet been able to review them. He said the cross-access agreement is also necessary for the review of the proposal to continue.

Mr. Stolarsky said he spoke with Mr. Gable's attorney and they will meet to review the cross-access agreement.

Mr. Bentley said the variances can be reviewed once the cross-access agreement is received, although he understands some of the variances may not be necessary.

Mr. Frankland said Mr. Gable no longer needs the lighting variance as he will have the lighting comply with the City's code. He said Mr. Gable also intends to review the plan to determine if other variances can be removed. However, a lot consolidation of the two parcels is also necessary.

Mr. Gable referred to the site plan indicating where the side yard building setback variance is required. He indicated the area of the addition and explained that in order to make the project economically viable, the expansion has to be sizeable. Mr. Gable indicated the one-way emergency road access that will be adjacent to the new building.

Mr. Gable said regarding the building size variance, the building is 34,000 sq ft and the addition will add 9,372 sq ft which makes the building 3,372 sq ft above the maximum size permitted by the City's Code. He said the overall size of the property is approximately six acres which is almost 300,000 sq ft of property.

Mr. Gable said the building materials will match the current building and will be made of brick and EFIS. He explained that a building material variance was previously approved and needs to be re-approved to match the existing building. He indicated where 39 parking spaces will be removed to accommodate the building expansion so they will utilize their land-banked parking. Mr. Gable indicated on the site plan where the land-banked parking is located and said the adjacent property owner has no issues with the parking space distance to the property line providing the drainage is properly maintained.

Mr. Urbanick said he has seen an approved site plan for the 2003 addition that indicates the land-banked parking spaces and it is clearly indicated that they are approximately 7' off of the property line. Therefore, this variance may have been previously granted and might be able to be removed from the list.

Mr. Frankland said he believes it is a 10' rear yard parking setback variance, however, it does not seem to be an issue providing Mr. Darrell Young, the adjacent property owner, is not opposed to it.

Mr. Gable indicated on the site plan where the 4' parking lot aisle width variance is necessary. He said by code, 20' is required, however, this is addressed by making this access a one-way street, allowing emergency vehicles the mobility to circle the building. Mr. Gable said the Fire Department said 16' is enough room for them to maneuver, thereby creating the 4' variance.

Mr. Gable said with regard to the onsite parking variance, it is difficult to calculate for this type of business since the laser tag facility will be two stories high and can only accommodate 24 people at a time. Therefore, it is a low occupancy of a large space. He said the same will apply for the Ninja warrior course, which is over 1,500 sq ft and only accommodates one person at a time. Mr. Gable said he believes there will be more than enough parking to meet their needs. He briefly reviewed the other setback variances.

Mr. Gable indicated on the site plan an area of parking that will be a substantial distance from the front entrance. He believes this area will not be used very often. Mr. Gable referred to an area on the site plan that accesses Solon Road and said the plan is to make this another entrance/exit into the bowling alley parking. He believes it will not be used heavily and the Bainbridge Road entrance will still be used as the main entrance.

Mr. Gable said miscellaneous items consist of the addition of 30 amusement devices for a total of 65 amusement devices for the facility. He explained large game room types of businesses are considered a newer trend for family entertainment centers. The foot candle variance will be removed as they will meet the foot candle standards as determined by the City's Code. However, his neighbor, Ms. Brush has told him she would not mind having additional lighting because it is very dark behind her home.

Mr. Gable said the lot consolidation plan will be submitted as soon as possible and his attorney will be preparing the cross-access agreement requested by the City.

Mr. Gable said he does not have the elevation information regarding the dumpsters, however, that information is also being prepared. He said the dumpsters will be enclosed and the landscaping package has been submitted to the City for their review. Mr. Gable said he will submit signage at a later date.

Mr. Gable indicated an area on the plan which includes a 12,500 gallon retention pond. The storm water calculations are being prepared for submission to the City.

Mr. Gable said he was not totally prepared to respond to all of the variances listed as he only received the Planning Department memo on Friday and when he originally submitted the application, he believed there were only 3 variances. As he was unavailable over the weekend, he did not see the memo right away.

Mr. Bentley said most large projects have some variances and none of these give him great concern. He said the material variance is necessary for the addition to match the current building. Mr. Bentley said based on Mr. Gable's expert opinion with this industry, the number of parking spaces he believes are necessary should not be an issue. The lighting variance is no longer an issue and providing it doesn't surpass the current candle lighting, he is fine with it.

Mr. Gable said in regard to the inability to exit left onto Solon Road, he believes there is ample time for people to turn left onto Solon Road and not make it a right-turn only driveway.

Mr. Newberry said exiting onto Solon Road from the bowling alley will not interfere with the busiest traffic time on westbound Solon Road which is early morning and late afternoon.

Mr. Mazur asked if the issue of right-in and right-out onto Solon Road will be referred to the Safety and Public Properties Committee for their review.

Mr. Frankland believes it should be addressed internally but the Planning Commission can refer the issue to Safety and Public Properties where it will be reviewed by the Traffic Engineer. Mr. Frankland said this issue was previously reviewed and the recommendation was right-in and right-out onto Solon Road. However, as Mr. Newberry said, the busy time for the bowling alley business will not conflict with the heavy traffic time on Solon Road. In addition, there are two businesses located on either side of the access road that will be forced to drive through the bowling alley property to exit onto Bainbridge Road. Mr. Frankland believes this is an issue that should be re-addressed by the Safety and Public Properties Committee and the Traffic Engineer.

Mayor Drucker said the Safety & Public Properties Committee should review to determine the necessity of a right-in and right-out driveway at this location.

The Commission discussed the time frame for review by the Safety and Public Properties Committee and also discussed scheduling the public hearing for the lot consolidation.

Mayor Drucker said, if necessary, a request can be made for the Safety and Public Properties Committee to hold a special meeting.

Mr. Gable said he will have the lot consolidation information soon.

Motion by Mr. Newberry, seconded by Mr. Mazur to refer this item to the Safety and Public Properties Committee and the Traffic Engineer to determine if there should be a right-in and right-out only for the access road to Solon Road and to receive a response by July 12<sup>th</sup>.

As Mr. Gable will not be able to attend the June 28<sup>th</sup> meeting, Mr. Urbanick verified the items needed for that meeting; storm water calculations, lot consolidation plat and legal information.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to schedule a public hearing for the lot consolidation on June 28, 2016.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to table consideration of Item 11.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 32000 Aurora Road – Energy Focus

Mr. Frankland displayed an aerial view indicating the front of the building where the proposal is to replace the entranceway. He displayed a photograph of the entrance as it currently exists with dark panels and a rendering of the proposed door with the addition of glass panels.

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

2. 31200 Carter Street – Timekeeping Systems

Mr. Frankland displayed an aerial view and said previously approval was given for a plan that had concrete stairs and the proposal is to now install a metal system.

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

3. 31100 Solon Road – Chelm Properties

Mr. Frankland displayed an aerial view of the property and indicated an outdoor employee seating area. He displayed a photo indicating the existing appearance and a rendering indicating the proposed low decorative wall around the patio area. Mr. Frankland displayed a rendering of the brick and color to the Commission.

Mr. Frankland said the plan can be approved contingent upon Fire Department approval.

COMMENTS FROM THE COMMISSION:

Mayor Drucker said on Friday, June 17<sup>th</sup>, the Solon Community Band will perform at the pavilion at the Community Park. This is a free concert starting at 7:00 P.M.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at 9:00 P.M.

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

Motion Carried

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Chairman

\_\_\_\_\_  
Secretary