

**SOLON PLANNING & ZONING COMMISSION**  
**July 12, 2016 – 7:15 P.M.**

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

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

Absent: Commission Member Bentley

Also Present: Project Engineer Lyndon, Fire Inspector Wolf

**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)

Vice Chairman Mazur presided.

**COUNCIL REFERRAL:**

4. Off of Aurora Road – 500' east of Signature Drive – Breezethrough, Inc. – Dennis Oranski – PP#'s 956-38-021, 956-38-022, 956-38-023, 956-38-024, 956-38-025, 956-38-026 and 956-38-027 – lot consolidation, lot width at building line variance, front yard setback variance and not parallel to the street variance: Mr. Mazur advised the Council referred this back to the Planning Commission for further review. The applicant requested the item be tabled until the August 9<sup>th</sup> meeting.

Mr. Mazur said two public hearings for lot consolidations need to be scheduled.

The caucus ended at 7:20 P.M. and the meeting began 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 Mayor Drucker, seconded by Mr. Mazur to approve the minutes of the June 28, 2016 meeting as submitted.

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

Motion Carried

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.

NEW:

1. 30500 Bainbridge Road – Nestlé 054-2016 6  
 ▪ ~~Wall sign height variance~~ *architectural review*

Ms. Kira Kabo, Nestlé, was present. Ms. Kabo displayed an aerial view of the building and said there is no visible representation of Nestlé when driving west on Bainbridge Road when entering the campus. Ms. Kabo displayed a photograph of the building indicating the parapet. She said while Nestlé is entitled to a sign, the parapet is only 5' 2" tall and, in accordance with the City code, the sign is permitted to be 75% of the height of the parapet.

Ms. Kabo said after speaking with the sign company, she was informed that the smallest possible sign is 6' tall. However, the sign company has agreed to make a non-standard sign measuring 5' tall and while it will still be non-compliant, it will be more compliant with the code. She said the sign will now have separate elements with some connecting areas.

Mayor Drucker explained this item involves a site plan alteration and a height variance is not necessary.

Mr. Frankland clarified because the sign approaches so close to the roof line and the 75% is a standard the City's architect consultant determined, it is not a variance but is considered a building modification. As it is located in the industrial district, there are less concerns than if it was located in the commercial district.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a site plan alteration for 30500 Bainbridge Road.

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

Motion Carried

2. 27780 Louise Drive – Andrew & Anna Whitmer 055-2016 5  
 ▪ 15' fence location variance  
 ▪ 2.5' fence height variance  
 ▪ Fence type variance  
 ▪ 20% aggregate opening variance

Mr. Andrew Whitmer and Mrs. Anna Whitmer were present. Mr. Whitmer explained currently there is a 4' chain-link fence around their backyard and they are proposing to replace it with a 6' board-on-board style fence. He displayed a photo of the proposed fence which will be moved closer to Brainard Road.

Mr. Whitmer said the primary goal of the proposed fence is to increase the functional space of the back yard, provide more privacy and to reduce noise from Brainard Road. He also believes the board-on-board style fence will improve the aesthetics of the property, prevent litter on Brainard Road from getting onto his property, and ensure that their dogs are secured in the yard while reducing noise for their neighbors to the east.

Mayor Drucker viewed the location and believes that requests for board-on-board fences and additional height requests for corner lots are not unreasonable. Therefore, she will support the variance requests.

Mayor Drucker asked for clarification on the aggregate opening information.

Mr. Frankland said as it was reviewed in the Planning Department, there is at least 25% aggregate opening which is the minimum amount permitted.

Mr. Mazur said while he was concerned that the fence would be installed straight around the property, after viewing the presentation, he believes that it will be an attractive fence.

Mr. Newberry said he was concerned about the aggregate opening as the Police Department has previously said they want to be able to see inside the fence, if necessary. However, there have been no concerns expressed.

In response to Mr. Mazur's question, Mrs. McConoughey said no concerns or objections were received from the neighbors.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 15' fence location variance for 27780 Louise Drive.

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

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a 2.5' fence height variance for 27780 Louse Drive.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Mazur to approve a fence type variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 20% aggregate opening variance.

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

Motion Carried

3. 30003 Bainbridge Road – Nestlé
  - 2' street access drive width variance

Ms. Kira Kabo, Nestlé, was present and displayed a site plan of the parking lot. She said they are completing the last phase of the reconstruction of the parking lot. Ms. Kabo indicated where pavement will be replaced along the west side of the building.

Ms. Kabo indicated the northern most corner of the parking lot and said this is where the proposed change to the previous plan is located. She said the proposal is to make the arc area 30' wide rather than providing a consistent arc where the drive is 28' wide, which meets the City Code. Ms. Kabo explained the reason for the request is because the semi-trucks entering the lot run over the curb and onto the grass when they reach this location requiring Nestlé to replace the curb in this area every two to three years.

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a 2' street access drive width variance for 30003 Bainbridge Road.

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

Nay: None

Motion Carried

Mr. Lyndon said the Engineering Department will require a letter from the applicant indicating Nestlé's agreement to include this area for storm water management purposes in any potential future development.

4. Off of Aurora Road (500' east of Signature Drive) – 011-2016 1  
Breezethrough, Inc. - Dennis Oranski – PP#'s 956-38-021, 956-38-022, 956-38-956-38-024, 956-38-025, 956-38-026 and 956-38-027 – *6/20 Council referred back to Planning Commission for consideration of new information*  
Applicant requested item be tabled until August 9, 2016
- Lot consolidation
  - 75' lot width at building line variance
  - 135' front yard setback variance
  - Not parallel to the street variance

Motion by Mr. Newberry, seconded by Mayor Drucker to table consideration of Item 4.

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

Nay: None

Motion Carried

#### MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 29999 Industrial Parkway – AMRESCO

Mr. Frankland displayed an aerial view of the property indicating a location behind the building where the installation of a generator is proposed. He displayed a site plan and said the 12' x 4' x 7' generator will not be visible from the street and is needed for emergency purposes.

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

2. 30003 Bainbridge Road – Nestlé

Mr. Frankland displayed an aerial view of the property indicating where a covered walkway was previously proposed and approved and later determined the walkway would not be covered. The proposal is to add the same lighted bollards along the walkway as are currently located on site.

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

3. 34050 Solon Road – Talmer Bank

Mr. Frankland displayed an aerial view of the property indicating where a free-standing sign is proposed. However, a tree is in the location and they are requesting approval to remove the tree. Mr. Frankland said since this is a landscape modification to the plan, it is necessary for the Commission to approve it. In addition, the applicant will plant day lilies and other plants around the sign.

Councilman Pelunis asked how many signs Talmer Bank has currently.

Mr. Frankland said this sign will replace the current ground sign and they are permitted to have one ground sign. He displayed a rendering of the ground sign which will include the names of all of the tenants.

Mr. Frankland displayed a site plan indicating where the replacement sign will be located. He noted the City's landscape architect reviewed the plan and recommended approval.

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

Motion by Mr. Mazur, seconded by Mayor Drucker to schedule a public hearing for a lot split for 31500 Solon Road, PP# 953-33-005 for July 26, 2016.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to schedule a public hearing for a lot consolidation for 6465 Solon Boulevard, PP#'s 954-06-002 and 954-06-003 for July 26, 2016.

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

Motion Carried

COMMENTS FROM THE COMMISSION:

Mayor Drucker said Home Days will be held on July 29<sup>th</sup>, 30<sup>th</sup> and 31<sup>st</sup>. She said the festivities will include a live band with the beer and wine tent on Friday, a 5K run and one mile walk on Saturday and the parade will be held on Sunday at 1:00 PM and will follow the usual route. This is only a sample of the activities that will be held and this year's theme is *Space Odyssey*.

Mr. Newberry commended the City on the great Fourth of July fireworks display.

Mr. Mazur said raffle tickets are available through the Solon Benevolent Fund. In addition to the grand prize of \$5,000 donated by *Davis Automotive Group*, there will also be two \$500 gift certificates from *The Rusty Bucket* and two \$500 gift certificates from *The Plumbing Source*. Additionally, other prizes will be awarded every half hour. Ticket prices are \$5.00 each or \$20.00 for 5 tickets and can be purchased at *The Chicago Deli*, *Burgers 2 Beer*, and *Burntwood Tavern* over the weekend or at the prize tent during Home Days.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mayor Drucker, seconded by Mr. Newberry to adjourn the meeting at 7:50 P.M.

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

Nay: None

Motion Carried

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Chairman

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Secretary