

**SOLON PLANNING & ZONING COMMISSION**  
**September 27, 2016 – 7:16 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, 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)

Chairman Bentley presided.

**PENDING:**

1. 31500 Solon Road – 31500 Solon Associates LLC – parking lot setback variances and lot split of PP# 953-33-005: Mr. Frankland said the applicant intends to have new information for the next meeting.

Mr. Bentley said the item will be tabled.

2. SOM Center Road (south of 7557) – PP# 956-12-006 – Clarence and Carolyn Edwards (Anthony and Ashley Phillips – contingent buyers) - front yard setback variance, side yard setback variance, cumulative side yard setback variance and living area variance: Mayor Drucker said the applicant requested this item be tabled.

**NEW:**

4. 39850 Edith Street – Micah Zakem – lot consolidation of PP#'s 956-39-011 and 956-39-012: Mr. Frankland said the applicant is building an addition to an enclosed porch. He and Mr. Stolarsky determined the best course of action would be for the Commission to consider variances so the necessary permits can be issued to allow the structure to be built until the lot consolidation is finalized.

Mr. Frankland was informed that the applicant or the builder will be at the meeting tonight.

Mayor Drucker asked if approval of the variances would be contingent upon the filing of a lot consolidation.

Mr. Stolarsky said each parcel will require a 20' side yard setback variance. However, once the lot consolidation is finalized, the variances will be eliminated. Mr. Stolarsky explained the necessity for the variances is because the lot line of the two parcels runs through the center of the house.

Mr. Frankland said there will be a 20' variance for the western parcel and one for the eastern parcel. He said the variances should be approved contingent upon approval of the lot consolidation and filed within 90 days. He said a motion for the public hearing for the lot consolidation should be made tonight.

**COUNCIL REFERRAL:**

6. Memo from the Planning Director regarding proposed amendments to the zoning ordinance for fences located on corner lots: Mr. Bentley said a public hearing will be scheduled and it is his intention to have the public hearing remain open for at least two meetings.

Mr. Frankland said he will present one minor alteration.

The caucus ended at 7:24 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 September 13, 2016 meeting as submitted.

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

Motion Carried

**PENDING:**

- |    |   |          |   |
|----|---|----------|---|
| 1. | 31500 Solon Road – 31500 Solon Associates LLC                 | 061-2016 | 7 |
|    | ▪ Lot split – PP# 953-33-005                                  |          |   |
|    | ▪ 5' parking lot setback variance – Parcel A – south lot line |          |   |
|    | ▪ 5' parking lot setback variance – Parcel B – north lot line |          |   |
|    | ▪ 5' parking lot setback variance – Parcel B – south lot line |          |   |
|    | ▪ 5' parking lot setback variance – Parcel C – north lot line |          |   |

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

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

Motion Carried

2. SOM Center Road (south of 7557) – PP#956-12-006 068-2016 1  
Clarence and Carolyn Edwards (Anthony and Ashley Phillips – contingent buyers)
- 51' front yard setback variance
  - 5' side yard setback variance
  - 4.5' cumulative side yard setback variance
  - 198 sq ft living area variance

Motion by Mr. Newberry, seconded by Councilman Pelunis to table consideration of Item 2.

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

Motion Carried

NEW:

3. 39665 Lochmoor Drive – Dan and Shirley Leonard 075-2016 3  
▪ Lot consolidation – PP#'s 955-10-006 and 955-10-007

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a public hearing for the lot consolidation of PP#'s 955-10-006 and 955-10-007 on Monday, October 10th.

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

Motion Carried

4. 39850 Edith Street – Micah Zakem 076-2016 1  
▪ Lot consolidation – PP#'s 956-39-011 and 956-39-012  
▪ 20' side yard setback from western property line variance (PP# 956-39-012) – variance added during the Caucus  
▪ 20' side yard setback from eastern property line (PP# 956-39-011) – variance added during the Caucus

Mr. David Borowske, Borowske Builders, was present representing Mr. Zakem. Mr. Borowske displayed a site plan indicating the current house which is located on the property line between the two parcels. He said an addition to the home is proposed, however, consolidation of the parcels is necessary.

Mr. Newberry said as discussed during the Caucus, in an effort to expedite the addition project, the Commission will recommend approval of two side yard setback variances with the condition that the applicant will file the lot consolidation once it is approved.

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 20' side yard setback variance for PP# 956-39-011 with the contingency that the lot consolidation be filed within 90 days.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 20' side yard setback variance for PP# 956-39-012 with the contingency that the lot consolidation be filed within 90 days.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a public hearing for the lot consolidation of PP#'s 956-39-011 and 956-39-012 on Monday, October 10<sup>th</sup>.

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

Motion Carried

5. 33060 Solon Road – J&A Land Holding/Finish Line Car Wash - 077-2016 6  
Anthony Varcelli
- 1,137 sq ft structure size variance (2 auto sentries)
  - Structure color variance (2 auto sentries)
  - Building material variance (2 auto sentries)
  - Site plan

Mr. Anthony Varcelli was present and is requesting approval of the listed variances. As the project has been completed, he apologized and said he overlooked the City procedures.

Mr. Varcelli displayed photographs of the two auto sentries.

Mr. Mazur asked if this project was done as a result of the incident when a car drove into the business.

Mr. Varcelli said the project was completed before the incident.

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a 1,137 sq ft structure size variance for 2 auto sentries.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a structure color variance for 2 auto sentries.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a building material variance for 2 auto sentries.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to recommend approval of the site plan.

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

Motion Carried

Mr. Mazur asked if a penalty would be associated with this application.

Mr. Stolarsky said the Building Department will determine the penalty in accordance with Section 1424.99 of the City's Code.

COUNCIL REFERRAL:

6. Memo from the Planning Director regarding proposed amendments to the zoning ordinance for fences located on corner lots

Mr. Bentley said this topic was discussed at previous meetings and it was determined that this section of the Zoning Code would be reviewed by the Planning Director as variances for fences on corner lots are frequently granted to residents.

Mr. Frankland said the height of a fence on a corner lot will be changed from 3½' to 6' in an effort to make the Code more resident friendly.

Motion by Mayor Drucker, seconded by Mr. Mazur to schedule a public hearing for Monday, October 10<sup>th</sup>.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6845 SOM Center Road – Parkside Elementary School

Mr. Frankland displayed an aerial view of the property indicating the ash trees that border areas of the property. He said the 67 ash trees are diseased and the applicant's proposal is to remove them and replace them with 31 maple trees of different varieties. Mr. Frankland said it will create a colorful planting in the fall.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker said the Fire Department will host their annual Open House on Sunday, October 9<sup>th</sup> from 1:00 PM to 4:00 PM at Fire Station One. She advised that a dark green vehicle has been placed in the pond near Fire Station One which is a prop and will be used for water rescue demonstration purposes. Mayor Drucker said there will also be a ladder truck demonstration and, weather permitting, a Coast Guard or Life Flight helicopter landing. Mayor Drucker encouraged all to attend and said this is always a fun event.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

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Motion by Mayor Drucker, seconded by Mr. Mazur to adjourn the meeting at  
7:46 P.M.

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

Motion Carried

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Chairman

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Secretary