

SOLON PLANNING & ZONING COMMISSION
January 10, 2017 – 7:05 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.

NEW:

6. Mr. Frankland advised a consolidation plat was submitted for the next Planning Commission agenda. Therefore, if the Planning Commission wishes to approve this application, it can do so contingent upon approval of the lot split/consolidation. Mr. Frankland also noted additional contingencies for approval. An easement was submitted this evening which will need to be reviewed by Mr. Stolarsky. Mayor Drucker inquired about the removal of some of the sign variances and Mr. Frankland said five variances will be removed and he provided the information to Mr. Bentley.

BOARD OF ZONING APPEALS:

9. Appeal from Richard Haig and Ismat Y. Ghanem regarding 39335 Bainbridge Road: Mr. Stolarsky advised a site plan and survey results will be submitted. Therefore, the appeal will be tabled.

The caucus ended at 7:10 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 Mr. Newberry, seconded by Mr. Mazur to approve the minutes of the December 13, 2016 meeting as presented.

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

Motion Carried

PENDING:

- | | | | |
|----|---|----------|---|
| 1. | 6010 Kruse Drive – DAISA of Solon (Le Chaperon Rouge) | 082-2016 | 6 |
| | <ul style="list-style-type: none"> ▪ Minimum number of street access drives variance (to parking lot containing more than 25 spaces) ▪ Site plan (approval of three bollards) | | |

Mr. Bentley advised the property is not in compliance with storm water management requirements. He said it is important that the driveway be safe for children and employees.

Mr. Bruce Baum, civil engineer and representative for Le Chaperon Rouge, Ms. Darlene Capretta, Regional Director of Le Chaperone Rouge and Ms. Stella Moga, owner of Le Chaperone Rouge were present. Mr. Baum feels the response from the City regarding traffic problems at the site needs to be re-evaluated and re-examined. He said the City approved speed bumps, however, they are trip hazards to parents carrying children and are damaged by snow plows.

Ms. Capretta explained the school bus stop was on Kruse Drive, however, the buses have been using the driveway entrance on Kruse Drive to drop off students at the building and then exit on Bainbridge Road.

Mr. Baum displayed the site plan and indicated the drop off points on the plan.

Ms. Moga said vehicles cutting through the driveway have been a safety issue from the beginning and parents have complained about the driveway for years. Ms. Moga spoke of two incidents where children were nearly struck by vehicles cutting through the property. She has called the City numerous times and requested something be done immediately.

Mr. Baum said the vehicles cutting through the driveway are moving at a high speed with no time to react, therefore, the driveway needs to be addressed.

Ms. Moga said the police responded by citing violators and signs have been erected to deter cut-through traffic.

Mr. Baum said the plans were reviewed by the Fire Department. Two conditions were recommended; spacing of the bollards and implementation of a "knox box" with a key to remove the bollards in an emergency.

Mayor Drucker asked when vehicles are cutting through the property and Ms. Moga said all day. Mayor Drucker questioned why traffic would cut through the parking lot since there is no apparent benefit.

Ms. Capretta said on average seven to 12 vehicles cut through each day and the semi-trucks cut through to reach the shopping center.

Mayor Drucker prefers access by the safety forces on both Bainbridge and Kruse Drive and does not support bollards blocking an access point. She would not support bollards without a study. She also recommended the signs be brought closer to the street and speed bumps be installed.

Ms. Moga said the transportation department for the schools will drop off the children at the Kruse Drive driveway once again if an access point is closed. She asked Mayor Drucker what problem she foresees by installing the bollards. Mayor Drucker restated the safety forces should be able to access the building as quickly as possible.

Mr. Bentley asked for clarification regarding how busses will drop off children if the access is closed. It was clarified that the bus can stop on either Kruse Drive or Bainbridge Road to unload children.

Mr. Mazur asked if there is a sidewalk and Ms. Capretta said yes and indicated sidewalks on the photos. It was clarified the children would be dropped off at the driveway and not on the sidewalk near the street. Ms. Moga advised an additional sidewalk could be installed.

Mr. Mazur said he cannot support the bollards in the driveway or children walking in the parking lot driveway to reach the building. He believes there are more progressive steps to resolve the problems.

Councilman Pelunis said the main goal is safety. He agreed with Mayor Drucker that the signage should be placed closer to the road to resolve the problem and that the bollards will create more problems. He agreed with speed bumps and signage changes prior to the expense of a traffic study being incurred by the applicant.

Ms. Moga asked how the parking lot is to be plowed with speed bumps. Mr. Mazur said the snow plow driver will need to be notified possibly with signage to lift their plow. He said if bollards are installed, someone cutting through will be required to turn around in the parking lot or back up on Bainbridge Road creating more hazards.

Mr. Bentley said the originally approved plan showed three speed bumps. He believes if they were installed, the problem would have been prevented. He believes the speed bumps will resolve the issue and improve safety.

Mr. Newberry said speed bumps can be installed temporarily. He finds bollards will cause more problems and does not want an incident in which a bollard cannot be removed in an emergency due to rust.

Ms. Moga asked if a gate could be installed. Mr. Frankland said it is an option, however, the site is required to have two open accesses, therefore, a variance would be required.

Mr. Newberry said a gate would avoid closing an access point.

Mr. Mazur said the situation of someone having to back up would still exist. He believes the initial steps would be to install speed bumps and signage.

Mr. Newberry believes a gate with a lift-arm and access control is a possible solution as it will not close off access points, it provides security and serves as a deterrent for cut-through traffic.

Mr. Frankland again said a variance will be required if a gate is installed.

In response to Ms. Moga's request for direction, the Commission agreed speed bumps should be installed and signage moved closer to the entrance.

Mayor Drucker advised if the problem is not resolved, the Commission could consider a gate.

The Commission advised Ms. Moga of her options regarding her application.

Mr. Baum questioned details regarding signage and Mr. Frankland said they can meet with the Engineering Department to discuss signage.

Ms. Moga opted to table the application.

Mr. Mazur recommended the application be moved to the Inactive Agenda.

Ms. Moga submitted correspondence from parents to the Commission for review.

Motion by Mayor Drucker, seconded by Mr. Mazur to move Item 1 to the Inactive Agenda.

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

Motion Carried

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|----|---|----------|---|
| 2. | 5757 Spring Grove Drive – Brian Nawrocki and Josephine Vecchio | 098-2016 | 5 |
| | <ul style="list-style-type: none"> ▪ 223' front yard setback variance ▪ Not parallel to the street variance ▪ Accessory structure location variance ▪ 108 sq ft detached garage area variance ▪ 4' driveway width variance | | |

Mr. Brian Nawrocki and Mr. Matt Hasel, Adaptive Engineering Group, were present. Mr. Nawrocki displayed the plan and explained the proposal to raze the existing

house and build a house at the highest point on the lot. He said a new garage with a "green" roof would be built on the remaining foundation of the existing house.

Mayor Drucker thanked Mr. Nawrocki for submitting pictures of the proposed garage. She finds it creative and supports the plan, however, she has a safety concern regarding the drop off area of the topography near the proposed garage and questioned if a fence should be installed.

Mr. Nawrocki suggested a landscaped picket fence area could be installed.

Mr. Newberry said a plans examiner would flag the area. He believes any drop in land more than 36" requires a 42" high barrier.

Mr. Bentley finds the plan to be creative as well. As discussed at the last meeting, he is concerned with the setback placement of the house and believes it may impede on the neighbors' privacy. He believes the placement could be moved closer to the wetlands area.

Mr. Mazur said although creative, he does not support an accessory structure in the front yard as there is no practical difficulty.

Councilman Pelunis finds the garage to be an innovative plan, however, agrees with Mr. Mazur. He said other homes are basically at the same setback throughout the neighborhood and this plan would place the house much further back. He does not believe the legal standard for a practical difficulty has been proven.

Mr. Nawrocki displayed an aerial view indicating the similar placement of other houses on Spring Grove Drive. He believes he will not be able to see into other houses as a barn separates his proposed house and the neighbor's yard.

Mr. Bentley clarified the setback is the measurement from the street. He said other houses are setback 50' and this plan proposes the house be setback 500' from the street.

Councilman Pelunis again explained the legal standard to be met to grant a variance.

Mr. Nawrocki said the proposed house will be larger than the existing house and if built on the existing foundation, it will conflict with the location of the wetlands. He would also like to build on higher ground.

Councilman Pelunis said the applicant purchased the property knowing the size of the existing house and knowing a larger house could not be built in the same place.

Mr. Nawrocki said he bought the house with the proposed plan in mind.

Mr. Newberry believes the practical difficulty is that the applicant cannot improve the lot to his desired standards.

Councilman Pelunis disagreed.

Mr. Newberry understands that economic reasons are not a practical difficulty, however, he believes the practical difficulty is due to topography and wetlands issues and is the reason the proposed house cannot be built at the same setback as newer houses on Spring Grove Drive. He does agree a barrier will need to be placed at the top of the garage.

Mr. Nawrocki is confident that he will not be able to see into a neighbor's house from the proposed house.

Mr. Newberry is concerned that the neighbors' privacy may be impeded and recommends screening be installed.

Mayor Drucker questioned if the front yard setback should be moved closer to the street.

Mr. Nawrocki said he is flexible regarding placement as long as the house is placed behind the stream.

Mr. Hasel said the setback was determined to move the front door away from the wetlands area and sloped areas.

In regard to tree removal, Mr. Nawrocki indicated the site is where dead trees are located which will be removed. No additional trees will have to be removed.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 223' front yard setback variance.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a not parallel to street variance.

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

Motion by Mr. Newberry, seconded by Mr. Bentley to approve an accessory structure location variance.

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

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 108 square foot detached garage area variance.

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

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 4' driveway width variance.

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

In regard to Mr. Nawrocki's question regarding the effect of the front yard setback being rejected for the project, Mayor Drucker said the front yard setback will need to be changed.

Mr. Newberry suggested the applicant meet with Mr. Frankland to modify the front yard setback.

Mr. Nawrocki asked if the application process will be necessary again.

Motion by Mr. Newberry, seconded by Mayor Drucker to waive additional application fees for a front yard setback variance for this property.

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

Nay: None

Motion Carried

Mr. Stolarsky advised the approved variances will be forwarded to the City Council for consideration. He said the front setback variance may be appealed to the Council or a new application may be made for a modified front yard setback variance.

Mayor Drucker asked if the Council can amend the front yard setback variance if it is appealed. Mr. Stolarsky said yes.

Mayor Drucker said all variances could then be addressed at the same Council meeting.

Mr. Frankland recommended the applicant meet with the Planning Department to determine a solution that the Council may approve before the 14-day appeal period expires.

NEW:

3. 28200 Miles Road, #C – Glick Dental 001-2017 5
▪ Number of wall signs variance

Ms. Erin McKibbin, Cicogna Electric and Sign, was present representing the applicant and displayed the plan.

Mr. Bentley explained the request is to install a second sign reading "dental implant centers" to the right of the Glick Dental Associates sign.

Mayor Drucker found the additional sign necessary over the door to avoid a vacant appearance to the space, therefore, she supports the variance.

Councilman Pelunis asked if there are two separate units and Ms. McKibbin said the units will be partially combined with a section for teeth cleaning and the other section for dental implants.

Mr. Bentley asked if the leases are separate. Ms. McKibbin was unsure but noted the units are listed as Suites C and D.

Mr. Newberry asked if the two sections are connected. Ms. McKibbin believed they will be connected. Mr. Newberry said although a window sign would be a permitted use, he does not object to a dental implant sign to give the appearance that the space is occupied.

Mr. Bentley questioned the appearance of the sign and Ms. McKibbin said the sign will be the same channel letters as the "Glick Dental Associates" sign. Mr. Newberry noted the channel letters are a requirement of the shopping center.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a number of wall signs variance.

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

Motion Carried

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|----|---|----------|---|
| 4. | 30650 Wedgewood Drive – Benjamin J. Klein
PP#'s 951-38-021 & 951-38-045 | 002-2017 | 5 |
| | <ul style="list-style-type: none"> ▪ 188 sq ft accessory structure area variance – (Pavilion) ▪ 329 sq ft accessory structure area variance – (Building) ▪ Lot consolidation | | |

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a public hearing for January 24, 2017.

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

Motion Carried

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|----|---|----------|---|
| 5. | 32812 Charmwood Oval – Todd Korner | 003-2017 | 7 |
| | <ul style="list-style-type: none"> ▪ Fence type variance | | |

Mr. John Golinar, Rolen Fence Company, was present representing the applicant. He displayed the plan and explained the proposal to install a black vinyl fence along the side of the property.

At Mayor Drucker's request, Mr. Golinar displayed a picture of the proposed fence location.

Mr. Bentley explained the property is on a corner lot adjacent to a side street and can be challenging. As the proposed fence type is chain link, which is not permitted by code in that location, a variance is necessary.

Mayor Drucker spoke with the ward councilman who indicated his support as long as similar applications have been approved in the past. Mayor Drucker did not recall approval of such an application in the past and asked Mr. Frankland for acknowledgement.

Mr. Frankland said the most recent approval was an unusual circumstance involving a paper street and the fence was not as wide. He advised other than that, chain link has not been approved adjacent to side a street in the past.

Mr. Mazur said the Code was recently changed for fences on corner lots and specifically excluded chain link fences. Therefore, Mr. Mazur indicated his objection and said an appropriate fence type could be installed.

Councilman Pelunis asked why the applicant is using chain link instead of materials permitted by Code.

Mr. Golinar said the fence is more cost effective and an ornamental aluminum fence would double the price. He said the 4' black chain link fence is very landscape-friendly and also the remaining parts of the yard will be black chain link.

Mr. Frankland agreed and said from the house setback to the rear yard, chain link is permitted. However, decorative fence is required closer to the street and will screen the remaining chain link fence.

Mr. Bentley questioned if the cost of the fence is considered a practical difficulty. Mr. Newberry said although the cost is a necessary hardship, it is not a reason to grant a variance.

Mayor Drucker suggested the item be tabled to allow Mr. Golinar to speak with the applicant to discuss the fence material. She noted that she takes into consideration the ward councilperson's opinion and recommended the applicant speak to the ward councilperson.

It was noted the neighbors had no objection.

Mr. Frankland advised a split rail, picket or decorative metal fence is permitted, however, chain link is not permitted on the side yard adjacent to a side street.

Mr. Golinar asked that the item be tabled.

Motion by Mr. Newberry, seconded by Mayor Drucker to table consideration of Item 5.

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

Motion Carried

6. Aurora Road - PP#'s 954-29-026 and 954-29-040 – former Dairy Queen property for proposed tenant, First National Bank – Jamsa Properties, LLC and Anden, Inc. 004-2017 6
- Lot split/consolidation
 - 19.78' front yard building setback variance
 - 17' rear yard building setback variance
 - Building material variance
 - Total parking space variance
 - 20' front yard parking setback variance
 - 17' distance between street access drives variance
 - 12' accessory building side yard setback variance (trash enclosure)
 - Number of wall signs variance (to permit 3 additional signs)
 - Building color variance (for ATM)
 - 1' free standing ground sign height variance

- 1'-1" free standing ground sign width variance
- 6.8 sq ft free standing ground sign area variance
- Free standing ground sign material variance
- Number of free standing ground signs variance
- 0.6 sq ft directional sign area variance
- 2' directional sign setback variance (Sign #6)
- 2' regulatory sign setback variance – Sign S1
- 4' regulatory sign setback variance – Sign S2
- 2.5' regulatory sign setback variance – Signs S6 ad S7
- 0' regulatory sign setback variance – Sign S4
- Site plan

Mr. Frankland said the lot split/consolidation has not been reviewed by the Engineering and Planning Departments.

Mr. Bentley said certain variances will be removed and several contingencies will be added.

Mr. David Harris, DPH Architecture, and Mr. Gene Arters, CT Consultants, were present representing the applicant. The site plan was displayed and Mr. Harris explained they have been working with the City and Mr. Arters to determine an appropriate plan.

Mr. Arters displayed the plan and explained the proposal to build a First National Bank building. Mr. Arters explained the proposed setbacks and indicated if all setbacks were met for the property, the building would be very small and parking would be minimal. He believes the building will be an asset to the area. Mr. Arters explained many setbacks were reduced to meet requirements.

Mayor Drucker believes the plan will be an improvement to the property and thanked the applicants and their representatives for their cooperation with the City. Mayor Drucker said the Safety and Public Properties Committee reviewed the traffic pattern and recommended approval. She welcomed First National Bank to the City.

Mr. Bentley asked for a presentation of the traffic pattern. Mr. Arters explained from the westbound direction on Aurora Road, a left turn can be made into the site. A left turn cannot be made exiting the site westbound on Aurora Road. He explained the location where a contoured grass island will be installed. Mr. Arters explained eastbound traffic on Aurora Road can turn into the site towards the parking area, enter the designated lanes for the ATM/night drop box lane, choose one of two drive-through lanes or follow a lane that bypasses the drive through lanes.

Mr. Arters explained the signage and egress to allow those exiting the rear of the property to make a right turn only into the shopping center parking lot near Starbucks. He explained the route for refuse trucks entering from Aurora Road and leaving through the rear of the property. A right turn entrance from the rear of the site is also available as well as an additional right-turn only exit into the shopping center.

Mr. Harris displayed the elevations depicting the building in the Western Reserve style desired by the City.

At Mr. Newberry's request, Mr. Harris described the materials of the building consisting of a lighter cast stone block for uniformity and color control, traditional reddish brick and lighter colored EFIS material.

Mr. Newberry believes the design compliments the adjacent shopping center.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 19.78' front yard building setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 17' rear yard building 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 building material variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a total parking space variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 20' front yard parking setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 17' distance between street access drives variance.

Mr. Newberry said this variance is for the distance between the east driveway to the BP Station and the driveway on Aurora Road.

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

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a 12' accessory building side yard setback variance (trash enclosure).

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a number of wall signs variance (to permit three additional signs).

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a building color variance for the ATM.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to accept the applicant's withdrawal of a 1' free standing ground sign height variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to accept the applicant's withdrawal of a 1' 1" free standing ground sign width variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to accept the applicant's withdrawal of a 6.8 square foot free standing ground sign area variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to accept the applicant's withdrawal of a free standing ground sign material variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a number of free standing ground signs variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to accept the applicant's withdrawal of a 0.6 square foot directional sign area 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' directional sign setback variance for Sign #6.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 2' regulatory sign setback variance for Sign S1.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 4' regulatory sign setback variance for Sign S2.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 2.5' regulatory sign setback variance for Signs S6 and S7.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a 0' regulatory sign setback variance for Sign S4.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a site plan contingent upon the following:

- Approval of a lot split/consolidation
- Approval of a landscape plan by landscape architect
- Compliance with Fire Department requirements per memo dated 1/3/17
- Compliance with Engineering Department requirements per memo dated 1/3/17
- Approval of directional signage by Solon Village/Echo

It was noted easements will be reviewed by the law director.

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 a lot split/consolidation on January 24, 2017.

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

Motion Carried

7. East side of SOM Center Road (north of the Hanover Woods Trail and SOM Center Road intersection) – PP# 956-02-006 Verizon Wireless 005-2017 2
- Revised site plan for telecommunication tower equipment structure
 - Equipment building variance

Motion by Mr. Bentley, seconded by Mayor Drucker to schedule a public hearing for January 24, 2017.

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

Motion Carried

8. 34275 Aurora Road – Carrols Restaurant Group/Carrols Corporation (Burger King) 006-2017 6
- 26' structure setback variance

- Structure material variance
- Structure color variance
- Structure location variance
- Number of free standing ground signs variance
- 3' 4" free standing ground sign height variance
- Site plan

Mr. J. D. Newman, the contractor representing the applicant, was present and apologized for installing the structures without permits. He believed that all permits were properly issued.

Mr. Newman explained a speaker post with a roof was installed at the Burger King site that includes a feature which swings around if struck by a vehicle. Mr. Newman displayed the site plan.

It was determined that the speaker feature has not been installed as of yet.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 26' structure setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a structure material variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a structure color variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a structure location variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a number of free standing ground signs variance.

It was discussed that the number of free standing ground signs variance is for the phrase on the clearance bar reading "the easiest game of limbo ever."

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 3' 4" free standing ground sign height variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a revised site plan.

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

Motion Carried

BOARD OF ZONING APPEALS

9. Appeal to the *Notice of Property Violations* dated November 10, 2016, issued to Richard Haig and Ismat Y. Ghanem regarding property located at 39335 Bainbridge Road.

Mr. Stolarsky said he anticipates additional information, therefore, the item should be tabled.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 9.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6241 SOM – Federal Express

Mr. Frankland displayed an aerial view of the property and explained the request to modify the plan to partially block the interior of one window and fully block another with file cabinets.

Councilman Pelunis asked if the Police Department approved the modification. Mr. Frankland will obtain police approval if the Commission approves.

Mr. Bentley asked for clarification of the cabinets. Mr. Frankland said a plan was submitted to remodel the interior of the building. The initial solution to the filing issue was to place filing cabinets along the exterior wall blocking windows and would show from the exterior. However, the plan was modified to partially block one window and fully block one window in the back facing the plaza.

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

2. 33175 Aurora - Huntington Bank

Mr. Frankland displayed the plan and a drawing of the previously approved ATM. He displayed the actual ATM to be installed and noted it will coordinate with the building.

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

3. 6835 and 6845 SOM Center Road - Solon Middle School and Parkside Elementary School

Mr. Frankland displayed an aerial view and explained waterproofing will take place at the base of the buildings.

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

4. 33600 Inwood - Solon High School and 6800 SOM - Orchard Middle School

Mr. Frankland displayed an aerial view and explained the roofs will be replaced at each school next summer with no modification to equipment.

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

5. 32995 Solon Road – Primrose School

Mr. Frankland displayed the plan and indicated the location of the lot split on the property. It was discovered the lot split plan had a sign for the hospital on the Primrose property. The applicant submitted a new lot split drawing to be signed showing the hospital sign excluded from the property. He noted the site from the street is unchanged. However, if the Commission approves, the school will need to apply for a variance within 45 days to change the side yard setback.

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

6. 34275 Aurora Road - Burger King

Mr. Frankland displayed the plan and explained the request to move the hardy board. Mr. Frankland indicated an area on the back of the building where red brick was used rather than a lighter color stone to match the hardy board. Mr. Frankland believes it is an improvement.

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

7. 31500 Solon Road - St. Gobain

Mr. Frankland displayed the plan and explained the request to add curbing to an existing landscape island at the front of the building.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker reminded everyone City Hall is closed on Monday, January 16th in observance of the Martin Luther King, Jr. holiday.

Mayor Drucker announced the Solon Center for the Arts will host their comedy night at Grantwood for ages 21 and over on Friday, January 20th opening at 7:00 P.M. Tickets can be purchased online or at the Arts Center.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at 8:30 P.M.

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

Motion Carried

Chairman

Secretary