

SOLON PLANNING & ZONING COMMISSION
February 14, 2017 – 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, Assistant Clerk of Council Buller

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. 32812 Charmwood Oval – Todd Korner – Fence type variance: Mr. Frankland stated the applicant's decision to proceed will be made by the February 28th meeting. This item will be tabled.

2. 32900 Station Street – AT&T/City of Solon – Site plan – new equipment – generator: Mr. Newberry stated the generator was not an issue but questioned its location according to the submitted site plan. For clarification, he requested this item be tabled and a Public Hearing be scheduled. Mayor Drucker and Councilman Pelunis agreed the site plan should be corrected and resubmitted. This item will be tabled and a Public Hearing scheduled for February 28, 2017.

Ms. Welch inquired if the conduit would be enclosed in the fenced area and was told yes.

10. 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 inquired when an application would be completed as he preferred the submissions be presented to the Commission at one time. Mr. John Monroe was present representing the appellant. He could not provide a specific date for submission of the application. He informed the Commission the pond had been drained to a point where there is no structural risk or immediate safety hazard.

Mayor Drucker questioned if this item should be moved to the inactive agenda until the submissions are prepared. Mr. Frankland recommended leaving this item on the active agenda. Mr. Stolarsky advised consideration of the Appeal is not limited

to a certain number of meetings. It will be noted the continuance was at the request of the appellant.

The caucus ended at 7:17 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 January 24, 2017 meeting as amended.

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

Nay: None

Motion Carried

PENDING:

- | | | | |
|----|------------------------------------|----------|---|
| 1. | 32812 Charmwood Oval – Todd Korner | 003-2017 | 7 |
| | ▪ Fence type variance | | |

Mr. Bentley noted no representatives were present for this item.

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

NEW:

- | | | | |
|----|---|----------|---|
| 2. | 32900 Station Street – AT&T/City of Solon | 013-2017 | 6 |
| | ▪ Site plan - new equipment - generator | | |

Mr. Bentley explained the request for a new generator on an existing site requires a public hearing.

Motion by Mr. Newberry, seconded by Mr. Pelunis to schedule a Public Hearing on February 28, 2017.

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

Nay: None

Motion Carried

- | | | | |
|----|--|----------|---|
| 3. | 5757 Spring Grove – Brian Nawrocki & Josephine Vecchio | 014-2017 | 5 |
| | ▪ 203' front yard setback variance | | |

Mr. Brian Nawrocki and Mr. Matt Hasel of Adaptive Engineering Group, LLC were present. Mr. Nawrocki stated the planned structure was moved as far forward as reasonable upon the recommendation of Mr. Frankland. He exhibited pictures of

the site, stated his desire to save several old growth trees and described how this could be achieved. Mr. Nawrocki noted the driveway would cross the creek and pointed out a substantial elevation change at the back of the foundation.

Mr. Pelunis stated this plan was outside the conformity with the neighborhood. He stated the topography was known when the property was purchased and asked Mr. Nawrocki to identify the practical difficulty for allowing the setback variance. Mr. Nawrocki stated he did not know the zoning when he purchased the home. He said the new house would be twice the size of the original house and situated on a section of land above the flood plain.

Mayor Drucker inquired if the intent to place the house on the highest elevation was for proper drainage. Mr. Nawrocki stated there is concern of the creek water rising.

Mr. Bentley acknowledged this is a difficult site to build on. He stated this plan was reasonable to avoid flooding.

Mr. Pelunis inquired if the existing home had a wet basement. Mr. Nawrocki stated there was a sump pump in the basement but he has not seen any signs of flooding.

Mr. Mazur asked if any objections had been received from the neighbors. Mrs. McConoughey replied none had been received.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 203' front yard setback variance for 5757 Spring Grove.

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

Motion Carried

Mr. Bentley reminded Mr. Nawrocki the Engineering Department memo dated December 7, 2016 will apply to this variance.

4. 33170 Aurora Road – Bruce Bilek 015-2017 7
PP#'s 954-02-110 & 954-02-111
▪ 7' parking lot aisle width variance
▪ Lot consolidation

Motion by Mr. Newberry, seconded by Mr. Mazur to schedule a Public Hearing on February 28, 2017 for the lot consolidation.

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

Motion Carried

5. 33100 Aurora Road – Bruce Bilek – PP# 954-02-108 016-2017 7
▪ 7' parking lot aisle width variance
▪ 15' side yard parking setback variance

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

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

Motion Carried

6. 33050 Aurora Road – Bruce Bilek – PP# 954-02-107 017-2017 7
 ▪ 15' side yard parking setback variance

Motion by Mr. Newberry, seconded by Mayor Drucker to table consideration of Item 6.

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

Motion Carried

7. 33000 Aurora Road – Bruce Bilek - PP#'s 954-02-105, 018-2017 7
 954-02-106, 954-02-173
 ▪ Lot consolidation

Motion by Mr. Mazur, seconded by Mr. Bentley to schedule a Public Hearing on February 28, 2017 for the lot consideration.

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

Motion Carried

8. 33200 Baldwin Road – St. Rita's Church 019-2017 7
 ▪ 6.8 sq ft directional sign area variance
 ▪ 9" directional sign height variance
 ▪ 200 sq ft green space variance

Mr. Major Harrison, Brilliant Electric Sign and Mr. Joe Kelley, Business Manager for St. Rita's Church was also present.

Mr. Kelley stated St. Rita's Church has made several campus improvements in recent years including parking lot and walkway improvements in excess of \$700,000. He stated the seven buildings on campus are located on both sides of the street and house various departments. Mr. Kelley displayed the plan and explained directional signs would assist visitors and create better safety measures for the school children who cross the street several times during their school day.

Mr. Harrison proposed two non-illuminating double sided directional signs and described the details. He advocated the sign needs to be visible and the size was necessary for navigational and instructional purposes.

Mr. Bentley inquired about the sign designated to be located in the city's right-of-way. Mr. Harrison understands the rationale behind signs in the right-of-way but stated this location was chosen due to the parking lot improvements. He stated the sign is a foot off of the interior sidewalk leaving approximately 9'8" to the curb edge or street edge.

Mr. Stolarsky understands it is the city's policy to exclude anything in the right-of-way.

Mr. Frankland stated the Planning memo was based upon the drawing indicating a ground sign in the parking lot which would require 200 square feet of green space around it. Mr. Frankland stated if the sign was to go into the right-of-way, setback variances would be required, but if it were entirely in the right-of-way, the Planning Commission would not review it. Mr. Harrison responded the Auditor's GIS map

was used to indicate true property lines but the satellite view was not updated to indicate the parking lot improvements making it difficult to envision the sign's location.

Mr. Newberry and Mayor Drucker requested clarification of the drawings. Mr. Harrison explained the design number B16-2936 drawing was included because design number B17-065 represented the area prior to the parking lot improvements.

Mr. Newberry understands the desire for maximum visibility but is concerned with allowing a new sign within the city's right-of-way. Ms. Welch stated the location was not clear on the site plan and does not recommend approval of the sign in the right-of-way. Mr. Pelunis recognizes that if the sign were placed further back, a parking space would be lost but more importantly directional purpose would be lost. Mr. Harrison added an additional 200 square feet for green space would be required. Mayor Drucker understands both sides and recommended they meet with the Planning Department to discuss options. Mr. Kelley stated moving the sign to the line of cars would defeat the signage purpose. Mr. Harrison stated they would discuss alternate placement of this sign with the Planning Department.

Mr. Mazur commented the "Parish Offices" arrow directions were confusing. He observed if the sign was placed so close to the street a snow plow could push it over.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a 6.8 sq ft Solon Boulevard directional sign area variance.

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

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 9" Solon Boulevard directional sign height variance.

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

Motion by Mayor Drucker, seconded by Mr. Mazur to table the 200 sq ft green space variance.

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

9. 32945 Baldwin Road – St. Rita's Church 020-2017 7
- 6.8 sq ft directional sign area variance
 - 9" directional sign height variance
 - Maximum number of wall signs variance
 - Site plan for awning

Mr. Major Harrison, Brilliant Electric Sign and Mr. Joe Kelley, Business Manager for St. Rita's Church were present.

Mr. Harrison proposed the installation of a 4' by 11' fabric canopy sign over the school entrance facing the intersection of Linden Drive, Parkway Boulevard and Forest Glen Avenue for identification and navigational purposes.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 6.8 sq ft directional sign area variance for 32945 Baldwin Road.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 9" directional sign height variance for 32945 Baldwin Road.

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

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a maximum number of wall signs variance for 32945 Baldwin Road.

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

Motion by Mr. Pelunis, seconded by Mr. Bentley to recommend approval of the site plan for 32945 Baldwin Road.

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

BOARD OF ZONING APPEALS

10. 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 stated the Appellant's representative, Mr. Monroe requested this matter be continued to March 14, 2017.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve the Appellant's request for a continuance to March 14, 2017.

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

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 28600 Fountain Parkway – Amresco

Mr. Frankland displayed an aerial view and explained that equipment from the approved site plan was located on the side of a very steep drop requiring fencing for safety.

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

2. 5750 Harper Road – Nestle

Mr. Frankland displayed an aerial view and reported the Nestle's building needs to maximize their office space for additional employees. An existing open balcony area will be enclosed in glass to create office space.

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

3. 6382 SOM Center Road – Mr. Chicken

Mr. Frankland displayed pictures of the site and stated three lights were added to a previously approved elevation upgrade.

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

4. 6800 SOM Center Road – Orchard Middle School

Mr. Frankland displayed an aerial view and stated Orchard Middle School will be completing roof repairs and restoration. There will be no visible changes.

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

5. 33600 Inwood – Solon High School

Mr. Frankland displayed an aerial view and stated Solon High School will also be completing roof repairs and restoration. There will be no visible changes.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker advised City Hall will be closed on Monday, February 20, 2017 in observance of Presidents' Day.

Mayor Drucker congratulated the Solon Community Band on an incredible concert at the Solon Center for the Arts and encouraged attendance to their four summer concerts.

Mr. Newberry and Mr. Bentley wished everyone a Happy Valentine's Day.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 8:18 P.M.

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

Motion Carried

Chairman

Secretary