

SOLON PLANNING & ZONING COMMISSION
February 28, 2017 – 7:00 P.M.

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

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

Absent: Commission Member Mazur

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:

2. 32900 Station Street – AT&T/City of Solon – Site plan – new equipment – generator: Mr. Frankland explained although the Clerk's office received incorrect plans for distribution, a copy of the correct site plan was verified and reviewed by the Planning Department.

NEW:

10. Bainbridge Road - PP# 952-19-017 – Sulu Patil/James Sosan – Various variances: Mr. Frankland stated modifying the site plan was discussed but pulling the triangular lot forward to the east posed a challenge. Mr. Newberry felt the site plan needed work. Mr. Bentley stated the lot presented challenges and felt the applicant did a good job. Ms. Welch stated an additional variance would be required to not install sidewalks.

The caucus ended at 7:12 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 Councilman Pelunis to approve the minutes of the February 14, 2017 meeting.

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

Motion Carried

PENDING:

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

Mr. Bentley stated a withdrawal letter was received from the applicant.

Motion by Mayor Drucker, seconded by Mr. Newberry to accept the applicant's request to withdraw.

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

Motion Carried

Mr. Bentley advised Mr. Mazur was not present. He informed the applicants that if at any time during their presentation they wished to table their item until the full Commission was present, they could request a continuance. Mr. Stolarsky added that an affirmative vote of three of the four Committee Members present was required for an item to pass. Therefore, if at any time during the discussion they felt they would benefit by having the full commission, they can request their item be tabled.

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

A public hearing was scheduled. Mr. Bentley opened the Public Hearing and requested comments.

Mr. Frankland displayed the plan and stated the proposed generator would be installed inside an existing fenced and landscaped enclosure to the rear of the Police Station on Solon Road. He stated because of the screening, it would not be visible to the adjacent properties.

There were no additional comments; therefore the Public Hearing was closed.

Motion by Mr. Newberry, seconded by Mayor Drucker to recommend approval of the site plan for 32900 Station Street for AT&T/City of Solon for the generator.

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

Motion Carried

3. 33170 Aurora Road – Bruce Bilek 015-2017 7
 - PP#'s 954-02-110 & 954-02-111
 - 7' parking lot aisle width variance
 - Lot consolidation

A public hearing was scheduled. Mr. Bentley opened the Public Hearing and requested comments. Mr. Bentley noted the applicant was not present.

Motion by Councilman Pelunis, seconded by Mr. Bentley to table consideration of Item 3.

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

Motion Carried

There were no comments. The Public Hearing will be continued at the next meeting.

4. 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 Mayor Drucker, seconded by Councilman Pelunis to table Item 4 and refer it to the Safety and Public Properties Committee for review.

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

Motion Carried

5. 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 Item 5 and refer it to the Safety and Public Properties Committee for review.

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

Motion Carried

6. 33000 Aurora Road – Bruce Bilek 018-2017 7
PP#'s 954-02-105, 954-02-106, 954-02-173
- Lot consolidation

A public hearing was scheduled. Mr. Bentley opened the Public Hearing and requested comments. There were no comments.

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

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

Motion Carried

There were no comments. The Public Hearing will be continued at the next meeting.

7. 33200 Baldwin Road – St. Rita's Church 019-2017 7
- 200 sq ft green space variance

Mr. Bentley stated the applicant is working with the Engineering Department regarding this item.

Motion by Councilman Pelunis, seconded by Mr. Bentley to table consideration of Item 7.

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

Motion Carried

NEW:

8. 29800 Cannon Road – Chabad Jewish Center of Solon 021-2017 5
- 40'–6" Side yard setback variance (for pavilion)
 - Building material variance
 - Building color variance
 - Landscape screening variance

Mr. Thomas Paul, Paul Architects LLC, was present representing the applicant. Mr. Bentley thanked Mr. Paul for revising the plans to eliminate three of the variances. Mr. Paul presented a detailed picture of the proposed 36' x 50' covered pavilion. He explained that it would be located behind the Mikvah in between the Jewish Center. Mr. Paul stated the original proposed materials consisted of a composite material for trim and maintenance but it has been revised to utilize a wood product. He stated the original color scheme was white to match the Mikvah but it has been revised to use a tan color with dark brown accents to match the Chabad, which was the color scheme recommended by the Planning Department. Mr. Paul explained the five feet between the property line and the new perimeter sidewalk would have an arbor of ivy or a similar plant reaching seven to 12 feet in height but narrow in width and evergreens to provide angle screening.

Mr. Newberry appreciated elimination of variances wherever possible.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 40'-6" side yard setback variance for the pavilion contingent upon submission of a letter from the owner agreeing to include this area for stormwater management for any future expansions.

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

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to accept the Applicant's request to withdraw the building material variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to accept the Applicant's request to withdraw the building color variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to accept the Applicant's request to withdraw the landscape screening variance.

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

Motion Carried

9. 6576 Hyllwynd Circle – Constantine & Kathleen Chimples 022-2017 3
 ▪ 8' rear yard setback variance

Mr. Rick Dinallo, Dinallo & Wittrup Homes Inc., was present representing the applicant. He stated the curvature of the cul-de-sac at subplot 211 Hyllwynd Circle pushed the home back further on the lot. Mr. Dinallo stated with the 30' buffer area, the deck will be in line with the projected part of the house. He stated this footprint has been approved on this street in the past and it would be the fourth variance on Hyllwynd Circle.

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve an 8' rear yard setback variance at 6576 Hyllwynd Circle.

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

Motion Carried

10. Bainbridge Road - PP# 952-19-017 – Sulu Patil/James Sosan 023-2017 6
 ▪ 15' front yard setback variance
 ▪ 8" side yard setback variance
 ▪ 15'-10" rear yard setback variance
 ▪ Not parallel to the street variance
 ▪ 72 sq ft amount of accessory pavement variance
 ▪ 8' rear yard pavement setback variance (garage apron)
 ▪ 10' rear yard pavement setback variance (accessory pavement)

Mr. James Sosan was present. He stated they were downsizing from their present location at 38310 Flanders Drive and wanted to remain in Solon. Mr. Sosan exhibited a picture and described the challenges of positioning the proposed house on the irregular lot stating the side yard setback from the neighboring house was 7'-4" but due to the parcel's shape, the front setback was a challenge. He stated the garage would be side loading to provide a safe exit for the vehicle.

Mr. Bentley agreed the irregular lot was challenging. He felt the proposed plan was appropriate.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 15' front yard setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve an 8" side yard setback variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a 15'-10" rear yard setback variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a not parallel to the street variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 72 sq ft amount of accessory pavement variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve an 8' rear yard pavement setback variance for a garage apron.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 10' rear yard pavement setback variance for accessory pavement.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a variance to not allow sidewalks.

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

Motion Carried

BOARD OF ZONING APPEALS

11. 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

This item will be considered on March 14, 2017.

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6835/6845 SOM Center Road – Parkside Elementary/Solon Middle School

Mr. Frankland displayed a photo of Parkside Elementary School and explained as a requirement to not be visible from adjacent properties, the back edge of the building's two 12' high vent stacks will be replaced with six 6' high vent stacks. He stated the school will be adding a boiler and HVAC upgrades inside the building.

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

2. 32995 Solon Road – Primrose School

Mr. Frankland stated Cleveland Water required a 9'x6' precast concrete water vault that would project approximately 2" above the ground. He displayed a photo of its location at the front yard and stated it would not affect the landscaping.

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

COMMENTS FROM THE COMMISSION:

Mr. Newberry wished everyone a Happy Spring and best of luck to the Solon High School teams at the playoffs.

Mr. Bentley wished everyone a Happy Fat Tuesday.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Newberry, seconded by Mayor Drucker to adjourn the meeting at 7:58 P.M.

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

Motion Carried

Chairman

Secretary