

**SOLON PLANNING & ZONING COMMISSION
APRIL 25, 2017 – 7:30 P.M.**

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

Present: Commission Members Bentley, Mazur and Newberry (arrived 7:26 P.M.), Mayor Drucker, Councilman Pelunis, 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.

NEW:

8. 5333 SOM Center Road – (Halle Rex – owner) Luke and Sarah Bobey – 18.75 foot front yard setback variance and not parallel to street variance: Ms. Sarah Bobey was of the understanding tonight's meeting was to discuss shifting the house and the setbacks. Mr. Frankland stated there was a plan showing easements but no proof of securing the easements. Ms. Bobey stated the gas was secured and registered with the county, the water and sanitary sewers were in process. Ms. Welch stated the Engineering Department needs to review the easements before action is taken. Mr. Frankland stated the Engineering Department has requirements for the design and location of easements as the easements for this property will cross several private properties. Mr. Stolarsky stated the easements make this a combined issue.

Mrs. McConoughey distributed a revision to the April 12, 2017 minutes adjournment roll call.

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:

Ms. Mary Lou Wellman, 35460 Spicebush Lane, was present regarding Item 9 – Shawn Cole, 35430 Spicebush Lane. She opposes the side yard variance stating it

would interfere with the use and enjoyment of her home. She stated by enlarging the proposed patio it would impact her back yard privacy as there were no provisions for sound screening from trees or bushes. Ms. Wellman referred to noise violations at this property that required police intervention. She believes previous projects at this property were completed without the required permits and submitted an objection letter.

Mr. Charles Izzo, 7604 Worlington Drive, was present regarding Item 7 – Rob Malone, 37125 Broadstone Drive. Mr. Izzo stated his property is adjacent behind this property and the current berm provides screening from the closely located patios of the two properties. He expressed concern with the submitted drawing from Ohio Valley Group and wanted assurance that the existing berm and existing landscaping are maintained at the present height. If the berm is leveled, he requests the site plan showing a fence two feet off the property line be required to be a screen wall.

There were no additional comments from the audience.

APPROVAL OF MINUTES:

Motion by Mr. Mazur, seconded by Mayor Drucker to approve the minutes of the April 12, 2017 meeting as read.

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

Nay: None

Motion Carried

PENDING:

1. 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 Mr. Newberry to table consideration of Item 1.

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

Nay: None

Motion Carried

2. 33050 Aurora Road – Bruce Bilek – PP# 954-02-107 017-2017

7

- 15' side yard parking setback variance

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

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

Nay: None

Motion Carried

3. 5800 Ledgebrook Lane – David J. Sarver, Trustee 037-2017 4

- 137.5' front yard setback variance
- 10' rear yard setback variance
- Not parallel to the street variance

- 4' driveway width variance
- Accessory structure location variance
- Number of accessory structures variance
- 596 sq ft accessory structure area variance
- Lot consolidation PP#'s 952-33-006 and 952-33-022

Mayor Drucker requested a letter be sent to the applicant.

Motion by Mayor Drucker, seconded by Mr. Mazur to table consideration of Item 3.

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

Nay: None

Motion Carried

4. 29601 Solon Road – Rohrer Corporation 040-2017 5
- 13' loading area setback variance
 - Loading area landscape screening variance
 - Curbing variance
 - Site plan - Exterior building alteration

Mr. Dave Potts, DSR Architecture, 136 N. Water Street, Kent, Ohio was present representing the applicant. He stated the requested curb cut at the north portion of the site will replace the removal of a small grassy portion of an island to increase the vehicle flow and efficiency. He presented drawings of the area. Mr. Potts stated a previous minor project entailed filling the north loading dock, where trucks were backing into the building. To increase efficiency and indoor environmental quality, the trucks are now backing up to the exterior of the building to a loading dock. He stated in that project the intent was to raise the doors up due to the grade but instead the doors were shortened by four feet.

Mr. Potts requested a minor alteration to allow for truck access and movement on the site; to remove concrete, adjust the pavement (which may or may not need to occur) and remove approximately 3,300 square feet of grass and replace with pavement.

Ms. Welch stated a letter to the Engineering Department regarding storm water management was required as it was below the minimum requirements. Mr. Potts agreed.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 13 foot loading area 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 loading area landscape screening variance.

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

Nay: None

Motion Carried

Mr. Newberry requested an explanation for the curbing variance. Mr. Potts stated the existing north curb was a rolled curb and the request is to match the existing curb as opposed to the typical six inch vertical.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve an ODOT type 2A curbing variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Mazur to approve the site plan and exterior building alteration with the contingency letter to the Engineering Department regarding storm water management was required.

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

Motion Carried

NEW:

5. 5099 Lake Vista Drive – Jeffrey Green 041-2017
5
Lot consolidation - PP#'s 951-05-037 and 951-05-038

Motion by Mayor Drucker, seconded by Mr. Mazur to schedule a Public Hearing on May 9, 2017.

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

Motion Carried

6. 6685 Liberty Road – Paul Myers 042-2017
3
▪ Accessory structure location variance

Mr. Paul Myers was present and presented the plan to replace a 7x7 foot shed with a 12x12 foot shed to be situated approximately four feet from the house and even with the existing deck. He stated this would enable the shed to be symmetric with the house and less visible from Liberty Road.

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

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

Motion Carried

7. 37125 Broadstone Drive – Rob Malone 043-2017
1
▪ Accessory structure location variance (swimming pool)

Mr. Bentley advised there were screening concerns expressed by a neighbor.

Mr. Keith Laninga, Ohio Valley Group, 16965 Park Circle Drive, Chagrin Falls and Mr. Bryant Bay, Designer Pools, 27085 Royalton Road, Columbia Station were present representing the applicant. Mr. Laninga presented a plan and stated the side yard location for the swimming pool allowed ease of access into the house as well as no disturbance to the existing landscape.

Mr. Laninga stated there were no plans to move any existing landscape or the height of the berm. He pointed out dry river beds leading to an existing catch basin and noted landscaping would be added to the inside of the area to soften the view to the berm as well as the other direction.

Mr. Bentley thanked Mr. Laninga for addressing the neighbor's needs. Mr. Laninga stated communication is ongoing with possible discussion of a fence. Mr. Bentley stated the location makes sense.

Mr. Newberry inquired if they were aware of the Engineering Department's memo regarding the construction of the storm drain. Mr. Laninga stated yes.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve an accessory structure location variance (swimming pool) contingent upon their being no impact to existing landscaping or berm and compliance with Engineering Department storm drain requirements as noted in April 18, 2017 memo.

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

Motion Carried

8. 5333 SOM Center Road – (Halle Rex–owner) Luke & Sarah Bobey 044-2017
4
- 18.75' front yard setback variance
 - Not parallel to street variance

Mr. Bentley explained this was a unique lot in the middle of the block and to supply utilities will require easements prior to variance approvals.

Motion by Mr. Newberry, seconded by Mayor Drucker to table consideration of Item 8.

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

Motion Carried

9. 35430 Spicebush Lane – Shawn Cole 045-2017
6
- 2' side yard setback variance

Mr. Shawn Cole was present and displayed a plan to redo the surface of an existing patio with pavers and add a two foot side yard extension leading to an existing shed. Mr. Cole pointed out a five foot high retaining wall along the side of the property shielding a five foot drop off.

Mr. Bentley stated before the Commission could consider this request, the Preserve Homeowners Association issues need to be resolved. Mr. Cole stated he was aware. Mr. Bentley noted neighbors had attended the meeting and voiced concerns regarding this project.

Mr. Mazur requested clarification regarding the wall. Mr. Cole stated nothing was being done to the existing wall but it would be extended.

Councilman Pelunis questioned the distance from where the wall curved to the proposed extension. Mr. Cole stated approximately eight to ten feet.

Mayor Drucker requested once the Homeowners Association was in agreement, photos of the area be presented at Mr. Cole's next appearance.

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

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

Nay: None

Motion Carried

10. 6040 Enterprise Parkway – Amit Patel

046-2017

6

- 4' parking lot aisle width variance
- Number of wall signs variance (to permit 1 additional)
- 41 sq ft wall sign area variance – east elevation
- 41 sq ft wall sign area variance – north elevation
- 4' dumpster enclosure height variance
- Site plan

Mr. Justin Fye, Manpower Group Architecture, 3660 Embassy Parkway, Fairlawn, was present representing the applicant. He displayed the plan and the proposal to install a small layer loop, with no parking along the loop, instead of the typically required 24 foot loop which would minimize the size of the retaining wall as well as the CEI easement. He noted the Fire Department did not have an issue with the 20 foot loop.

To ensure continuity, Mr. Fye requested the dumpster enclosure height be consistent with the height of the adjacent shed.

Mr. Fye presented the building front signage plans and stated sign sizes are dictated by brand requirements and standards. He stated the Marriott subsection portion of the sign pushed the allowable size over.

Mr. Fye stated there were miscellaneous items with exterior building, parking and landscape alterations that vary from the original submitted plans. He presented the original picture, a picture of the end result and described the differences.

Mr. Fye addressed the Fire Department comments. He presented the revised monument sign that incorporates the address. He presented the Fire Department connection plan now located at a side corner with stripes along the smaller drive to address those needs. Mr. Eisenhuth was in agreement.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a four foot parking lot aisle width variance.

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

Nay: None

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the number of wall signs variance (to permit one additional).

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a 41 square foot wall sign area variance – east elevation.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a 41 square foot wall sign area variance – north elevation.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a four foot dumpster enclosure height variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the site plan contingent upon locating the address on the monument sign, the fire connection be moved with two parking spaces eliminated as required and compliance with Engineering Department requirements noted in April 17, 2017 memo.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. North Park subdivision off Harper Road

Mr. Frankland presented a topography map of the area. He stated residents properties were receiving water off of the slope. The Engineering Department and developer propose enclosing the mound and installing a catch basin. He stated this will be discussed with the adjacent property owners. Ms. Welch stated she was not aware of water in the basements but of water on the properties.

COMMENTS FROM THE COMMISSION:

Mayor Drucker announced there will be Earth Day celebrations on Saturday, April 29th, the National Prescription Takeback Day, to be held from 10:00 A.M. to 2:00 P.M. at the Solon Senior Center located at 35000 Portz Parkway. She hopes to see everyone on Sunday, April 30th from 8:30 A.M. to 1:00 P.M. at the annual Earth Day celebration held at the Service Department and the Water Reclamation Department both located on Cochran Road. The Service Department will have mulch available. Guided tours will be held at the Water Reclamation Department, tree seedlings giveaways along with shredding services for residents.

Mr. Newberry looks forward to seeing everyone at the Earth Day events.

Mr. Bentley expressed appreciation to Mayor Drucker for her personal services to the City.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at
8:12 P.M.

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

Motion Carried

Chairman

Secretary