

**OLON PLANNING & ZONING COMMISSION
MAY 9, 2017 – 7:30 P.M.**

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

Present: Commission Members Bentley, Mazur and Newberry, 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

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:

4. 5099 Lake Vista Drive - Jeffrey Green – lot consolidation: A public hearing is scheduled. Mr. Frankland explained the lot consolidation is required and there are no variances. He noted he will present this item.

Mr. Green said his wife has lived at this location since 1990 and they were unaware that their house is situated on two lots as they only receive one tax bill. They are concerned regarding the unexpected costs involved with the lot consolidation. Mr. Frankland offered to discuss the issue with him following the caucus.

5. 5333 SOM Center Road – Luke and Sarah Bobey - front yard setback variance and not parallel to the street variance: Mr. Frankland explained this application requires certain easement agreements and suggested it be tabled and placed on the Inactive agenda if the agreements are not prepared by the next meeting.

NEW:

10. 6911 Liberty Road – Chagrin Valley Islamic Center – various variances and site plan: Mr. Frankland distributed a list of suggested contingencies for approval of the application and advised an area for banked parking should be added. The plan for the first phase only includes 25 parking spaces and if the entire plan is approved, additional parking will be necessary for future phases.

Mr. Mazur questioned if the approval for some of the variances will expire before the phases will actually be completed and Mr. Frankland explained if the entire plan is approved and a permit is received for the entire site plan, and construction is started, everything is grandfathered.

CORRESPONDENCE:

13. Update regarding the SOM Center/Aurora Road Intersection Improvement Project: Mr. Frankland said all of the property owners adjacent to the properties requiring variances have not been notified and suggested this item be tabled. There was also discussion regarding the replacement of landscaping for Giant Eagle and Arby's. Mr. Hunt indicated the property acquisition for Giant Eagle has been completed and the property owner has been compensated for the landscaping.

The property acquisition for Arby's is still in litigation and Mr. Frankland advised there may not be sufficient space for additional landscaping. However, if need be, any landscaping issues can be considered by the Planning Commission as minor items.

The caucus ended at 7:25 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:

Mr. Jude Smith, 6925 Liberty Road, spoke regarding Item 10. Mr. Smith is opposed to granting any variances for this application in an area zoned for single family residential housing. When he moved here, he was assured the land on either side of him was specifically zoned for residential single family housing. He noted at one time the applicants proposed building a house on one of the lots on the side of his home which he would not object to, however, now they are proposing a religious structure, a community center and eventually a school which includes a three story brick building and a 178 space parking lot. His privacy would be significantly affected and because the structures would be built on wetlands, he is concerned about the additional effect of water runoff on his property which is already very wet.

He believes a major disservice has been performed by the city planners by accepting an application for a large civic center in an area zoned for single family residential housing. He believes the applicants should have received assistance to find a more appropriate location.

There were no additional comments from the audience.

APPROVAL OF MINUTES:

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the minutes of the April 25, 2017 meeting.

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
 - 2.5' parking lot aisle width variance
 - 15' side yard parking setback variance

Mr. Marcus Bush, Bush Striping LLC, was present representing the applicant. He displayed a revised 30 degree angled parking plan. He stated the elimination of three spaces allows vehicles, including emergency vehicles, adequate maneuvering space at the beginning and end of the area.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 2.5' 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 a 15' side yard parking setback variance.

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

Mr. Marcus Bush, Bush Striping LLC, was present representing the applicant. He displayed a revised parking plan that incorporated five 90 degree angle parking spaces and indicated spaces that were removed leaving more than 24 feet from the beginning of the spaces to the beginning of the parking garage. He stated the lot consolidation area would be paved.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 15' side yard parking setback variance.

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

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

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

Nay: None

Motion Carried

4. 5099 Lake Vista Drive – Jeffrey Green 041-2017
5
▪ Lot consolidation - PP#'s 951-05-037 and 951-05-038

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

Mr. Frankland presented the plan to replace and expand a patio over two properties but because the patio expansion would cross a property line, a permit could not be issued until a lot consolidation was approved.

There were no additional comments; therefore, the public hearing was closed.

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a lot consolidation for PP#'s 951-05-037 and 951-05-038.

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

Nay: None

Motion Carried

5. 5333 SOM Center Road – (Halle Rex–owner) Luke & Sarah Bobey 044-2017
4
▪ 18.75' front yard setback variance
▪ Not parallel to street variance

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

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

Nay: None

Motion Carried

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

Mr. Shawn Cole was present. He stated comments made at the previous meeting by a neighbor regarding his character were mistruths and manipulated statements.

Mr. Newberry stated for this item to move forward, an approval from the Homeowners Association was necessary. Mr. Cole submitted the Homeowners Association letter he just received this evening to the Commission.

Mr. Cole presented pictures of the original patio. He pointed out unsafe areas of the two and a half foot retaining wall surrounding the pie shaped patio that he wishes to replace. Mr. Cole pointed out the property line and the corner with fencing. He explained the proposed extension would be located fifteen feet from the property line, increasing to seventeen feet as it nears the shed and at the corner reduces to thirteen feet. Mr. Cole stated the Homeowners Association has requested either the wall be removed or the back area lined with trees.

Mayor Drucker noted the Homeowners Association requested a written reply as to what option would be pursued. Mr. Cole stated he would submit a letter to agree to line the back area with trees, however, Mayor Drucker requested that Mr. Cole first provide his written reply to the Homeowners Association to receive their approval and provide a copy of the Homeowners Association approval to the Commission prior to the next meeting.

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

NEW:

7. 33395 Pettibone Road – Mark Woodby 047-2017 2
- 4' accessory structure rear yard setback variance
 - 18.5' accessory structure area variance

Mr. Mark Woodby was present and exhibited a picture of the area. He stated in 2002, an addition to the house was constructed which required relocation of the existing original shed. Mr. Woodby stated last summer he built an addition to the shed without first obtaining a permit, which resulted in the shed being eighteen feet too large. Currently the shed is approximately one foot off the property line. He requested a four foot variance for the shed and a second structure variance.

Mr. Bentley inquired what was stored in the shed. Mr. Woodby replied items such as a snow blower, power washer, lawn equipment and children's belongings.

Councilman Pelunis stated this property is in his ward. He has received no objections nor does he have any issues with this request.

Mr. Newberry expressed disappointment with the close proximity of the shed to the rear property line but based on the year it was moved and the condition of the city at that time, he does not object to that variance. However, he is concerned with the addition to the shed without a permit. Mr. Newberry stated it is not his practice to approve "forgiveness" variances.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 4' accessory structure rear yard setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Councilman Pelunis to approve an 18.5' accessory structure area variance with the notation it will be subject to a penalty for construction without a permit.

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

Motion Carried

8. 34295 Aurora Road – 34295 Aurora Road, LLC (Boston Market) 048-2017 6
- Sign location variance

Mr. Dave Glavin, Glavin Industries, 6835 Cochran Road, was present representing the applicant. He displayed a picture of the site and indicated the location for the proposed sign. He stated Boston Market occupies the building's first floor but an awning prevents signage on that space. Mr. Glavin stated they are requesting signage on the building's second floor which is being used for storage by the building's owner.

Mr. Mazur stated he had no objection. Councilman Pelunis concurred, stating there has never been a sign representing the second floor, merely a notation at the back of the building.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a sign location variance.

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

Motion Carried

9. 32225 Pettibone Road – Tamara Kitainik 049-2017 2
- 526 sq ft accessory pavement variance
 - 25' accessory pavement setback variance

Mr. Andrew Kitainik was present and displayed a drawing of the site and noted he owns the lot next to this parcel. He requested a driveway sleeve to park an additional vehicle on the west side of the garage wall.

Mayor Drucker inquired if that allowed enough room to serve as a turnaround. Mr. Kitainik stated he required enough space to allow visitors and residents to enter and exit and believes sixteen feet should be sufficient, in addition to the sleeve extension.

Councilman Pelunis stated numerous complaints have been logged against this property, including large commercial vehicles being parked on the property, along with business materials being stored on the property. Mr. Kitainik stated all the vehicles and materials have been moved to a shop he now owns.

Councilman Pelunis explained he did not have a problem with a turnaround but requested a contingency barring commercial vehicles parking on the property and no storing of snow plows or materials. Mr. Kitainik understands the situation. Mr. Bentley stated since it is already the law, there was no need for the contingency.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a 526 sq ft accessory pavement variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 25' accessory pavement setback variance.

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

Motion Carried

10. 6911 Liberty Road PP# 955-28-001 – Chagrin Valley Islamic Center 050-2017 3
- 12' building height variance
 - Building material variance
 - Building color variance
 - 26' accessory structure side yard setback variance (storage shed)
 - 25' accessory structure side yard setback variance (dumpster/enclosure)
 - 4' drive aisle width variance
 - Number of street access drives variance
 - 12' minimum access drive width variance – southernmost drive
 - 3' maximum access drive width variance - northernmost drive
 - 5' spacing distance between street access drives and street intersections variance
 - Parking lot curbing variance
 - Site plan

Mr. Stolarsky stated public comments are respected. He noted comments seem to raise what could be determined to be a use issue. He advised that he and the Director reviewed the application as to the permitted use of the area and found the applicant's intended applied for use would be within the permitted use of this area.

Mr. Frankland stated the areas are R-1-D single family residential and the permitted uses under 1266.02 of the Zoning Code include one single family dwelling unit per lot, churches, synagogues, temples and other places of worship, federal, state and local government buildings, public and private golf courses and any other use to be determined substantially similar by the City of Solon. He stated the proposal before the Commission tonight would be usage similar to a church, synagogue or a temple.

Mr. Stolarsky added this is specifically a place of worship, which is a permitted use, and determined not to be an issue by the Law Department.

Ms. Uzma Mirza, architect, was present representing the applicant. She presented an architectural master site plan and reviewed the six phases of the project stating the footprint is 24,000 square feet with the entire expanse 41,000 square feet, consisting of a Midwest designed mosque, inclusive and sympathetic of the neighboring area, community center and Islamic school and 149 parking spaces. Ms. Mirza stated short term phase one would be the mosque with prayer area (with an occupant load of 300 people and a long term goal of 500 occupants), mezzanine, multi-purpose space, 24 parking spaces and second story shell only with a 7,000 square foot footprint but a total of 11,700 square feet. She stated there will be an elevator shaft with a shed and no minaret. Short term phase two, the minaret and second story shell interior will be completed. Ms. Mirza stated phase one and two would be completed within two to five years and phases three through six, being a long term goal, over a span of 20 years.

Ms. Mirza requested approval for all six phases tonight. She stated the short term goal is a prayer area with rest rooms, a first and second floor. Ms. Mirza stated the letter of mitigated wetlands approval from the Army Corp of Engineers and CEI approval for resident sensitive light fixtures has been received.

Ms. Mirza requested a variance for the minaret. The building height with minaret was 147 feet with the top of the building at 137 feet.

She stated the gym, which was a long term goal, would reach a height of 139.7 feet.

She presented the civil plan and introduced two board members, Dr. Syed I.A. Zaidi and Dr. Safiya Ashraf who would address any civil plan questions.

It was noted the top reach is actually 37 feet and not 137 feet. Ms. Mirza apologized stating in architectural drawings 100 means 0 so when she said 137 she meant 37.

Ms. Mirza presented the parking landscape plan and indicated the location of planned retention ponds.

Ms. Mirza presented the phase one picture noting an entry on the west side of Liberty Road, rear portal entry, Imam's house, a shed, prayer hall at the back, a dormer for light, and the northeast facing mosque will all be brick. Because the phase three addition will latch onto the south side, it will consist of hardy plank.

Ms. Mirza presented a materials board displaying brick, hardy plank, a manmade natural stone, Adair, which will be used throughout the project for Islamic carvings and a metal roof.

Ms. Mirza presented pictures of phases one and two. She stated all egress areas will be in compliance with the Code.

Ms. Mirza summarized phases one and two as main prayer hall, building interior of second floor, and a minaret. Phases three (5,689 square feet) and four will consist of an elevator, school/community center and second floor Sunday school. Phases five and six will be a 14,000 square foot two story building gymnasium with a 1,740 square foot bridge attaching the second story between the gymnasium and community center to the school.

Mr. Bentley inquired if the first floor plan of phase three, the community center, was an open space. Ms. Mirza stated in phase three, the community center second floor was closed off, the first floor will be used for events with an occupant load of 300 people.

Mr. Mazur asked the number of proposed parking spaces available at the time the first floor community center is completed and asked if it will be 24 spaces at phase one. Ms. Mirza said that was correct. Dr. Zaidi stated there are presently 12 families.

Councilman Pelunis stated the center currently occupies the Station Street shopping center with events and Friday prayers being held at Signature of Solon. Dr. Zaidi concurred. Councilman Pelunis expressed two concerns, whether there will be

sufficient parking during phases one and two and zero emission light with sufficient screening to satisfy the neighbors.

Dr. Zaidi expressed appreciation to the City for their guidance with the light and landscape planning. He stated a parking issue at Station Street initially occurred during the business hours and the center resolved this by holding Friday prayers at Signature of Solon. Dr. Zaidi added phases five and six are dream phases.

Mr. Frankland pointed out the landscape plan was submitted and is currently under review by the landscape architect. Dr. Zaidi stated they would comply with the landscape architect's recommendations.

Dr. Zaidi wanted to clarify the proposal was for a two story building. Ms. Mirza agreed.

Dr. Safiya Ashraf, 37330 Broadstone Drive, was present and addressed Station Street. He stated when concerns were voiced, the policies and practices were changed and there have been no further complaints. Councilman Pelunis agreed there have been no complaints since that modification. Dr. Ashraf stated phases one and two would allow daily and Friday usage with the larger events held at Signature of Solon until phases three and four are implemented, which could be a five or ten year plan.

Mr. Newberry asked that the phase one parking spaces be pointed out. Ms. Mirza indicated the spaces on page C112 of the plans.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 12' building height variance.

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.

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

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a building color variance.

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

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a 26' accessory structure side yard setback variance (storage shed).

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

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 25' accessory structure side yard setback variance (dumpster/enclosure).

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 4' drive aisle width variance on the south side of the building.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a 12' minimum access drive width variance for the southernmost drive.

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

Nay: None

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve a 3' maximum access drive width variance for the northernmost drive.

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

Nay: None

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 5' spacing distance between street access drives and street intersections variance.

Mr. Newberry clarified this was due to the northern access drive being five feet closer to the roadway across the street that enters The Preserve.

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 street access drives variance.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a parking lot curbing variance.

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:

- compliance with the terms of the May 3, 2017 Traffic Engineer's memo,
- the terms of the May 3, 2017 Engineering Department memo,
- the terms of the May 3, 2017 Fire Department memo,
- the terms of the April 4, 2017 and May 3, 2017 correspondences with CEI relating to easement use,
- the terms of the February 7, 2017 and May 5, 2017 correspondences with the Army Corp of Engineers relating to wetlands approval, all landscape design and screening provisions as required by the City's Landscape Architect and submittal of a landscape plan designating such prior to the issuance of building permits,

- submittal of elevations and details for the proposed storage building and dumpster facility utilizing materials and colors that are complimentary to the principal structure as approved by the City Planning Department,
- all site lighting, photometric provisions designated on the project site plan and all other lighting requirements as specified under Section 1288.07 of the City Zoning Code,
- agreement that site plan approval in no way implies approval of the proposed future Inman house as designated on the site plan,
- agreement that the final phase parking lot, 182 spaces, including all drive aisles, street access points, storm water retention provisions, curbing etc. shall be treated as banked parking under the provisions of Section 1288.02 Item 1(I) of the City Zoning Code and as such shall either be installed immediately by the property owner or shall be installed immediately upon the written direction of the City of Solon.

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

Motion Carried

Ms. Mirza questioned if groundbreaking can occur prior to issuance of a building permit due to a wetland deadline on March 18, 2018. Dr. Ashraf stated wetland permission was given for a short period and stated the March 18, 2018 date is already an extended date. Dr. Ashraf expressed the timeline concern was due to an Army Corp of Engineers tree cutting restriction placed after September 2017. He requested permission to begin utility work, removal of trees in preparation of the construction prior to final construction approval. Mr. Frankland stated the Commission and Council can consider any request but the Ordinance states the removal of trees is not permitted until a building permit is issued. Mr. Newberry stated this permission was not in the Commission's realm. Ms. Welch added the March and September tree clearing ban is a typical stipulation in Army Corp permits for consideration of the protected Indiana bat.

Dr. Ashraf extended his thanks to the City of Solon for their help and support in this project.

11. 5510 North Woods Lane – Jeremy and Brooke Campana 051-2017 5
 ▪ 1' swimming pool fence height variance

Mr. and Mrs. Campana were present. Mr. Campana explained their plans to install a swimming pool and presented pictures. He stated their backyard fence is four feet high with three self-locked gates. Mrs. Campana reviewed the landscaping and site plan.

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 1' swimming pool fence height variance.

Mr. Bentley stated five feet is required by the Code and he feels measures should be taken to provide a safe area for the entire neighborhood. Mr. Mazur was concerned about establishing a precedent and questioned if a five foot fence could be installed around the pool's perimeter. Mr. Campana stated a fence within a fence can be unsightly and costly. Mrs. Campana stated it is her responsibility to

watch her children whether there is a fence or not and that included the rest of the neighbor children. Mr. Campana stated the Fire Department submitted a letter of approval and noted the Ohio Revised Code allows a four foot fence. He also said in regard to safety, anyone who can scale a four foot fence can also scale a five foot fence. He noted the Ohio Revised Code allows a 4' fence.

Councilman Pelunis recalled a prior approval for a four foot fence in the Chagrin Highlands area. Mayor Drucker recalled an approval for a four foot fence in Ward 5 on Cannon Road.

Councilman Pelunis requested a locking pool cover be installed and Mr. Campana agreed and clarified the cover he is using is one that can be walked on.

Mr. Mazur expressed concern with voting against the Code, noting aesthetics and costs were not substantive. He suggested a code change to match the Ohio Revised Code's 48 inch requirement.

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

Motion Carried

12. 6572 Dorset Lane – Barb Goodman 052-2017 3
- 11'-5" rear yard setback variance – (deck)
 - 9'-4.75" rear yard setback variance – (patio)

Mr. Fred Margulies, Herschman Architects, 25001 Emery Road, Warrensville Heights, was present representing the applicant. He stated the Thornbury Homeowners Association has approved the home design. Mr. Margulies reviewed the plans and said he is requesting variances to allow construction of a sunken patio and a wooden deck within the 40' setback. The deck would extend over the rear yard setback line by eleven and one half feet and the sunken patio will extend nine and one half feet.

There is a twenty foot easement at the rear of the property before the next property and under normal circumstances if the easement was 30', the Code would allow them to build within 15 feet of the applicant's property line. Because it is a 20' easement they are dealing with the 40' setback. The sunken patio will be partially hidden from view due to the grade and the additional landscaping and won't have a great impact.

Mr. Margulies explained that he previously made a comment that the property behind the Goodman's lot is virtually unbuildable; however, the attorney for the owner of that property provided a letter indicating that they have no objection to the variances, but clarified that the lot is not unbuildable and they are currently considering options for the property.

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 11'-5" rear yard setback variance (deck).

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 9'-4.75" rear yard setback variance (patio).

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

Nay: None

Motion Carried

CORRESPONDENCE:

13. Update regarding the SOM Center/Aurora Road Intersection Improvement Project - City of Solon (on behalf of the property owners affected by the SOM Center Road and Aurora Road Intersection Improvement Project) 055-2017 6
- 13A. 6477 SOM Center Road – GetGo/Solon Village – PP# 954-34-002
- 8.5' front yard parking lot setback from right of way variance
 - 24' front yard building setback from right of way variance
 - 34' front yard structure setback from right of way variance
 - 8' free standing sign setback from right of way variance
- 13B. 6465 SOM Center Road – Sprint – PP# 954-34-017
- 25' front yard parking lot setback from right of way variance
 - 28.8' front yard building setback from right of way variance
- 13C. 6459 SOM Center Road - DO Summers Cleaners - PP# 954-29-036
- 25' front yard parking lot setback from right of way variance
 - 1 space total onsite parking variance
 - 27.1' front yard building setback from right of way variance
 - 8.5' free standing sign setback from right of way variance
 - 70 sq ft ground sign green space variance
 - 3,249 sq ft on-site green space variance
- 13D. 6445 SOM Center Road – Fifth Third Bank – PP# 954-29-046
- 24.5' front yard parking lot setback from right of way variance
 - 13.4' front yard building setback from right of way variance
 - 8' free standing sign setback from right of way variance
- 13E. 34050 Aurora Road – 7-Eleven – PP# 954-29-025
- 6.5' free standing sign setback from right of way variance (SOM Center Road sign)
 - 1' free standing sign setback from right of way variance (Aurora Road sign)
- 13F. 33825 Aurora Road - Imperial Wok – PP#'s 954-03-013, 954-03-012, 954-03-006
- 59' front yard building setback from right of way variance
 - 9,923 sq ft on-site green space variance
- 13G. 6375 SOM Center Road – Arby's – PP#'s 954-29-021 and 954-29-022
- 25' front yard parking lot setback from right of way variance
 - 4.7' front yard building setback from right of way variance
 - 24' drive-thru setback from right of way variance

- 13H. 6353 SOM Center Road – Dunkin Donuts – PP#’s 954-29-021 and 954-29-020
- 9’ front yard parking lot setback from right of way variance
 - 16.3’ front yard building setback from right of way variance

Motion by Mayor Drucker, seconded by Mr. Mazur to table consideration of Item 13 through 13H.

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

Motion Carried

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. 5750 Harper Road - Nestle’s

Mr. Frankland presented a drawing of a proposed seven and a one half foot by fourteen foot vestibule on a portion of the building noting it would be barely visible.

2. 33505 Bainbridge Road - Dance Studio M

Mr. Frankland presented drawings of the previous approved parking plans. He displayed a proposal for two parking spaces in the rear of the building that require no variances adding the Fire Department does not have any access issues.

3. 33185 Bainbridge Road - Solon Freeway Lanes

Mr. Frankland presented a picture of the plans and stated the building is one and a one half foot higher than planned.

COMMENTS FROM THE COMMISSION

Mayor Drucker congratulated Firefighter Jake Fried on leading a successful Harvest for Hunger Campaign collecting and donating over 1,800 pounds of food.

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a Public Hearing on May 23, 2017 for Crown Castle GT Company LLC at 30400 Solon Road for telecommunication equipment replacement and modification.

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

Motion Carried

Mr. Newberry expressed gratitude for the spring weather.

COMMENTS FROM THE AUDIENCE

Dr. Tosaddaq Ahmed, 7118 Longview Drive, thanked the Committee for everything.

There were no additional comments from the audience.

Motion by Mayor Drucker, seconded by Mr. Mazur to adjourn the meeting at 9:32 P.M.

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

Motion Carried

Chairman

Secretary