

SOLON PLANNING & ZONING COMMISSION
JUNE 27, 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 (arrived 7:27 P.M.), Councilman Pelunis, Assistant Law Director/Prosecutor Stolarsky, Planner Crombie, 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:

2. 33587 Aurora Road – Solon Square LLC (56 Kitchen) – sign type, pole sign variance and site plan: Councilman Pelunis recused himself from consideration of this item.

The caucus ended at 7:05 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. Mazur, seconded by Mr. Newberry to approve the minutes of the June 13, 2017 meeting.

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

Nay: None

Motion Carried

PENDING:

- | | | | |
|----|--|----------|---|
| 1. | 32995 Solon Road – Summit Ridge Education, LLC
dba The Primrose School of Solon | 053-2017 | 6 |
| | ▪ Lot split plat modification | | |

The applicant was not present. The public hearing remained open and Mr. Bentley asked for comments. There were no comments from the public and Mr. Bentley advised the public hearing will continue to remain open.

Motion by Mayor Drucker, seconded by Mr. Mazur to table consideration of Item 1.

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

Nay: None

Motion Carried

- | | | | |
|----|---|----------|---|
| 2. | 33587 Aurora Road – Solon Square LLC (56 Kitchen) | 057-2017 | 6 |
| | ▪ Sign type variance | | |
| | ▪ Pole sign variance | | |
| | ▪ Site plan | | |

Mayor Drucker clarified there has been no action taken by the Commission regarding this item. The applicant was not present at the previous meeting and the owners of the shopping center were requested to appear before the Commission this evening to consider possible options for improving the parking lot as a whole and not just for a particular business so that all of the businesses would be successful. Mayor Drucker encouraged a resolution to this legitimate concern between the owner and tenant.

Mr. Bentley stated the property owner submitted a letter of intent to withdraw this item.

Mr. Stolarsky stated Councilman Pelunis has recused himself from consideration of this item. He stated one motion withdrawing the application was sufficient versus motions for the individual requests.

Motion by Mr. Newberry, seconded by Mr. Mazur to accept the withdrawal of the application for 33587 Aurora Road.

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

Nay: None

Motion Carried

Mr. Bentley explained Items 3, 4 and 5 involve the widening of the SOM Center/ Aurora Road intersection improvements and additional issues need to be resolved.

- | | | | |
|----|---|----------|---|
| 3. | 6465 SOM Center Road – Sprint – PP# 954-34-017 | 055-2017 | 6 |
| | ▪ 25' front yard parking lot setback from right of way variance | | |
| | ▪ 28.8' front yard building setback from right of way variance | | |

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. 6375 SOM Center Road – Arby’s 055-2017 6
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

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 4.

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

Nay: None

Motion Carried

5. 6353 SOM Center Road – Dunkin’ Donuts – PP#’s 954-29-021 055-2017 6
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 Mr. Newberry, seconded by Mayor Drucker to table consideration of Item 5.

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

Nay: None

Motion Carried

NEW:

6. 5968 Glasgow Lane – Ryan Ramirez 069-2017 3
- 35’ front yard setback variance
 - Not parallel to the street variance

Mr. Bentley stated the applicant submitted a request to withdraw this application.

Motion by Mr. Newberry, seconded by Mr. Mazur to accept the withdrawal of the application for 5968 Glasgow Lane.

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

Nay: None

Motion Carried

7. 33565 Bainbridge Road - Eagle Creek Press 068-2017 6
- Site plan (signage)

Mr. Stolarsky stated at the June 13, 2017 meeting, the Planning Commission rejected a fence location variance; however, the proposed signage for parking was not addressed. He asked the Commission to refer this matter to the Safety and Public Properties Commission for their consideration.

Motion by Mayor Drucker, seconded by Mr. Mazur to refer this item to Safety and Public Properties Committee.

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

Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

There were no minor alterations.

COMMENTS FROM THE COMMISSION:

Mayor Drucker wished everyone a happy Fourth of July. She stated the City would be celebrating with music from the Solon Community Band beginning at 7:45 P.M. and a fireworks display beginning at dusk.

Mayor Drucker stated, weather permitting, resurfacing portions of Richmond Road will begin on July 10th and will be substantially completed by September 12th. She stated this is a joint effort with the Village of Oakwood. Mayor Drucker stated the project hours would be from 7:00 A.M. to 5:00 P.M. and beginning July 10th for approximately 14 days four culverts between Columbus and Solon Roads will be replaced causing closures to through traffic with stated detours.

Mr. Mazur announced the Solon Benevolent Fund 2017 Solon Home Days Raffle tickets will be available at the Burntwood Tavern, Chicago Deli and Burgers-To-Beer restaurants for the July 28th through July 30th Home Days raffle for the price of \$5.00 each or five for \$20.00. He stated the prizes include \$5,000 cash from Davis Automotive, \$1,000 gift certificate from Calvetta Brothers Floor Show, two \$500 cash prizes courtesy of The Plumbing Source and two \$500 gift cards from the Rusty Bucket Restaurant & Tavern.

Mr. Newberry wished everyone a safe and happy Fourth of July.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mayor Drucker, seconded by Mr. Mazur to adjourn the meeting at 7:40 P.M.

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

Motion Carried

Chairman

Secretary