

SOLON PLANNING & ZONING COMMISSION
JULY 11, 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, Planner 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.

Inactive Item A. 6010 Kruse Drive – DAISA of Solon (Le Chaperon Rouge):
 Ms. Welch stated the applicant has installed speed bumps and signage. She stated the Planning Department will work with the applicant for proper signage.

The caucus ended at 7:20 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 June 27, 2017 meeting.

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

Motion Carried

PENDING:

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|--|---------------|
| <ol style="list-style-type: none"> 1. 32995 Solon Road – Summit Ridge Education, LLC
 dba The Primrose School of Solon <ul style="list-style-type: none"> ▪ Lot split plat modification | 053-2017 6 |
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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 closed the public hearing.

Mr. Stolarsky stated he would contact the applicant to assure satisfaction with the cross access agreement.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the lot split plat modification contingent upon a cross access agreement approved by the Law Department.

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

Motion Carried

Mr. Bentley explained Items 2, 3 and 4 involve the widening of the SOM Center/ Aurora Road intersection improvements and additional issues need to be resolved.

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| 2. | 6465 SOM Center Road – Sprint – PP# 954-34-017 | 055-2017 | 6 |
| | <ul style="list-style-type: none"> ▪ 25' front yard parking lot setback from right of way variance ▪ 28.8' front yard building setback from right of way variance | | |

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

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

Motion Carried

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|----|---|----------|---|
| 3. | 6375 SOM Center Road – Arby's – PP#'s 954-29-021 and 954-29-022 | 055-2017 | 6 |
| | <ul style="list-style-type: none"> ▪ 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 Mayor Drucker to table consideration of Item 3.

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

Motion Carried

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| 4. | 6353 SOM Center Road – Dunkin' Donuts – PP#'s 954-29-021 and 954-29-020 | 055-2017 | 6 |
| | <ul style="list-style-type: none"> ▪ 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 4.

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

Motion Carried

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| 5. | 33565 Bainbridge Road - Eagle Creek Press | 068-2017 | 6 |
| | <ul style="list-style-type: none"> ▪ Site plan (signage) | | |

This item was referred to the Safety & Public Properties Committee for review.

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

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

Motion Carried

NEW:

6. 5424 Stone Creek Drive – Sivashanmugan Alagarsamy and Lavanya Subramanian 070-2017 5
- 156' sq ft accessory structure area variance
 - 4' accessory structure height variance
 - Accessory structure location variance

Mr. Alagarsamy was present and displayed the structure plans. He requested a variance for the additional square feet of the gazebo and stated an intent to match the gazebo roof line with the house roof line.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 156' sq ft accessory structure area variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 4' accessory structure height variance.

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

Motion Carried

Mr. Newberry inquired the reason for the location variance. Mr. Frankland stated only a portion of the structure was in the rear yard as defined by the Zoning Code.

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

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

Motion Carried

7. 30100 Aurora Road – Buffalo Lodging Associates (Springhill Suites) 071-2017 6
- 38 parking spaces variance
 - Site plan - patio addition

Mr. Bill Kotich, Braun & Steidl Architects, Inc. was present representing the applicant. Mr. Dana Burtanger, Buffalo Lodging Associates was present.

Mr. Kotich presented drawings of the proposed patio and the existing area. He indicated details such as a fireplace and stated some existing landscaping would be replaced with new pavers and a brick and aluminum wrought iron style fence. Mr. Kotich stated the requested bollards are in place. He stated a patio access door would be added to the existing hotel breakfast area.

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 38 parking spaces variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a revised site plan for a patio addition contingent upon written agreement to comply with the storm water management requirements for any future expansion.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 29601 Solon Road – Rohrer Corporation

Mr. Frankland stated existing loading docks would be raised to accommodate truck access. The Committee determined no further review was necessary.

2. 6050 Enterprise Parkway – Davis Development

Mr. Frankland stated a dumpster would be relocated and reduced in size. This would add a few parking spaces. The Committee determined no further review was necessary.

3. 6395 SOM Center Road - Chase Bank

Mr. Frankland stated the ground mounted equipment originally planned on the building's east side would become pole mounted equipment and additional landscaping would be added. The Committee determined no further review was necessary.

4. 35000 Portz Parkway - Solon Community Center

Mr. Frankland stated existing HVAC rooftop units would be replaced and a condensing unit would be added. The Committee determined no further review was necessary.

COMMENTS FROM THE COMMISSION:

Mayor Drucker announced Home Days will be held July 28th through July 30th. She stated the theme is "Ocean Adventure". Details will be presented at the July 17th Council meeting.

Mr. Mazur reminded everyone to purchase their Solon Benevolent Fund raffle tickets.

Motion by Mr. Mazur, seconded by Mayor Drucker to schedule a public hearing for July 25, 2017 for a lot split/consolidation for 30175 Solon Industrial Parkway, PP# 953-22-008 and 30013 Solon Industrial Parkway, PP# 953-22-007.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to schedule a public hearing for July 25, 2017 for a cell tower equipment modification for the Verizon Wireless Tower at 5252 Naiman Parkway, PP# 951-01-017.

Planning Commission
July 11, 2017

8947

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

Motion Carried

Mr. Newberry thanked everyone involved with the spectacular fireworks display on July 4th.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 7:48 P.M.

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

Motion Carried

Chairman

Secretary