

**SOLON PLANNING & ZONING COMMISSION
JULY 25, 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, Todd Cipollo, Law Department, Planning Director Frankland, Secretary McConoughey

Absent: Assistant Law Director/Prosecutor Stolarsky

Also Present: Fire Inspector Eisenhuth, Assistant City Engineer Welch (arrived at 7:15 P.M.), 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:

7. 6395 SOM Center Road – Chase Bank – number of wall signs, 1.5' free standing ground sign width, building color variance: Mr. Frankland stated a variance is necessary for the addition of blue down lighting on the building.

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:

There were no comments from the audience.

APPROVAL OF MINUTES:

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the minutes of the July 11, 2017 meeting as presented.

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

Motion Carried

PENDING:

Mr. Bentley explained Items 1, 2 and 3 involve the SOM Center/ Aurora Road intersection improvements and additional issues need to be resolved.

1. 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 1.

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

Nay: None

Motion Carried

2. 6375 SOM Center Road – Arby's – PP#'s 954-29-021 and 954-29-022 055-2017 6
- 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 2.

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

Nay: None

Motion Carried

3. 6353 SOM Center Road – Dunkin' Donuts – PP#'s 954-29-021 and 954-29-020 055-2017 6
- 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 Mr. Mazur to table consideration of Item 3.

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

Nay: None

Motion Carried

4. 33565 Bainbridge Road - Eagle Creek Press 068-2017 6
- Site plan (signage)

Mr. Bentley noted the applicant was not present and further discussion is necessary. The Clerk was requested to notify the applicant that he or his representative need to be present at the next meeting scheduled for August 15, 2017.

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

NEW:

5. 28470 Cannon Road – Helen Haynosch 073-2017 5
- 192 sq ft accessory pavement variance

Mr. Bentley stated the applicant has requested this item be withdrawn.

Motion by Mr. Newberry, seconded by Mr. Mazur to accept withdrawal of Item 5.

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

Nay: None

Motion Carried

6. 30175 Solon Industrial Parkway and 074-2017 7
30013 Solon Industrial Parkway - CBG Investments, LLC and
CMD Investments, LLC
- Lot split/consolidation – PP#'s 953-22-007 & 953-22-008
 - Number of street access drives variance
 - No curbing variance
 - Site plan

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

Mr. David Camiener, owner, was present. He displayed plans of the existing properties and explained the need for a lot split/consolidation to accommodate 53' tractor trailers and provide turnaround access as well as water retention to better utilize the property. Mr. Camiener is proposing to add two truck docks and a drive-in door at the rear of the property and provide additional water retention and banked parking. He stated this project will recruit a new company to the building and the City of Solon.

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

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve the lot split/consolidation of PP#'s 953-22-007 and 953-22-008.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a number of street access drives variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a no curbing variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve the site plan contingent upon compliance with the requirements noted in the July 17, 2017 memo from the Engineering Department.

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

Motion Carried

7. 6395 SOM Center Road – Chase Bank 075-2017 6
- Number of wall signs variance
 - 1.5' free standing ground sign width variance
 - Building color variance

Mr. Dan Bertke, Archer Sign Corp., was present representing the applicant. Due to the location of the property, he proposed the use of 4 signs, one on each side of the building to better represent the building. Mr. Bertke stated the monument sign was proposed to be taller and wider to be more visible from the street. He stated a blue panel on the ATM would not be seen from the road. Mr. Bertke added every five to

seven years, Chase Bank updates their electronics and the panel color and details would also be updated. Mr. Bertke requested approval of blue exterior down lighting around the building.

Mr. Bentley stated diagonal placement of the monument sign would improve its visibility from Aurora and SOM Center Roads. Mr. Bertke agreed and stated the "Chase" letters and logo on the sign would be back lit.

Ms. Welch stated the City recently acquired right-of-way along SOM Center and Aurora Roads for an intersection project and the monument sign is required to be placed ten feet from the new right-of-way. Mr. Bertke stated the architect was aware of this requirement.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a number of wall signs variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 1.5' free standing ground sign width variance with the contingency that the placement be ten feet from the newly established right-of-way.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Drucker to approve the ATM machine building color variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve blue color down building lighting.

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

Motion Carried

8. 5252 Naiman Parkway – Verizon Wireless 076-2017 5
- Cell tower antenna/equipment modification

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

Mr. William Smith, 2500 Highland Road, Hermitage, Pennsylvania, was present representing the applicant. The proposal includes the removal of two existing panel antennas and radio heads located at the 100' elevation on the existing 198 foot monopole tower and the installation of a new mounting bracket in the center. Two existing antennas will be reinstalled along with two new radio heads to increase coverage for Verizon Wireless customers.

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

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the cell tower antenna/equipment modification.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6445 SOM Center Road - Fifth Third Bank

Mr. Frankland stated on the north side of the building the vision glass window was changed to spandrel glass to accommodate interior changes. In the front of the building, the double door entryway is being replaced with a single door entryway and the muntin bars will be maintained.

The Commission determined no further review was necessary.

2. 6531 Cochran Road - Great Lakes Cold Storage

Mr. Frankland stated the approved landscape plan would be modified using the same number of trees to meet Engineering retention requirements.

The Commission determined no further review was necessary.

COMMENTS FROM THE COMMISSION:

Mayor Drucker advised the Council cancelled its September 4th meeting.

Motion by Mayor Drucker, seconded by Mr. Mazur to cancel the August 29th Planning Commission meeting.

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

Motion Carried

Mayor Drucker hopes to see everyone this weekend at the "Ocean Adventure" themed Solon Home Days. She stated the kick-off is Friday, July 28th at 5:00 P.M. and the band "Caliber" begins at 7:00 P.M. Saturday's Kiwanis Pancake Breakfast is from 8:00 A.M. to 11:00 A.M. at the Community Center. She reminded everyone the Community Center would be closed on Saturday due to the Home Days event, and the Community Band will perform from 3:00 P.M. to 5:00 P.M. at the entertainment tent. Mayor Drucker stated on Sunday the parade begins at Arthur Road School and ends at the Board of Education and "Dancing with the Stars" will take place on Sunday night with the final raffle at 7:00 P.M.

Mr. Mazur encouraged everyone to attend Home Days and to purchase tickets from the Solon Benevolent Fund at \$5.00 each or five for \$20.00 with prizes being drawn every half hour.

Mr. Newberry is looking forward to seeing everyone at Home Days.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at 7:53 P.M.

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

Nay: None

Motion Carried

Chairman

Secretary