

**SOLON PLANNING & ZONING COMMISSION
NOVEMBER 28, 2017 – 7:15 P.M.**

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

Present: Commission Members Bentley, Mazur and Newberry, Councilman Pelunis, Assistant Law Director/Prosecutor Stolarsky, Planning Director Frankland, Secretary McConoughey

Absent: Mayor Drucker

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.

As the December 12, 2017 regularly scheduled Planning Commission meeting falls on Hanukkah, the Commission members determined to reschedule the meeting to December 11, 2017. Also discussed was the December 26, 2017 meeting. That meeting will be rescheduled to December 27, 2017 and depending on the applications submitted and the Council's scheduled meetings it may be cancelled.

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:

There were no comments from the audience.

PENDING:

- | | | | |
|----|--|----------|---|
| 1. | 6915 Liberty Road – Chagrin Valley Islamic Center
A REQUEST TO WITHDRAW was received from applicant. | 105-2017 | 3 |
| | <ul style="list-style-type: none"> ▪ Variance to commence work prior to building permit approval ▪ Variance for minimum site plan content ▪ Site plan – tree clearing | | |

Motion by Mr. Newberry, seconded by Mr. Mazur to accept the withdrawal of the application at the request of the applicant.

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

Motion Carried

NEW:

2. 27355 Cannon Road – Joel M. Lancry – 2014 Properties, LLC 106-2017 5
 ▪ 5' side yard driveway setback variance

Mr. Lancry was present and displayed an aerial of the property. He requested to demolish an old garage and install a driveway on the west side of the house. Mr. Lancry stated there is a two car garage at the rear of the property and explained the plan to regrade the land and install a new driveway from the street. He indicated the location of the property near the Cannon Road train tunnel and said the existing driveway is dangerous to exit.

Mr. Lancry stated the railroad owns the property to the rear where the city had requested the first driveway be removed, filled and seeded; however, it is the railroad's access so it must remain.

Mr. Newberry inquired about lot consolidation requests in 2006 and 2013. Mr. Lancry stated that request was a former owner and does not pertain to this property.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a five foot side yard driveway setback variance.

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

Motion Carried

3. 7007 Kingswood Drive – Michael Burr 107-2017 7
 ▪ 4' rear yard setback variance

Mr. Burr was present and stated he purchased the property in September. He displayed drawings of the irregularly shaped lot and stated it has a concrete patio on one side and a sliding door leading to a mulch bed at the other side. He requested to build a 14 foot by 14 foot deck off the sliding door exit.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a four foot rear yard setback variance.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

There were no minor alterations to present.

COMMENTS FROM THE COMMISSION:

Mr. Bentley announced, in observance of Hanukkah, the next Planning Commission meeting would be rescheduled to Monday, December 11, 2017.

Motion by Mr. Bentley, seconded by Mr. Mazur to schedule a Public Hearing on December 11, 2017, for antenna and equipment alterations for Crown Castle/AT&T and Crown Castle/Sprint for property located at 32900 Station Street (PP#954-02-013)

and also a public hearing for Cosmo Solon Ltd./AT&T for antenna and equipment alterations for property located at 30201 Aurora Road (PP#951-29-006).

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to reschedule the December 12, 2017 meeting to December 11, 2017.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to reschedule the December 26, 2017 meeting to December 27, 2017.

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

Motion Carried

Mr. Mazur stated it was a pleasure working with Mayor Drucker and wished her all the best in her new career.

Mr. Newberry hoped everyone had a wonderful Thanksgiving and is looking forward to a joyous Holiday season. He wished Mayor Drucker all the best and Mayor-elect Kraus all the best.

Mr. Bentley thanked Mayor Drucker for the opportunity to serve his community.

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, Mazur, Newberry, Pelunis
Nay: None

Motion Carried

Chairman

Secretary