

**SOLON PLANNING & ZONING COMMISSION
DECEMBER 11, 2017 – 7:30 P.M.**

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

Present: Commission Member Newberry, Councilman Pelunis, Mayor Kraus,
Assistant Law Director/Prosecutor Stolarsky, Planning Director Frankland,
Secretary McConoughey

Absent: Commission Members Bentley and Mazur

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.)

Acting Chairman Newberry presided.

Councilman Pelunis referred to the Inactive Agenda and questioned Mr. Stolarsky regarding the status of Items "B", "C" and "D" regarding the properties acquired for the SOM Center/Aurora Road Intersection Improvements.

Mr. Stolarsky will provide an update at the next meeting.

Mr. Newberry advised the Council has cancelled its January 1, 2018 meeting and the Commission members discussed cancelling the December 27, 2017 Planning Commission meeting as any application approved at the December 27th meeting will not be considered by the Council until the January 16, 2018 meeting.

The caucus ended at 7:22 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:

Mr. Newberry stated approval of the minutes will be held for the January meeting.

Mr. Stolarsky stated three of the five Commission members are present. An affirmative vote of two of the three members will be required to pass an item onto City Council.

NEW:

1. 32900 Station Street – Crown Castle/AT&T 108-2017 6
 - Antenna and equipment alterations

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

Ms. Amanda Rok was present for Crown Castle/AT&T. She requested to remove three antennas, three small amplifiers and install six antennas and nine small amplifiers as well as install a small amplifier inside the shelter on the ground.

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

Mr. Newberry questioned the tower level for the installation of the equipment. Ms. Rok said the AT&T installation will be at 157 feet.

Mr. Newberry noted this application has been reviewed by the structural engineer and the propagation study has been completed.

Mayor Kraus inquired how much capacity remains on the tower. Ms. Rok said she did not bring the structural analysis report with her but will submit it via email. Mr. Newberry stated structurally the loads are being reduced.

Motion by Councilman Pelunis, seconded by Mayor Kraus to approve the application as submitted by Crown Castle/AT&T for the antenna and equipment alterations.

Roll Call: Aye: Kraus, Newberry, Pelunis
Nay: None

Motion Carried

2. 32900 Station Street – Crown Castle/Sprint 109-2017 6
 - Antenna and equipment alterations

A public hearing was scheduled. There were no comments from the public.

Ms. Amanda Rok was present for Crown Castle/Sprint. She stated three antennas would be removed and nine small amplifiers would be installed at the 166 foot level.

Motion by Mayor Kraus, seconded by Councilman Pelunis to approve the application as submitted by Crown Castle/Sprint for the antenna and equipment alterations.

Roll Call: Aye: Kraus, Newberry, Pelunis
Nay: None

Motion Carried

3. 30201 Aurora Road – Cosmo-Solon Ltd./AT&T 110-2017 6
 - Antenna and equipment alterations

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

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

Mr. Matt Newsome, Black and Veatch, was present for AT&T. He stated six antennas would be removed and replaced with six antennas along with nine additional radios mounted behind the antennas. Mr. Newsome stated the equipment would be located at the 150 foot level.

Mayor Kraus inquired if this revision was necessary for capacity. Mr. Newsome stated it is, along with an attempt to improve overall service. Mr. Newsome explained the RH's are actually the radios which are typically installed underground. However, by installing them on the tower it decreases the amount of loss which allows for a better signal. Additionally, Mr. Newsome advised by using the "first net" RH's, communication between multiple agencies during an emergency situation will be improved by allowing them to communicate on the same frequency.

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the application as submitted by Cosmo-Solon Ltd./AT&T for the antenna and equipment alterations.

Roll Call: Aye: Kraus, Newberry, Pelunis

Nay: None

Motion Carried

4. 27070 Miles Road – Oakwood Laboratories LLC
 ▪ Site plan - temporary office trailer

111-2017 5

Mr. Dave Henderson, Oakwood Laboratories, LLC, VP of Operations, was present. He requested permission to place a temporary office trailer on the property due to the growth of the business. Mr. Henderson presented aerial photos and several drawings of the trailer.

Mr. Newberry questioned how long the trailer would be in place. Mr. Henderson said the initial request is for one year.

Councilman Pelunis stated it is advantageous to have a business expanding in the City and thanked them for remaining in Solon. Mr. Newberry shared in congratulating Oakwood Laboratories, LLC's success.

Mayor Kraus asked if employees would be located in this trailer. Mr. Henderson said the trailer would be used for additional employees. He explained the company makes sterile injectable products and the business has grown tremendously in the last three years requiring more employees.

Motion by Mayor Kraus, seconded by Mr. Newberry to approve the site plan for a temporary office trailer for Oakwood Laboratories, LLC for a period of one year from the date the permit is issued.

Roll Call: Aye: Kraus, Newberry, Pelunis

Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

There were no minor alterations to present.

COMMENTS FROM THE COMMISSION:

The Commission and attendees welcomed Mayor Kraus back to the Planning Commission.

Mayor Kraus wished everyone a Merry Christmas, Happy Hanukkah and a Happy New Year.

Mr. Frankland wished everyone a Happy Hanukkah and a Merry Christmas.

Mr. Newberry suggested cancelling the Planning Commission's December 27th meeting because Council will not meet the first week of January due to the New Year's holiday.

Motion by Councilman Pelunis, seconded by Mayor Kraus to cancel the December 27, 2017 Planning Commission meeting.

Roll Call: Aye: Kraus, Newberry, Pelunis

Nay: None

Motion Carried

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Mr. Newberry acknowledged two Kenston High School American Government students present in the audience, and wished them the best of luck.

Motion by Councilman Pelunis, seconded by Mayor Kraus to adjourn the meeting at 7:48 P.M.

Roll Call: Aye: Kraus, Newberry, Pelunis

Nay: None

Motion Carried

Acting Chairman

Secretary