

**SOLON PLANNING & ZONING COMMISSION
JANUARY 9, 2018 – 7:15 P.M.**

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

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

Absent: None

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.

1. 36015 Spatterdock Lane - Jarnal Singh - front yard setback variance: Councilman Pelunis advised he would recuse himself from consideration of this issue due to his business relationship with Mr. Singh. Mr. Singh provided a letter from the homeowner's association indicating their approval.
2. 37775 Flanders Drive - Ann and Todd Kookan - outdoor pavilion and fireplace variances: Mr. Sean Biega, the contractor for the project, reviewed the plans and said he was aware of the fire inspector's recommendations and was in agreement.

Although Mr. Newberry indicated he would not approve the application without prior approval from the Homeowners Association, it was agreed approval could be granted contingent upon receiving the Homeowners Association approval prior to issuing the building permit.

3. 5435 Brainard Road - Deanna Liebert - front yard setback variance: Ms. Liebert advised a handicap ramp is necessary due to her son's disabilities. Mr. Newberry questioned the dimensions indicated on the sketch. Mr. Frankland said the application was reviewed by the Planners and he presumed the measurements were verified. Mr. Frankland recommended the application could be approved based on the 44' setback or as indicated on the map.

The caucus ended at 7:26 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 November 14, 2017 meeting as presented.

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

Nay: None

Abstain: Kraus

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the minutes of the November 28, 2017 meeting as presented.

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

Nay: None

Abstain: Kraus

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Kraus to approve the minutes of the December 11, 2017 meeting as presented.

Roll Call: Aye: Kraus, Newberry, Pelunis

Nay: None

Abstain: Bentley, Mazur

Motion Carried

NEW:

1. 36015 Spatterdock Lane – Jarnal Singh
 - 5' front yard setback variance

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Councilman Pelunis recused himself from consideration of this item. Mr. Stolarsky stated an affirmative vote from three of the four Commission members was required for approval.

Mr. Singh presented plans and described the request for a 13 by 12 foot living room addition to the front of the house that required a five foot front yard setback variance.

Mr. Bentley stated there were no objections from the neighbors and the plan fit nicely architecturally.

Mr. Singh stated a Homeowners Association letter was submitted to the Clerk. Mr. Stolarsky noted the Homeowners Association indicated their approval contingent upon approval by the City.

Motion by Mr. Newberry, seconded by Mayor Kraus to approve a 5' front yard setback variance.

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

Nay: None

Abstain: Pelunis

Motion Carried

2. 37775 Flanders Drive – Ann and Todd Kooken 001-2018 3
- 382 sq ft accessory structure area variance
 - Number of accessory structures variance (to permit 2)
 - 2' outdoor recreational fireplace height variance
 - 15' outdoor recreational fireplace width variance
 - 3' outdoor recreational fireplace width variance

Mr. Todd Kooken was present. Mr. Sean Biega, landscape contractor, was also present and displayed drawings of the proposed outdoor pavilion room with a fireplace. Mr. Biega explained the interior materials will be stained cedar and knotty pine with a masonry fireplace surrounded by Unilock Brussels blocks.

Mr. Mazur noted the Fire Department requested installing a spark arrestor. The Fire Department memo also indicated increasing the chimney height by one foot to 15 feet total. Mr. Biega agreed.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 382 sq ft accessory structure area variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a number of accessory structures variance (to permit 2).

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve a 3' outdoor recreational fireplace height variance contingent upon installation of a spark arrestor and compliance with the requirements defined in the Fire Department memorandum.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Kraus to approve a 15' outdoor recreational fireplace width variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a 3' outdoor recreational fireplace width variance, contingent upon the approval of the Homeowners Association.

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

Motion Carried

3. 5435 Brainard Road – Deanna Liebert 002-2018 5
- 98' front yard setback variance

Mr. Angelo Thompson, 35985 Pettibone Road, was present representing the contractor. Ms. Deanna Liebert was present. Mr. Thompson reviewed the site plan to install an ADA compliant 47 foot L-shaped aluminum handicap ramp onto the front porch.

Motion by Mr. Mazur, seconded by Mayor Kraus to approve a 98' front yard setback variance.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6440 SOM Center Road – Verizon Wireless

Mr. Frankland stated, as part of a rebranding effort, Verizon Wireless is changing the color of their awnings from red to grey.

The Commission agreed no further review of this item is necessary.

2. 30201 Aurora Road – Verizon Wireless, Cosmo/Solon Ltd.

Mr. Frankland presented pictures and indicated an existing generator will be replaced with a similar size generator and a new concrete slab will be installed that will raise the propane tank off the ground.

The Commission agreed no further review of this item is necessary.

3. 29401 Ambina Drive – Aerospace Solutions

Mr. Frankland provided pictures and said large windows at the front of the building were being replaced with smaller windows and a new window will be installed at the back of the building. Mr. Frankland added exhaust pipes would be installed on the roof.

The Commission agreed no further review of this item is necessary.

4. 6395 SOM Center Road - Chase Bank

Mr. Frankland provided a picture of electrical equipment installed on the east side of the building that was larger than the previously approved electrical equipment.

Mr. Mazur commented the building was attractive. Mr. Frankland enjoyed working with Chase Bank.

The Commission agreed no further review of this item is necessary.

5. 5821 Harper Road – McDowell Homes

Mr. Frankland said a new mailbox would be installed outside of the building.

The Commission agreed no further review of this item is necessary.

Mr. Frankland suggested, in the future, the Commission consider authorizing approval of the very minor alterations administratively, especially in the industrial area. Councilman Pelunis was of the opinion a mailbox, although an exterior alteration was governed by the Postal Service and should not require approval from the Planning Commission. Mr. Frankland advised the City has previously reviewed multi-tenant mailboxes as they are an exterior alteration. Mr. Bentley agreed an exterior change requires approval of the Planning Commission. Councilman Pelunis said he does not have a problem reviewing the minor alterations but would entertain the idea of administrative approval. Mr. Newberry believed the potential for subjectivity existed if the Commission does not review the minors. If the Commission is considering this suggestion, Mr. Frankland recommended beginning with the industrial district. Mr. Mazur stated the administrative recommendation could occur if the alteration was not visible from the street. Mr. Bentley stated it could be advantageous to vet this idea. Mr. Stolarsky stated the Commission is required to vote publicly but a threshold could be established.

COMMENTS FROM THE COMMISSION:

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a Public Hearing for 33000 Solon Road, PP# 954-02-013 in regards to City of Solon telecommunication equipment modifications.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a Public Hearing for 6801 Cochran Road, PP# 953-24-004 in regards to AT&T telecommunication tower antenna alterations.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to schedule a Public Hearing for a Stouffer Corporation lot consolidation at 30500 Bainbridge Road, PP#'s 951-30-007 through 951-30-014.

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

Motion Carried

Mr. Newberry wished everyone a Happy New Year and thanked Mayor Kraus for his reappointment to the Planning Commission.

Mr. Bentley felt it is important to fulfill civic duty and appreciated Mayor Kraus giving him the opportunity to accomplish that through the Planning Commission.

Mayor Kraus stated he enjoys the discussions on the Planning Commission and expressed it was good to be back. He stated he is working to create a streamlined process for residents and businesses to work with Solon.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mayor Kraus to adjourn the meeting at 7:57 P.M.

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

Nay: None

Motion Carried

Chairman

Secretary