

SOLON PLANNING & ZONING COMMISSION
FEBRUARY 27, 2018 – 7:05 P.M.

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

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

Absent: Mayor Kraus, Mr. Mazur

Also Present: Fire Inspector Eisenhuth, City Engineer Busch, 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.

PENDING:

1. Willow Street – PP# 956-39-047 – Lingjun Jiang – street paving and utility installation variances: Mr. Frankland advised he will be meeting with Mr. Stolarsky and the Law Director to discuss the issue of petitions.
2. 5200 Harper Road – William and Toni Cervino – PP# 951-15-003 & 951-15-028 – Re-approval of lot split/consolidation: Mr. Busch suggested, if re-approval is approved, a contingency for the addition of a signature block.

COUNCIL REFERRAL:

5. Consideration of notification procedures for variances and lot consolidations: Councilman Pelunis requested the Public Hearing remain open to allow discussion with the full Commission.
7. Request from Craig Novak to amend the Zoning Code to permit medical related uses in the Industrial District: Councilman Pelunis said the applicant is interested in a Chiropractic use in the Industrial Manufacturing District. He suggested discussing this at the next meeting with the full Commission.

INACTIVE AGENDA:

Mr. Bentley plans to review the inactive agenda items at the next meeting for possible removal.

Mr. Busch indicated Items B, C and D are appropriations cases for the Aurora/SOM Center Roads Project and are being handled by the City's legal counsel. Items B and C

are completed and Item A is outstanding. Mr. Busch requested the items be handled together.

The caucus ended at 7:14 P.M. and the meeting began at 7:30 P.M.

Mr. Bentley announced two Commission Members were absent. He stated at any time prior to a vote, the applicants can request their items be tabled until the next meeting. Mr. Stolarsky said there is a quorum with three of the five members present; however, two out of three affirmative votes would be needed for an item to be approved.

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 Councilman Pelunis to approve the minutes of the February 13, 2018 meeting as presented.

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

Motion Carried

PENDING:

- | | | | |
|----|---|----------|---|
| 1. | Willow Street – PP# 956-39-047 – Lingjun Jiang | 005-2018 | 1 |
| | <ul style="list-style-type: none"> ▪ Street paving variance ▪ Utility installation variance | | |

Mr. Bentley provided a brief review of the applicant's request.

Motion by Mr. Bentley, seconded by Mr. Newberry to table consideration of Item 1.

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

Motion Carried

- | | | | |
|----|--|----------|---|
| 2. | 5200 Harper Road – William & Toni Cervino
PP# 951-15-003 & 951-15-028 | 009-2018 | 5 |
| | <ul style="list-style-type: none"> ▪ Re-approval of lot split/consolidation | | |

A Public Hearing was scheduled. Mr. Bentley opened the Public Hearing and invited comments.

Mr. Kraig Kern, Kern Building Inc., 7825 Eagle Creek Court, Kirtland, Ohio, was present representing the applicant. He stated this request was previously approved but was not timely filed. Mr. Kern requested re-approval to properly file the documents.

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

Motion by Mr. Newberry, seconded by Councilman Pelunis to re-approve the lot split/consolidation for PP#'s 951-15-003 and 951-15-028 contingent upon compliance with the February 5, 2018 Engineering Department memo requirements.

Roll Call: Aye: Bentley, Newberry, Pelunis

Nay: None

Motion Carried

NEW:

3. 5401 Naiman Parkway – Raintree Holdings, LLC 015-2018 5
- 46'-8" front yard parking setback variance
 - Variance to not install curbing
 - Minimum front yard screening variance
 - Site plan - parking lot expansion

Mr. John Michael Lemon, 3260 Ingleside Road, Shaker Heights, Ohio, was present representing the applicant. He explained the project will expand the existing 25 space parking area to meet the needs of the existing tenant. Mr. Lemon presented drawings based on keeping an existing electrical duct bank along the edge of the roadway intact. He added curbing would not be installed to avoid conflict with the electrical duct bank and to offer gradual water runoff.

Mr. Lemon said two new ADA parking spaces would be installed closest to the building, along with wheel stops and a seating area for use by tenants. He said three trees would be removed but replaced with California privet shrubbery and three thorn less honey locust trees.

Mr. Lemon reviewed the requested variances. He said the existing parking lot extends into the front yard parking setback, which is a reason to provide screening; however, the location is the terminal end with no existing uses immediately across from it. Mr. Frankland said the planting material is similar to existing plantings in the area.

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve a 46'-8" front yard parking setback variance.

Roll Call: Aye: Bentley, Newberry, Pelunis

Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Newberry to approve a variance to not install curbing.

Roll Call: Aye: Bentley, Newberry, Pelunis

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a minimum front yard screening variance.

Roll Call: Aye: Bentley, Newberry, Pelunis

Nay: None

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve the site plan for parking lot expansion.

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

Motion Carried

4. 6531 Cochran Road – Cortom, LLC

016-2018 7

- Minimum front yard landscape screening variance
- Variance to not install curbing
- 12' parking aisle width variance
- 7' parking area setback from building variance
- Site plan – emergency access road

Mr. Eric Safko, 11757 Katy Freeway, Houston, Texas was present representing the applicant. He presented drawings and explained the existing electrical service has a quick connect for a roll up generator to be used in the event of an electrical outage at this cold storage business. Mr. Safko requested an asphalt emergency use only access road for a roll up generator and to allow access to the quick connect power source.

Mr. Safko displayed plans and indicated where existing landscaping had been relocated. He said eliminating curbing would help with the drainage on the side of the building. Mr. Safko proposed a 12' parking aisle width variance because this was a one way in/out access road. He indicated a detention pond and the distance of approximately 3' from the building that create the need for the proposed road to be located closer to the building than the 10' allowance.

Mr. Safko confirmed the emergency only access road would be constructed of asphalt and would be used for an emergency roll up generator. He stated a cut sheet of the railing barrier and guardrail that is located along the existing detention pond was submitted pursuant to ODOT's standard. Mr. Safko further confirmed the access road signage would be installed by the employee parking lot at the front of the access road.

Mr. Stolarsky suggested contingencies with regard to the February 21, 2018 Engineering Department memo.

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a minimum front yard landscape screening variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve a variance to not install curbing.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Newberry to approve a 12' parking aisle width variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve a 7' parking area setback from building variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Bentley to approve the site plan for the emergency access road contingent upon compliance with the February 21, 2018 Engineering Department memo.

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

Motion Carried

COUNCIL REFERRAL:

5. Consideration of notification procedures for variances and lot consolidations

013-2018

The public hearing remains open. Mr. Bentley invited comments.

Mr. Bentley explained discussion of the notification process for variances and lot consolidations is being held to consider codifying the process. He stated several options have been presented.

Councilman Pelunis said he will hold his comments for the next meeting when the full Commission is present. Councilman Pelunis noted although there have been comments made in regard to notifying the public of various projects and variances in neighborhoods, a public hearing has been scheduled for the public to comment on this issue and no residents are present.

There were no additional comments. The public hearing remained open.

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

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

Motion Carried

6. Request from Darren Guerrini to create a new "I-3" (Industrial Auto Service) zoning classification and place Reno G. Properties, LLC located at 31835-31935 Aurora Road and other properties located along Old South Miles Road in the new zoning classification

014-2018 6

Mr. Bentley said a public hearing is scheduled for the March 27, 2018 meeting.

Motion by Mr. Newberry, seconded by Mr. Bentley to table consideration of Item 6.

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

Motion Carried

7. Request from Craig Novak to amend the Zoning Code to permit medical related uses in the Industrial District

Mr. Bentley said the applicant is interested in changing the zoning in the Industrial Manufacturing District to permit medical related uses.

Motion by Mr. Newberry, seconded by Mr. Bentley to schedule a Public Hearing on March 13, 2018.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6915 Liberty Road – Chagrin Valley Islamic Center

Mr. Frankland said official elevations have been submitted. He presented drawings indicating a modification to the design of the rear elevation dormer.

Mr. Frankland displayed a drawing of the building's front view and noted that a covered wall would be built of matching brick to shield equipment. He said it would not be noticeable from the street. Mr. Frankland said the wall is open on the south side and landscaping would be required but that existing landscaping on the property line prevents it from being viewed; however, the Planning Department will request trees be placed near the open area.

Mr. Frankland stated there were minor modifications, such as the shifting of doors and windows, which is common with these types of projects.

Mr. Bentley inquired about the dormer and the paving to the equipment. Mr. Frankland said the paving was not modified from what was approved and the previous dormer was longer. Mr. Newberry noted if it had not been pointed out, it would not have been detected.

Mr. Frankland said initially when a plan begins; the Engineering Department has preliminary calculations for retention pond compliance requirements and as the plan progresses, drainage requirements become more detailed. He displayed drawings of expanded retention ponds that will increase the green space.

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

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

COMMENTS FROM THE COMMISSION:

There were no comments from the Commission.

Motion by Mr. Newberry, seconded by Mr. Bentley to adjourn the meeting at 7:55 P.M.

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

Motion Carried

Chairman

Secretary