

**SOLON PLANNING & ZONING COMMISSION
MARCH 27, 2018 – 7:20 P.M.**

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

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

Absent: Mayor Kraus

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.

COUNCIL REFERRALS:

2. Request from Darren Guerrini to create a new Industrial Auto Service Zoning classification and place various parcels within the classification: Mr. Frankland said Mr. Guerrini is out of town. He advised the Commission that correspondence was received from Mansour Gavin, representing Swagelok, in regard to this rezoning issue. They are requesting that any site plan approval would require sufficient screening, if the rezoning is approved.

3. Request from Craig Novak to permit medical related uses in the I-2, Industrial Manufacturing District: Councilman Pelunis has questions regarding the intended usage of the property if the rezoning is approved and requested that Mr. Novak attend the next meeting and provide a presentation regarding his request. The other Commission members agreed more information is necessary before they can consider the request. The Clerk will contact Mr. Novak to request he attend the next meeting to provide further information.

The caucus ended at 7:27 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. Mazur, seconded by Mr. Newberry to approve the minutes of the March 13, 2018 meeting as presented.

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

Motion Carried

NEW:

1. 5460 Parkside Trail – Jeff Diotalevi 022-2018 5
 - 5' distance between structures variance

Mr. Jeff Diotalevi was present. He displayed plans and explained it was determined by the inspector that his shed was too close to the property line.

Mr. Bentley said a letter was received from Mr. Turner, the neighbor to the north, who had no objection to the placement of the shed. Mr. Diotalevi said the neighbor to the south sent an email indicating there was no objection to leaving the shed in its current location.

Mr. Mazur said whoever installed the shed should have been aware of the City's regulations. Mr. Diotalevi said Old Hickory Buildings built the shed offsite and delivered it.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 5' distance between structures variance.

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

Motion Carried

Mr. Mazur informed the applicant there could be a penalty for the violation.

COUNCIL REFERRALS:

2. 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

A public hearing was scheduled.

Mr. Bentley opened the Public Hearing and requested comments.

There were no comments from the audience.

Mr. Mazur inquired if the addresses listed were comprised of the entire Old South Miles Road. Mr. Frankland said the addresses are the Reno G properties; however, the Clerk's office has notified all property owners along Old South Miles Road who

would be subject to the zone changes shown on the Master Plan. Mr. Mazur suggested the agenda reflect all affected parcels. Mr. Frankland agreed.

Motion by Mr. Mazur, seconded by Councilman Pelunis to table consideration of Item 2.

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

Motion Carried

The public hearing remained open.

3. Request from Craig Novak to amend the Zoning Code to permit 021-2018 medical related uses in the I-2 Zoning District (Industrial Manufacturing)

A public hearing was scheduled.

Mr. Bentley opened the Public Hearing and requested comments.

The applicant was not in attendance and there were no comments from the audience. The public hearing remained open.

Motion by Mr. Newberry, seconded by Mr. Mazur to table consideration of Item 3.

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

Motion Carried

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. 6140 SOM Center Road – Rosina's Italian Kitchen

Mr. Frankland displayed plans and said wood slats would be installed on the existing awnings at the south side of the building.

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

2. 33140 Aurora Road – Elmarie Mason

Mr. Frankland said this non-conforming commercial building was recently purchased and the new owner will be making interior upgrades and installing new mullion windows.

Councilman Pelunis inquired if landscaping would be included in the upgrades. Mr. Frankland said at this time, the focus is on interior work.

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

3. 30700 Solon Industrial Parkway - Channel Products

Mr. Frankland displayed an aerial picture of the property and indicated the location of the parking lot and an adjacent small green space area. He advised the green space will be paved to create additional parking.

Mr. Frankland said the Engineering Department has no objection, provided a letter is submitted agreeing that any additional paving would be incorporated into the site's stormwater management.

Councilman Pelunis inquired if the additional parking is for employees and Mr. Frankland said it was.

Mr. Frankland said the exterior tiles along the front of the building would be upgraded to corrugated metal.

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

4. 38855 Aurora Road – Grantwood Golf Course

Mr. Frankland said a 20' by 20' concrete pad would be installed for additional seating at the eastern facing outdoor covered patio.

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

In turn, the Commission, Mr. Frankland and Mrs. McConoughey wished everyone a Happy Passover and Happy Easter.

Councilman Pelunis congratulated the Solon Boys' Basketball team on a great season.

Mr. Bentley congratulated the Solon Girls' Basketball Team on a well-played season. Mr. Bentley acknowledged his scholar athletic son, Mr. Eugene Macke Bentley V who was in attendance this evening.

There were no additional comments from the Commission.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 7:45 P.M.

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

Nay: None

Motion Carried

Chairman

Secretary