

**SOLON PLANNING & ZONING COMMISSION  
JUNE 12, 2018 – 7:15 P.M.**

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

Present: Commission Members Bentley, Newberry, Councilman Pelunis, Mayor Kraus, Assistant Law Director/Prosecutor Stolarsky, Senior Planner Crombie, Secretary McConoughey

Absent: Mr. Mazur

Also Present: Fire Inspector Eisenhuth, Councilman Magill, 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 REFERRAL:**

3. Request from BNH Enterprise Corporation to rezone PP# 955-18-043 for a Planned Unit Development (winery proposal – former Luczek property): Mr. Bentley advised those present that there has been no new material provided and the item will be tabled.

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.

**MINUTES:**

Motion by Mr. Newberry, seconded by Councilman Pelunis to approve the May 15, 2018 minutes as presented.

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

Motion Carried

NEW:

Mr. Stolarsky advised the applicants that one Commission member is absent; therefore, the applicants may request their item be tabled until a full Commission is present.

1. 7052 Fox Hill Drive – Gerald F. Praizner 042-2018 7
  - 3' accessory pavement setback variance

Mr. Praizner was present and explained his request for variances to expand his driveway to add a small parking area using pavers. Mr. Praizner displayed the plan and indicated the location for the request.

Mr. Bentley asked the length of the driveway. Mr. Praizner was unsure.

Mr. Newberry asked the reason for the driveway expansion. Mr. Praizner said the property is on a corner and for safety reasons, he would like the ability to pull forward out of his driveway.

In reply to Mayor Kraus' question regarding safety, Mr. Praizner said he must look in three directions on Fox Hill Drive and Charmwood Oval before backing out.

Mr. Newberry understood the driveway expansion work has already begun. Mr. Praizner said yes, however, advised it has not been paved.

Mr. Bentley advised Mr. Praizner of the penalty incurred for beginning the project before approval was granted.

Motion by Mr. Bentley, seconded by Councilman Pelunis to approve a 3' accessory pavement setback variance.

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

Motion Carried

2. 6231 SOM Center Road – Cipriani Companies/Marc's 043-2018 4
  - Maximum number of wall signs variance to permit 2 additional signs

Mr. Mike Bizjak, Cicogna Electric and Sign Company, was present representing the applicants. Mr. Bizjak displayed the plan and explained the request for two additional wall signs for the Marc's location. He said the signs are part of a marketing effort by Marc's to identify featured services, which vary from store to store. He advised the signs meet the required square footage for the frontage, will be non-illuminated and will be attached to the storefront fascia.

Mr. Bentley reviewed the plan and said the two signs will read "cold cut counter" and "produce". He finds the signs are appropriate for the architectural design of the building frontage.

Councilman Pelunis believes the signs will fill the vacant linear space on the building. He supports the variance.

Mr. Newberry concurred.

Motion by Mr. Newberry, seconded by Mayor Kraus to approve a maximum number of wall signs variance to permit two additional signs.

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

Motion Carried

COUNCIL REFERRAL:

3. Request from BNH Enterprise Corporation to rezone PP# 955-18-043 for a Planned Unit Development (winery proposal – former Luczek property)

Mr. Bentley advised the Commission has not received additional information necessary for review.

Motion by Mr. Newberry, seconded by Councilman Pelunis to table Item 3.

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

Motion Carried

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. Arby's – 6375 SOM Center Road

Mrs. Crombie displayed an aerial view and explained two changes to the plan were requested. She explained to accommodate the new façade renovation, a wall along the northern end of the building will be reduced in width. The second change is to the rear elevation to reflect 60% brown brick and 40% white brick as opposed to 40% white brick and 60% brown brick as previously approved.

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

2. Roxbury School – 6795 Solon Boulevard  
Parkside Elementary – 6845 SOM Center Road

Mrs. Crombie displayed an aerial view and explained the request to replace deteriorated playground equipment for each location.

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

3. Circle K - 29605 Aurora Road

Mrs. Crombie displayed an aerial view and explained the Commission previously approved a request for a new canopy at the corner of Harper Road and Aurora Road. She explained the existing venting for gas pumps is located under the canopy, however, the change is to relocate the columns for the canopy from the outer corner to the inside. The applicant relocated the gas vents to the east side of the parking lot

with three to four 9' tall galvanized metal pipes that will be 18' from the property line. The pipes will be protected by two 4' high bollards.

Mr. Bentley asked if it is in the grassy area near a tree and Mrs. Crombie said yes.

The Commission agreed no further review of the item was necessary.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

COMMENTS FROM THE COMMISSION

Motion by Mr. Newberry, seconded by Mayor Kraus to remove Item A, 6010 Kruse Drive – DAISA of Solon (Le Chaperon Rouge) - a minimum number of street access drives variance (for parking lot containing more than 25 spaces) and site plan for three bollards from the Inactive Agenda.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Newberry to adjourn the meeting at 7:46 P.M.

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

Motion Carried

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Chairman

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Secretary