

SOLON PLANNING & ZONING COMMISSION
JULY 24, 2018 – 7:15 P.M.

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

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

Absent: None

Also Present: Fire Inspector Wolf, Assistant City Engineer Welch

NOTES OF CAUCUS DISCUSSION:

Chairman Bentley presided.

(Secretary's note: Agenda items not mentioned under Notes of Caucus Discussion are items that were not pertinently discussed during Caucus.)

Mr. Bentley advised Item 4 regarding The Planned Unit Development (Winery proposal) will remain tabled.

Mr. Newberry questioned the revised site plan and it was noted based on some archived documents and a survey, more accurate information was received.

Item 2. Walking path renovations for Thornbury Homeowners Association: Mr. Bentley advised additional information is required, therefore, this issue will be tabled.

Item 3. Lot consolidation for 6570 Solon Boulevard: Mr. Bentley advised a public hearing needs to be scheduled for the lot consolidation.

The caucus ended at 7:18 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 Mr. Mazur to approve the June 12, 2018 minutes as presented.

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

Abstain: Mazur

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the June 26, 2018 minutes as presented.

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

Motion Carried

NEW:

- | | | | |
|----|---|----------|---|
| 1. | 6701 Cochran Road – Brennan Industries, Inc. | 048-2018 | 7 |
| | <ul style="list-style-type: none"> ▪ 20' front yard setback variance ▪ 15' front yard parking setback variance ▪ 4' parking setback from building variance ▪ Minimum on-site curbing variance ▪ 4' parking aisle width variance ▪ Site plan – Revised Site Plan | | |

Mr. Gene Stancak, 8018 Skyline Drive, Broadview Heights, was present representing the applicant. He explained due to increased business Brennan Industries, Inc. is interested in expanding their facility by approximately 23,360 square feet.

Mr. Stancak reviewed the requested variances and presented drawings indicating the existing structure and the proposed structure. He advised, to retain the aesthetic quality and increase efficiency, the structure is designed to be even with the existing structure.

Mr. Stancak said the proposed addition will require additional parking spaces. He said the existing parking lot does not have curbing and requested no curbing be required with the additional parking.

Mr. Bentley commented it is exciting community news for Brennan Industries, Inc. to double its size.

Mayor Kraus questioned how the new space would be used. Mr. Stancak said most of the space will be used for warehousing and approximately 4,000 square feet would be used for office space.

Mr. Mazur asked if their Solon Road address will be maintained. Mr. Stancak replied yes.

Mr. Stolarsky questioned if the parking aisle width met the Fire Department's approval. Mr. Wolf does not foresee an issue and stated the Cochran Road and Bruce Industrial Parkway access will be maintained.

Mr. Mazur noted a contingency for the landscaping and lighting plans will be necessary.

Mr. Bentley noted contingencies are listed on an Engineering Department memo.

Mayor Kraus inquired if the applicant is aware of the Public Works memo. Mr. Stancak replied yes, the items will be addressed with their submission to the Building Department.

Mr. Stolarsky asked if they were aware of the tap in fee. Mr. Stancak replied yes.

Motion by Mr. Mazur, seconded by Mayor Kraus to approve a 20' front yard setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a 15' front yard parking setback variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Councilman Pelunis to approve a 4' parking setback from building variance.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a minimum on-site curbing variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Kraus to approve a 4' parking aisle width variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to recommend approval of a revised site plan contingent upon compliance with the requirements noted in the July 16, 2018 Engineering Department memo and the submission and acceptance of the landscape and lighting plan.

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

Motion Carried

2. Between 6421 Dorset Lane & Alsace Court and between 39660 and 39620 Patterson Lane – Thornbury Homeowner's Association 049-2018 3
- Site plan (walking path renovation)

Motion by Mr. Newberry, seconded by Mayor Kraus to table consideration of Item 2.

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

Motion Carried

3. 6570 Solon Boulevard – Darlene Gall 050-2018 7
- Lot consolidation – PP#'s 954-05-205 and 206

Mr. Bentley advised a Public Hearing is required.

Motion by Mr. Mazur, seconded by Councilman Pelunis to schedule a public hearing for Item 3.

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

Motion Carried

COUNCIL REFERRAL:

4. Request from BNH Enterprise Corporation to rezone 034-2018 3
PP# 955-18-043 for a Planned Unit Development (winery proposal –
former Luczek property)

Mr. Bentley said this item will be addressed at the August 14, 2018 meeting.

Motion by Mr. Newberry, seconded by Mr. Mazur to table Item 4.

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

Motion Carried

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. Swagelok - 6060 Cochran Road

Mr. Frankland displayed an aerial photo and indicated the inside edge of a truck turnaround area where a pad would be installed to hold a 6,000 gallon nitrogen tank (up to 29 feet tall) and two 15 foot vaporizers surrounded by six foot fencing. Mr. Frankland said this equipment would be used for Swagelok's operations.

Mr. Frankland noted the Engineering Department requires a letter indicating any future paving would be incorporated in the stormwater calculations.

Councilman Pelunis asked if the Fire Department had any objections and Mr. Frankland said Assistant Chief Shebeck had no objections.

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

2. 6175 S.O.M. Center LLC – 6175 S.O.M. Center Road

Mr. Frankland said the owner is interested in renovating and displayed an aerial photo of the building. He said the roofing would be replaced with dimensional shingles that are compliant with the zoning code.

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

3. Reno G. Properties, LLC - 31935 Aurora Road

Mr. Frankland said there is a request to paint the building's yellow brick front with variations of dark and light grey paint.

Mr. Bentley inquired if the façade that was not brick would be painted. Mr. Frankland said the request only referred to painting the existing brick with variations of grey.

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

Mr. Newberry congratulated the departments for making Home Days a success.

Mayor Kraus congratulated Brennan Industries, Inc. for their successful growth.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 7:52 P.M.

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

Nay: None

Motion Carried

Chairman

Secretary