

**SOLON PLANNING & ZONING COMMISSION
DECEMBER 11, 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 Chief Shaw, 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.)

PENDING:

4. Mixed-Use Planning District (MPD) Zoning Classification: The Commission briefly discussed the status and Mr. Frankland indicated he would have a revised document available for the next Planning Commission meeting.

The Commission members discussed rescheduling the regular meeting which falls on December 25th. As it was determined there was only one new application for a driveway setback variance the Commission members agreed to cancel the meeting.

The caucus ended at 7:20 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. Mazur, seconded by Mr. Newberry to approve the minutes of the November 13, 2018 meeting as presented.

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

Motion Carried

NEW:

1. 5290 Parkside Trail – Thomas and Patricia Holman 085-2018 5
- 25' accessory pavement setback variance
 - 60 sq ft accessory pavement variance

Mr. Thomas Holman, 5290 Parkside Trail, was present. Mr. Holman presented drawings of the driveway plans and stated there is a preexisting 6' 4" wide section by the garage that he would like to extend to the sidewalk.

Mayor Kraus inquired how many vehicles the addition would accommodate and Mr. Holman said two cars, possibly three.

Mr. Newberry noted an Engineering Memo requested the sidewalk be thickened across the new driveway to 6".

Mr. Holman explained the intention is not to extend across the sidewalk or to add to the apron but he would agree to add the thickness to the sidewalk, if necessary.

Ms. Welch advised the request is to insure the sidewalk could handle vehicle traffic to the added portion of the driveway.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 25' accessory pavement setback variance.

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

Nay: None

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the 60 sq ft accessory pavement variance.

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

Nay: None

Motion Carried

2. 33141 Bainbridge Road – Glenn Gable 086-2018 6
- Building material variance
 - Number of wall signs variance (to permit one additional)
 - Site plan - exterior alterations

Mr. Tim Janson, 28801 Euclid Avenue, Wickliffe, Ohio, was present representing the applicant. Mr. Janson presented pictures of the Escapology Solon building that included the addition of awnings, a sign on the building's front and a sign on the back corner of the building. He said landscaping would be added to the building which would tie Escapology Solon to the addition at the bowling alley.

Mr. Mazur asked if the gas meter and the air conditioning condenser would be landscaped and Mr. Janson said the condensing units would be roof mounted behind the chimney and the gas meter would be shielded with hedge.

Mr. Frankland explained the building material variance is due to the upgraded vinyl awning type which is easier to maintain.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the building material variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Kraus to approve the number of wall signs variance to permit one additional.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the site plan exterior alterations.

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

Motion Carried

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| 3. | 5595 Harper Road – City of Solon - Harper Road Fire Station | 087-2018 | 5 |
| | <ul style="list-style-type: none"> ▪ 2'-9" free-standing sign height variance (revised) ▪ 2.4% changeable copy area variance (revised) ▪ Number of changeable copy colors variance ▪ 0.8 sq ft sign area variance | | |

Fire Chief Shaw was present. Chief Shaw reviewed the October 1st approval of the replacement sign for Fire Station One that would align with the Master Plan design. He explained, after discussion with the sign company, it was realized multiple colors would be needed for the changeable area and the sign height would need to be adjusted. Chief Shaw presented drawings of two designs that closely match the Master Plan's sign design and advised he did not have a preference. He noted one design would have the "City of Solon" on one line of text and the other would display it on two lines of text.

Mr. Frankland stated this sign design would be incorporated on all city signs as they were replaced.

The Commission agreed two lines of text for the "City of Solon" portion were visually more attractive.

Councilman Pelunis said he visited the site and was comfortable with the approved illumination from the sign.

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the 2'-9" free-standing sign height variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 2.4% changeable copy area variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the number of changeable copy colors variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mayor Kraus to approve the 0.8 sq ft sign area variance.

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

Motion Carried

COUNCIL REFERRAL:

4. Review of proposed Mixed-Use Planning District (MPD) Zoning Classification 070-2018

Mr. Bentley advised the public hearing remained open from the October 23, 2018 meeting and asked for comments.

There were no comments from the audience.

Councilman Pelunis requested the Planning Department post the final changes on the website when completed and Mr. Frankland agreed.

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

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

Motion Carried

The Public Hearing remained open.

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. 30625 Solon Road - Delta Diversified Inc.

Mr. Frankland presented an aerial picture of the building and explained two side by side front entry doors located in the middle of the building would be replaced with one glass window and one glass door side by side.

Mr. Frankland stated two overhead garage doors at the back of the building would be replaced with one window and one glass overhead door.

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

2. 31835 Aurora Road - R.L. Hill Management Inc.

Mr. Frankland explained R.L. Hill Management Inc. is expanding and moving to the building next door. He presented an aerial picture of the building along with a rendering of the front of the building with a new metal surround entryway with signage and painted brick. Mr. Frankland noted the paint color has not been chosen yet.

Mr. Mazur asked if landscaping would be completed and Mr. Frankland stated a landscaping plan has not been submitted as of yet.

Mr. Stolarsky asked if the metal entryway is an approved material and Mr. Frankland said it is permitted in the Industrial District.

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

3. 29495 F.A. Lennon Drive – Swagelok Company

Mr. Frankland presented an aerial picture of the building and stated a transformer would be sandwiched between other equipment at the front of the building. He noted the transformer could project up but trees would screen it from the road.

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. Bentley acknowledged three Kenston students attending this evening's meeting.

Motion by Mr. Mazur, seconded by Mr. Newberry to cancel the December 25, 2018 Planning Commission meeting.

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 on January 15, 2019 for a lot split at 33095 Bainbridge Road, PP# 952-20-027.

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

Nay: None

Motion Carried

Mr. Mazur congratulated the Mayor and Administration for the Chamber of Commerce awarding Solon "Business of the Year". He stated this was the first time in the Chamber's history that a government was awarded this honor.

The Commission along with the Mayor, Mr. Frankland and the Clerk wished everyone a very Merry Christmas and a Happy New Year.

Mr. Bentley congratulated Mr. Newberry on the arrival of his grandchild.

Mr. Newberry hoped everyone who celebrated had a Happy Hanukah.

Mr. Newberry congratulated the Kenston students in attendance for their Division 3 Football State Championship.

Mayor Kraus stated an interesting first meeting with the Metroparks was held yesterday regarding the Rails to Trails opportunity. Mayor Kraus noted the councilmen

whose wards could be most affected by the trail, Councilmen Zelwin and Kitora, were present at this meeting. He stated it would be a lengthy process that could involve a Metropark "Project Development Agreement" with municipalities.

Mayor Kraus expressed amazement at the Solon Chamber of Commerce's "Business of the Year" award and acknowledged everyone for their team effort.

Mr. Bentley congratulated the Kenston football players for their Division 3 State Championship win.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 8:00 P.M.

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

Nay: None

Motion Carried

Chairman

Secretary