

**OLON PLANNING & ZONING COMMISSION
JANUARY 29, 2019 – 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, Senior Planner Crombie, Secretary McConoughey

Absent: None

Also Present: Project Engineer Lyndon, Lieutenant Eisenhuth

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.

Councilman Pelunis noted the increase in variance requests for changeable copy signs and suggested the Commission might want to consider possible amendments to the current Code.

Mrs. Crombie advised creation of the code section was purposely conservative and she will advise Mr. Frankland of the Commission's concerns.

The Commission discussed the various components of the Code concerning the requirements for changeable copy signs, such as the duration of the message, permitted lines of text, size of the letters, allowable colors, etc. and agreed amendments should be considered and applications should be made on a case-by-case basis.

The caucus ended at 7:35 P.M. and the meeting convened.

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 January 15, 2019 minutes as presented.

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

Motion Carried

NEW:

1. 34125 Portz Parkway – City of Solon/Cuyahoga County Public Library 007-2019 6
- Changeable copy sign message duration variance
 - Changeable copy sign maximum lines of text variance (to permit up to 4)

Mr. Mark Faldowski, Adult Services Supervisor, Cuyahoga County Solon Public Library, 34125 Portz Parkway, was present. Mr. Faldowski stated the Code currently permits one minute message duration but they are requesting 15 second message duration to dispatch more information. He explained three lines of text presents a content challenge and believes a fourth line of text would allow for more flexibility. Mr. Faldowski noted the character size would remain in an acceptable size range with a fourth line of text and the sign's dimensions would remain the same.

Mr. Faldowski displayed a photo of the existing sign at the southeast corner of SOM Center Road and Portz Parkway and an aerial photo of the property.

Mr. Mazur asked if an additional line of text would require a new cabinet and Mr. Faldowski replied no, there are LED's available on the current screen.

Mr. Newberry had no objection to this request and noted when this ordinance was approved; information regarding changeable copy signage was scarce.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the changeable copy sign message duration variance to allow 15 seconds.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Kraus to approve the changeable copy sign maximum lines of text variance to permit up to four.

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

Motion Carried

2. 5540 SOM Center Road – Solon United Methodist Church 008-2019 4
- Changeable copy sign message duration variance
 - Changeable copy sign maximum lines of text variance (to permit up to 5)
 - Changeable copy sign – number of colors variance (to permit up to 3)
- Pre-school sign
- Number of free standing ground signs variance (to permit 2)
 - 3' free-standing sign setback variance
 - 1'-7" free-standing sign height variance

Ms. Cynthia Theobald, Pastor, Solon United Methodist Church, 5540 SOM Center Road, Solon, was present. Ms. Debbie Gallagher, Church Council Chairperson, 34500 Ada Drive, was also present.

Ms. Theobald requested an eight second sign message duration cycle instead of the current one minute cycle permitted by the Code, approval to permit for up to five lines of text and an allowance for up to three sign colors. She stated the current 80 character limit can be challenging.

Ms. Theobald stated they would also like to update the existing free-standing pre-school sign.

Ms. Gallagher displayed an aerial of the property along with photos of the signs. She indicated the existing sign is located at the corner of the property and the pre-school sign, with a new logo, will be located near the entrance to the property.

Mr. Bentley asked about the colors in the sign. Ms. Theobald stated the text's color would change but there would be no graphics, the background color would meet the candle foot code and the sign would power down throughout the evening.

Mr. Mazur asked if the additional lines of at least 4" would fit in the existing sign and Ms. Theobald said that was correct.

Mr. Newberry expressed concern that rapid content, font and color changes on the sign would be highly distracting to motorists. He believed a 15 second time frame would be an appropriate and less distracting amount of time for the passing and stopped motorists to read the sign.

Mr. Mazur inquired how they arrived at an eight second cycle. Ms. Gallagher stated eight seconds was arrived at arbitrarily after sensing the three to four second sign cycle at the school was too short. Mr. Mazur asked if a 15 second cycle could be acceptable and Ms. Theobald stated yes. Although Ms. Gallagher preferred an eight second cycle; she agreed the cycle could be adjusted at a future date if the Code was amended.

Mr. Bentley disclosed that a conversation was held during the caucus regarding the duration time for changeable copy signs and it was determined many variables must be considered.

Mr. Mazur suggested the Commission approve a fifteen second cycle, for consistency, and if the Code is amended the applicant could adjust the cycle accordingly. Councilman Pelunis agreed.

Mr. Stolarsky stated this would hold true for the suggestion of others not in compliance with previous variances.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the changeable copy sign message duration variance to allow 15 seconds.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the changeable copy sign maximum lines of text variance to permit up to five.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Mazur to approve the changeable copy sign number of colors variance to permit up to three.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the number of free standing ground signs variance to permit two.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 3' free-standing sign setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the 1'-7" free-standing sign height variance.

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

Motion Carried

3. 33385 Arlesford Drive – Matt Henning
▪ 25% uniform fence opening variance

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Mr. Matt Henning, 33385 Arlesford Drive, was present. Mr. Henning explained he hired a contractor to install a fence and complete associated paperwork; however, when the work was completed he received a letter from the City notifying him of a violation.

Mr. Bentley informed the applicant there would be a noncompliance fine involved.

Mr. Newberry expressed concern with the aggregate fence opening. Lieutenant Eisenhuth stated the Fire Department had not inspected the fence but as long as there is access to the front there is no objection.

Mr. Henning stated an eight foot gate and a four foot gate are on either side of the house.

Mr. Newberry suggested placing a contingency for the Police and Fire Department to indicate conformance with the request prior to the Council meeting.

Motion by Councilman Pelunis, seconded by Mayor Kraus to approve the 25% uniform fence opening variance contingent upon review and approval by the Police and Fire Departments prior to Council and receipt of a letter from the owner granting the City permission to enter the property to maintain any and all activities, construction and maintenance on the easement.

Mr. Mazur expressed his displeasure with the type of fencing; however, due to the applicant's extenuating circumstances he is making an exception.

Mr. Newberry commented it is his policy to deny "after the fact" variance requests but is also making an exception due to the circumstances previously disclosed.

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

Motion Carried

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. 6701 Cochran Road – Brennan Industries, Inc.

Mrs. Crombie displayed an aerial photo of the property and advised two generators were previously planned at the back of the building's addition. However, due to interior work, the generators will now be installed at the north end of the building in the parking lot on a concrete pad and enclosed with chain link fencing. She said two parking spaces would be removed for this installation.

Mr. Mazur suggested this area be protected by bollards. Mrs. Crombie agreed it could be. Lieutenant Eisenhuth advised the review process will require bollards if necessary.

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

2. 32825 Bainbridge Road – Vitalia Senior Living by OMNI

Mrs. Crombie displayed an aerial of the property and a site rendering. She advised during the construction plan review, two assisted living building exterior areas were changed from brick to siding. Mrs. Crombie noted one area would be substantially visible from Bainbridge Road and the second area would be out of view.

Mr. Bentley asked why it was changed. Mrs. Crombie believed it was thought the siding would not be visible, but it will be visible.

Councilman Pelunis questioned the reason for the changes and suggested the applicant attend the next meeting to explain.

Mr. Stolarsky stated the Commission has a right to review changes to the site plan.

Mrs. Crombie said she would contact the owner to appear at the next planning meeting.

The Commission agreed to review the item at the next meeting.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

COMMENTS FROM THE COMMISSION

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a February 12, 2019 public hearing for 7130 SOM Center Road, PP# 956-02-006 for AT&T antenna replacement.

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

Motion Carried

Mr. Mazur commended Solon graduate, Sincere Carry, on becoming a starting freshman for Duquesne University's basketball team.

Mayor Kraus encouraged everyone to stay warm.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 8:11 P.M.

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

Motion Carried

Chairman

Secretary