

**SOLON PLANNING & ZONING COMMISSION  
FEBRUARY 12, 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, Planner Director Frankland, Secretary McConoughey

Absent: None

Also Present: Lieutenant Eisenhuth, Project Engineer Lyndon

**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.

**MINOR ALTERATIONS FROM PLANNING DEPARTMENT**

The following minor alterations were reviewed during the caucus:

32825 Bainbridge Road – Vitalia Senior Living by OMNI: During a review of minor alterations at the January 29<sup>th</sup> meeting, the Commission members were advised that during the construction plan review, two exterior areas were changed from brick to siding. The Commission members questioned the reasoning for the change and requested Mr. Biales attend the next meeting to explain.

Mr. Gary Biales was present and provided a drawing to clarify his request to replace two areas of the brick on the south and west elevations with Hardie board siding. The Commission agreed with the changes and had no further objections.

6230 Cochran Road - Prime Storage: Mr. Frankland explained significant upgrades are being made to the building which is located in the industrial area. They are requesting to modify the approved plan by removing some of the windows facing Cochran Road. The Commission determined no further review is necessary.

Solon Schools: Mr. Frankland advised there are various minor projects the school district wants to complete during the summer which include:

6545 SOM Center Road (former Hebrew School) - New Preschool: Remove the Star of David and replace the front area of the building with spandrel glass. Also, some minor maintenance issues will be addressed.

33600 Inwood Drive - Solon High School: Replace various windows and complete certain roofing repairs.

32345 Cannon Road - Dorothy Lewis School: Roof replacement on northeast section of building and window replacement on south wall.

6795 Solon Boulevard - Roxbury Elementary School: Remove skylight and complete roofing work.

6835 SOM Center Road - Solon Middle School: Roof Replacement on northeast and southeast corners.

The Commission determined no further review of the Solon Schools issues is necessary.

The caucus ended at 7:22 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 Mayor Kraus to approve the January 29, 2019 minutes as presented.

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

Motion Carried

NEW:

1. 7130 SOM Center Road – Diamond/ First Energy/AT&T 010-2019 2
  - 1' cell tower height variance
  - Site plan – antenna replacements

A public hearing was scheduled. Mr. Bentley opened the Public Hearing and requested comments.

Mr. Frankland advised nine antennas at the top level will be replaced with three antennas, one of which would be one foot taller than the existing antenna; however, the change will not be noticeable from the ground.

Mr. Bentley said this is a fairly common occurrence.

Mr. Stolarsky noted this was approved by GDP Group, the City's structural engineer.

There were no comments from the public; therefore, the public hearing was closed. Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 1' cell tower height variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to recommend approval of the site plan for the antenna replacement.

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

Motion Carried

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

COMMENTS FROM THE COMMISSION

Mr. Mazur wished everyone a happy St. Valentine's Day.

Mr. Newberry extended a happy anniversary to his wife. He also wished everyone a happy St. Valentine's Day.

Motion by Mr. Newberry, seconded by Mayor Kraus to schedule a public hearing for a lot split at 6150 SOM Center Road, PP# 952-17-039, for the February 26, 2019 Planning Commission meeting.

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

Motion Carried

Mr. Mazur and Mr. Bentley complimented the Mayor on his State of the City presentation.

Mayor Kraus thanked the Commission for the compliment and also for their help.

Mr. Bentley advised he will not be present at the February 26<sup>th</sup> meeting and said Mr. Mazur will preside.

Motion by Mr. Mazur, seconded by Mr. Bentley to adjourn the meeting at 7:37 P.M.

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

Motion Carried

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Chairman

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Secretary