

SOLON PLANNING & ZONING COMMISSION
FEBRUARY 26, 2019 – 7:15 P.M.

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

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

Absent: Mr. Bentley

Also Present: Councilman Magill, Fire Chief Shaw, Assistant City Engineer Lyndon, Assistant Clerk of Council Buller

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.)

Vice Chairman Mazur presided.

NEW:

3. 30250 Carter Street – Mercury Machine – Johnathan Petrenchik – 22' setback between structures, 7' parking lot aisle width, minimum curbing variances, site plan: Mr. Mazur stated the Fire Department will require the structure to be fire rated due to its close proximity to the axillary structure. Mr. Kluchin stated they would comply.

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.

Mr. Stolarsky explained although the Commission is short a member this evening, there is a quorum; however, an affirmative vote of three of the four members is required for approval before an item can be forwarded to Council. He advised if any applicant is not comfortable with the proceedings prior to a vote they can request their matter to be tabled.

APPROVAL OF THE MINUTES:

Motion by Mayor Kraus, seconded by Mr. Newberry to approve the February 12, 2019 minutes as presented.

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

Motion Carried

NEW:

1. 6690 Solon Boulevard – Danette Brown – PP# 954-07-200 011-2019
- 2,479 sq ft lot area variance (for each lot)
 - Lot split

Motion by Mr. Newberry, seconded by Councilman Pelunis to schedule a Public Hearing on March 12, 2019 for a lot split of PP# 954-07-200.

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

Motion Carried

2. 32207, 32287, 32367, 32247, 32167 Hamilton Court and 012-2019 2
32285 Franklin Drive – Liberty Hill Apartments
- Building material variance
 - Site plan (exterior siding)

Ms. Laura Cedoz, 32450 Cromwell Drive, was present representing the applicant. Ms. Cedoz presented samples and displayed the apartment building's plan to overlay the T-111 wood siding with vinyl siding and replace the asphalt shingles with a vinyl siding product. She said this will update the building's appearance and be more durable. Ms. Cedoz stated this is the final phase of this renovation project.

Councilman Pelunis said this project is in his ward and he has received numerous compliments on the completed buildings.

Motion by Councilman Pelunis, seconded by Mayor Kraus to approve the building material variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Councilman Pelunis to recommend approval of the site plan.

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

Motion Carried

3. 30250 Carter Street – Mercury Machine – Johnathan Petrenchik 013-2019 7
- 22' setback between structures variance
 - 7' parking lot aisle width variance
 - Minimum curbing variance
 - Site plan (building addition)

Mr. Ronald Kluchin, Architect, 23215 Commerce Park, Beachwood, Ohio, was present representing the applicant. Mr. Kluchin displayed the plan to construct a 17,892 square foot two-story addition to the existing building in the spring. He explained the existing structure has cranes running the length of the building and the addition will align with the current structure to allow the crane columns to be incorporated into the

new building. Mr. Kluchin provided pictures of the existing metal-sided brick veneered building along with a color rendering of the matching addition.

Mr. Kluchin indicated the existing interconnected truck and van docks. He said the addition will enable the vans to unload product in the building out of the weather. Mr. Kluchin advised a fire rated wall will be built between the dock and the shed.

Mr. Kluchin said the existing driveway to the van dock will be repaved. He explained the 1999 plans were approved without curbing along the drives and the intention is to remain consistent with no curbing as it is advantageous to allow water run off into grass areas versus the sewer system.

Mr. Kluchin stated there are 173 parking spaces which is more than the required 132 parking spaces.

Mr. Kluchin advised the addition will allow Mercury Machine to hire approximately 50 additional employees.

Mr. Kluchin said the maximum allowed land coverage is currently at 25% of the 40% allowed.

Mr. Lyndon noted the stormwater requirements were met with the 1999 addition.

Mr. Stolarsky asked if the applicant is aware of the Engineer's memo regarding a sanitary sewer tap-in fee and an inspection maintenance agreement requirement. Mr. Kluchin replied the memo was forwarded to the owner.

Mr. Lyndon said a one time sanitary sewer tap in fee is required by code.

Mayor Kraus complimented Mr. Kluchin on the attractiveness of the project.

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the 22' setback between structures variance.

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

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Mazur to approve the 7' parking lot aisle width variance.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Newberry to approve the minimum curbing variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Councilman Pelunis to recommend approval of the site plan.

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

Motion Carried

4. **PUBLIC HEARING** - 6150 SOM Center Road – Chick-fil-A, Inc./City of Solon – PP# 952-17-039 014-2019 6
 ▪ Lot split

Mr. Mazur opened the public hearing.

Mr. Gary Rouse, GPC Design Inc., 565 White Pond Drive, Akron, Ohio, was present representing the applicant. Mr. Rouse displayed the lot plans and explained after the lot is split the city would retain a small portion along with a small public right-of-way portion on Solon Road and a portion would be offered for bid.

Mr. Mazur invited public comment. There were no comments from the audience and the public hearing was closed.

Mr. Newberry explained when this property was formerly developed, the City chose to retain a piece of the old right-of-way as a protection from encroachment. He said he is pleased this will be alleviated.

Motion by Councilman Pelunis, seconded by Mr. Newberry to recommend approval of the lot split for PP# 952-17-039.

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

Motion Carried

5. 33390 Seneca Drive – Ilya and Tonya Farber 015-2019 1
 ▪ 18' rear yard setback variance

Mr. Ilya Farber was present and displayed the plans to rebuild a deck and swimming pool in the location where an aging deck and swimming pool have been demolished.

Mr. Mazur noted the Engineering Department has requested no landscaping be planted in the rear property line easement. Mr. Farber advised they are aware of the request.

Mr. Mazur said a five foot fence is permitted with the above ground pool and noted the importance of installing the three foot fencing at the very edge of the two foot high deck to allow for the five feet. Mr. Farber said his contractor is aware of the details.

Motion by Mayor Kraus, seconded by Mr. Newberry to approve the 18' rear yard setback variance.

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

Motion Carried

6. 5001 Lansdowne Drive – Fred and Ellen Margulies 016-2019 5
 ▪ 1'-7" accessory pavement setback variance

Mr. Fred Margulies was present and displayed plans and photos of the area where a 300 foot accessory pavement will be installed off the existing driveway. Mr. Margulies said the plans take into consideration the existing landscaping.

Motion by Councilman Pelunis, seconded by Mr. Newberry to approve the 1'-7" accessory pavement setback variance.

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

Motion Carried

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. 33417 Aurora Road – Solon Square Shopping Center

Mr. Frankland displayed an aerial and picture of the former Radio Shack's indented storefront. He said a flat storefront will be installed at that location to match the existing storefronts and displayed a drawing of a flat storefront.

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

Mayor Kraus thanked the community for uniting over the last few days during the difficult power outages. Mayor Kraus thanked the Fire Department for knocking on doors to ensure the residents' safety and the Recreation Department for keeping the Community Center open with cots, showers and warmth. He thanked Senior Services for providing food, drink and a warm location. Mayor Kraus thanked CEI for working in a challenging situation. It was his understanding the power should be restored to the remaining structures by the next day.

Mr. Newberry echoed the Mayor's comments and said it was enlightening to experience the community's spirit. He said the social media power outage comments were interesting and universally helpful.

Councilman Pelunis thanked Mayor Kraus for providing an excellent communication system during the power outage.

Councilman Pelunis stated the High School boy's basketball team will play their first playoff game of the season tomorrow night and wished them good luck.

Motion by Mayor Kraus, seconded by Mr. Newberry to adjourn the meeting at 7:58 P.M.

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

Motion Carried

Secretary

Chairman