

**SOLON PLANNING & ZONING COMMISSION
MARCH 12, 2019 – 7:20 P.M.**

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

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

Absent: Mazur

Also Present: Fire Safety Inspector Wolf, 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.)

Chairman Bentley presided.

NEW:

2. 30775 Bainbridge Road – Arbor Court Properties, LLC – 10' sign setback variance: Mr. Craig Novak said a full survey was completed and signed by Mr. Busch in November, 2015.

Mr. Lyndon explained when a zero variance is requested at the right-of-way, staking of the right-of-way line is required. He asked the applicant to ensure a registered surveyor marks the right-of-way.

The caucus ended at 7:28 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 advised although the Commission is short a member this evening, there is a quorum. He explained an affirmative vote of three of the four members is required for approval before an item can be forwarded to Council. However, if any applicant believes they would benefit from a full Commission, they may request their matter to be tabled prior to a vote.

PENDING:

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

A public hearing was scheduled.

Mr. Bentley opened the public hearing and requested comments.

Ms. Danette Brown displayed the plans to split the lot facing Solon Boulevard creating a second lot that would face Duneden Avenue. She said the second parcel is vacant.

Mr. Frankland noted the Master Plan indicates variances should not be approved to create an unbuildable lot; however, a caveat states if not granting the variance would leave a lot out of character with the neighborhood, the variance should be granted. Mr. Frankland noted granting the variance is warranted in this case because otherwise the lot would be twice as large as almost every other lot in the neighborhood.

There were no additional comments; therefore, the public hearing was closed.

Motion by Councilman Pelunis, seconded by Mayor Kraus to approve the 2,479 sq ft lot area variance for each lot created from PP# 954-07-200.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve a lot split of PP# 954-07-200.

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

Motion Carried

NEW:

2. 30775 Bainbridge Road – Arbor Court Properties, LLC 017-2019 6
- 10' sign setback variance

Mr. Lou Belknap, Agile Sign & Lighting, 35280 Lakeland Boulevard, Eastlake, and Mr. Craig Novak, Applicant, 38814 Lochmoor Drive, were present.

Mr. Belknap displayed an aerial of the property and indicated the mature trees and mounding that prohibited the possible sign locations. He said erecting the sign at the driveway's eastern side was not possible due to the mounding and shrubbery and would be completely blocked at the driveway's western side. Mr. Belknap said the sign could be placed 15' from the driveway's edge and away from the utility pole.

Mr. Novak said it is his understanding most signs on this street are at the 40' line but the right-of-way has been expanded by 10'. He explained to meet this requirement, the trees in front of the building would need to be removed and he noted the second entrance belongs to the neighboring parcel.

Mr. Newberry noted to ascertain the right-of-way, the Engineering Department has requested the property line be marked by a registered surveyor.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the 10' sign setback variance contingent upon the staking of the right-of-way by a registered surveyor.

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

Nay: None

Motion Carried

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| 3. | 37955 Aurora Road – Michael McDermott | 018-2019 | 3 |
| | <ul style="list-style-type: none"> ▪ Secondary driveway divergence variance ▪ Driveway material variance | | |

Mr. McDermott said he is under contract for the purchase of this property providing the variances are approved. Mr. McDermott displayed drawings and said the auxiliary structure currently does not have a driveway. He said he would prefer a driveway material that does not interfere with the topography of the land.

Councilman Pelunis questioned the legality of granting a variance to someone other than the current owner. Mr. Stolarsky said the application contains the signatures of the property owner. Mr. Frankland stated it is standard procedure for the property owner to submit approval if the applicant is not the property owner.

If the Commission grants this variance, Mr. Stolarsky recommended the variance be contingent upon the applicant's purchase of the property.

Motion by Mayor Kraus, seconded by Mr. Newberry to approve the secondary driveway divergence variance.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the driveway material variance contingent upon completion of the applicant's purchase of the property.

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

Nay: None

Motion Carried

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| 4. | 34800 Dogwood Lane – Joshua and Nicole Dautovic | 019-2019 | 4 |
| | <ul style="list-style-type: none"> ▪ 13' front yard setback variance | | |

Mr. Joshua Dautovic displayed drawings of the structure. Mr. Dautovic noted the three car garage would need to be built towards the front of the property because a ravine runs through the rear of the property. He said to aesthetically match the garage, an extended front porch would be added and the driveway would be replaced without altering the footprint.

Mr. Dautovic advised the neighbors have not expressed any concerns. Mr. Bentley noted the Clerk's office has not received any objections.

Motion by Mayor Kraus, seconded by Councilman Pelunis to approve the 13' front yard setback variance.

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

Motion Carried

5. 36000 Aurora Road – Annette and Willie Chan – PP# 954-41-001 020-2019 6
- Lot width variance
 - Lot split

Mr. Bentley said a public hearing is necessary for this item.

Motion by Mr. Bentley, seconded by Mr. Newberry to schedule a public hearing for the lot split and lot width variance at 36000 Aurora Road, PP# 954-41-001.

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

Motion Carried

6. 34165 Aurora Road, 6353 and 6375 SOM Center Road – 021-2019 6
SOM Aurora Reorganization, LLC – PP#'s 954-29-018, 020, 021, 022
- Lot split/consolidation

Mr. Bentley said a public hearing is necessary for this item.

Motion by Mr. Bentley, seconded by Mr. Newberry to schedule a public hearing for a lot split/consolidation for 34165 Aurora Road, 6353 and 6375 SOM Center Road, (PP#'s 954-29-018, 020, 021, 022).

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

Motion Carried

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

There were no minor alterations to present.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

COMMENTS FROM THE COMMISSION

Mr. Newberry said damages caused by a recent power outage have been mostly cleared.

Fire Safety Inspector Wolf reminded residents to change their smoke detectors and carbon monoxide alarm batteries.

Mayor Kraus said good work sessions with Yours Truly and Wendy's were conducted recently and he is looking forward to their attendance at the next Planning Commission meeting.

Motion by Councilman Pelunis, seconded by Mr. Newberry to adjourn the meeting at 7:54 P.M.

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

Motion Carried

Secretary

Chairman