

**SOLON PLANNING & ZONING COMMISSION
APRIL 23, 2019 – 7:00 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: Councilman Magill, Inspector Eisenhuth, 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. 34055 Solon Road – Davis Development – various variances: Mr. Bentley noted there have been several requests recently for trash enclosure height variances and suggested raising the trash enclosure height requirement. Mr. Frankland said amending the code to an 8' height requirement could accommodate the larger dumpsters being manufactured.

3. 32215 Tracy Lane – Mary Beth & Craig Wasserman – 2'-3" setback from dwelling variance (outdoor fireplace): The Fire Department had no objection to the variance.

4. 34900 Forest Lane – Edward and Jill Schwartz – various variances: Mr. Bentley said the Fire Department has requested the chimney height be raised. Mr. James Haas agreed to raise the height of the chimney.

Mr. Frankland said there was some concern regarding the uses and Mr. Stolarsky said the anticipated uses for the variances are appropriate.

5. Carrington Court Apts. – Madison Lane – PP# 954-35-001 – vacation plat for Madison Lane, revised lot consolidation, various variances and site plan: Mr. Bentley said a presentation will be made at the next meeting and it was noted a resident had submitted questions regarding lighting and the primary access road. Mr. Porter said he would address the neighbor's concerns at the next meeting.

6. 5140 Cressmont Avenue – Dorett Douglas-Spence – various variances: Mr. Bentley said a neighbor expressed concern with the setback. Mr. Frankland said, per the neighbor's suggestion, the setback has been adjusted.

Mr. Sussman requested confirmation of the address. Mr. Lyndon will verify the address.

9. Request received from Nathan Wynveen, Hemingway Development to rezone PP# 952-26-018 from the C-3 Commercial Zoning District to the I-2 Industrial Manufacturing Zoning District: Mr. Bentley said a letter was received from a Brushwood Drive resident in opposition.

Mayor Kraus advised the adjacent property, nVent, is zoned industrial.

Councilman Pelunis recalled that residents were opposed to a previous proposal for an apartment complex on this parcel but the majority of residents were supportive of an industrial use on this lot.

Mr. Frankland said a proposed layout would be submitted at the next meeting.

Mr. Mazur inquired if a development agreement would be required. Mr. Frankland said that will depend on any special requests.

Mr. Mazur suggested a chart illustrating the use requirement be prepared.

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.

PENDING:

- | | | | |
|----|--|----------|---|
| 1. | 6680 Parkland Blvd. – 6680 Parkland Solon, LLC | 031-2019 | 7 |
| | ▪ 2.15' rear yard parking setback variance | | |
| | ▪ Site plan for parking lot expansion | | |

Mr. Jake Rutkowski, ICP LLC, 6680 Parkland Blvd., was present. Mr. Rutkowski displayed the project plans and said a tenant has expressed the need for additional parking spaces due to growth potential. He indicated the areas along the side and back of the existing parking lot to be modified.

Mr. Bentley noted the Engineering Department submitted a list of requirements including stormwater calculations. Mr. Rutkowski said they will comply with the requirements.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 2.15' rear yard parking setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Councilman Pelunis to recommend approval of the revised site plan for the parking lot expansion contingent upon compliance with the Engineering Department's requirements noted in the April 3, 2019 memo.

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

Nay: None

Motion Carried

NEW:

2. 34055 Solon Road – Davis Development 033-2019 4
- 2' trash enclosure height variance
 - Trash enclosure material variance
 - 1.3% green space variance
 - Parking area green space and parking space interruption variance
 - 13' parking lot side street setback variance
 - 4' minimum parking aisle width variance
 - 10' maximum parking aisle width variance

Mr. Jeff Davis, 55 Woodburn Drive, Moreland Hills, was present. Mr. Davis displayed the plans for the property and indicated where the parking lot would be restructured and a dumpster enclosure would be built. He explained the history of the 1984 building and said approximately 13' of land along Solon Road was given to the City for street widening in the late 1990's.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 2' trash enclosure height variance.

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

Nay: None

Motion Carried

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

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

Nay: None

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the 1.3% green space variance.

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

Nay: None

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the parking area green space and parking space interruption variance.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the 13' parking lot side street setback variance.

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

Nay: None

Motion Carried

Motion by Councilman Pelunis, seconded by Mr. Mazur to approve the 4' minimum parking aisle width variance.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the 10' maximum parking aisle width variance.

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

Motion Carried

3. 32215 Tracy Lane – Mary Beth & Craig Wasserman 034-2019 4
- 2'-3" setback from dwelling variance (outdoor fireplace)

Mr. Craig Wasserman was present. Mr. Wasserman displayed pictures of the existing covered deck on the back of the house. He indicated a 12' deck would extend beyond the existing deck along with a code compliant gas fireplace.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the 2'-3" setback from dwelling variance.

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

Motion Carried

4. 34900 Forest Lane – Edward and Jill Schwartz 035-2019 4
- ~~12'-9"~~ 13'1" accessory building height variance
 - 1,307 sq ft accessory building area variance
 - Number of accessory buildings variance

Mr. James Haas, Westwork Architectural Studio, 2169 Lee Road, Cleveland Heights, and Mr. Bob Oster, Greensource Landscape Design Build, P.O. Box 24876, Cleveland, were present representing the applicant. Mr. Haas displayed pictures of the existing inground pool and the 10.5' grade change from the first floor of the house to the pool area. He said the grade change and distance from the pool to the kitchen makes entertaining difficult. Mr. Haas displayed plans to build an accessory building near the pool to solve this difficulty. He said the accessory building is in proportion with the property's 5.48 total acres because 4.4 of the acres are at the rear of the lot.

Mr. Oster said the location of the accessory building is not visible from any direction to the neighbors.

Mr. Stolarsky said the Engineering Department is requesting to review and approve a grading plan and possible grinder pump for this project. Mr. Haas said the necessary documents will be submitted upon approval of the variances.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 13'1" accessory building height variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the 1,307 sq ft accessory building area variance.

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

Motion by Councilman Pelunis, seconded by Mr. Mazur to approve the number of accessory buildings variance.

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

5. Carrington Court Apts. – Madison Lane - PP# 954-35-001 036-2019 6
- Vacation plat for Madison Lane
 - Revised lot consolidation plat
 - 1.5 story, 28.42' building height variance
 - Building material variance
 - 58' rear yard setback variance
 - 70' side yard setback variance
 - 6 space total parking variance
 - Site plan - plat modification:
Block "D" & "E" & Madison Lane

Motion by Mr. Newberry, seconded by Mr. Mazur to schedule a public hearing on May 14, 2019 for Carrington Court Apts. – Madison Lane, PP# 954-35-001.

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

Mr. Mazur noted the Commission will address the neighbor's concerns at the May 14th meeting.

6. 5140 Cressmont Avenue – Dorett Douglas-Spence 037-2019 5
- 10' side yard setback variance
 - 10' cumulative side yard setback variance
 - Variance to not combine non-conforming lots of record

Mr. Michael Sussman, 5035 Delray Avenue, was present representing the applicant. Mr. Sussman said the variances would allow the lots to be separated and would create a lot that he will build on. He noted the City owns the lot on the opposite side. Mr. Sussman displayed plans for the house.

Mr. Stolarsky noted there is an exception to the standard requirement to combine non-conforming lots under common ownership if the property was originally purchased as two conforming separate lots and the Planning Department has confirmed that was the case.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the 10' side yard 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 10' cumulative side yard setback variance.

Planning Commission
April 23, 2019

9222

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the variance to not combine non-conforming lots of record.

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

Motion Carried

7. 6390 Liberty Road – Ralph E. Tucker – PP# 954-33-017,
954-33-008
- Lot consolidation

038-2019 6

Motion by Mr. Mazur, seconded by Councilman Pelunis to schedule a Public Hearing on May 14, 2019 for the lot consolidation at 6390 Liberty Road, PP# 954-33-017 and 954-33-008.

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

Motion Carried

8. 37406 Mera Court – Jill and Michael Gross
- 5' deck height variance

039-2019 1

Mr. Rick Dinallo, 33165 Solon Road, was present representing the applicant. Mr. Dinallo displayed a plan and an aerial of the property. He said the proposed plans for the new home include a walk-out lower level, deck, hot tub and lap pool. Mr. Dinallo displayed a drawing of the side view of the deck with an approximate 4' high deck railing.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 5' deck height variance.

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

Motion Carried

COUNCIL REFERRAL:

9. Request received from Nathan Wynveen, Hemingway Development to rezone Permanent Parcel #952-26-018 from the C-3 Commercial Zoning District to the I-2 Industrial Manufacturing Zoning District (located near Sedlak Interior and Erico)

Motion by Mr. Mazur, seconded by Mr. Bentley to schedule a Public Hearing on May 14, 2019 for the request to rezone PP# 952-26-018.

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

Motion Carried

MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. 6221 SOM Center Road – ALDI/Hobby Lobby

Mr. Frankland displayed an aerial of the property. He said the 35' parking lot lights will be replaced and noted the photometrics will remain the same.

Mr. Newberry asked if the new lamps would be LED. Mr. Frankland believes they will be.

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

2. 6075 Cochran Road – Wrap-Tite Inc.

Mr. Frankland displayed an aerial of the property. He said two 42.5' silos for storing processing materials and one chiller will be installed against the rear of the building. Mr. Frankland said the equipment will not be visible from the street.

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. Newberry wished everyone a happy Spring.

Mr. Bentley thanked Councilman Magill for attending this evening's meeting.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 8:09 P.M.

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

Nay: None

Motion Carried

Secretary

Chairman