

**SOLON PLANNING & ZONING COMMISSION**  
**MAY 28, 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, Acting Secretary Buller

Absent: None

Also Present: Councilman Kotora, Councilman Magill, Inspector Eisenhuth, Assistant City Engineer Lyndon, Project Engineer Bennett, Facility Administrator Haddon

**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:**

1. 6975 Woodlands Lane – Chintan Patel – 800 sq ft accessory pavement area variance, 25' accessory pavement setback variance: Councilman Pelunis noted an objection letter was just distributed from the Woodlands Homeowners Association. Councilman Pelunis asked if the homeowners association was mandatory and whether the City is bound by the homeowners association.

Mr. Stolarsky said the City is not bound by the homeowners association but the applicant could have deed restrictions.

Mr. Bentley suggested this item be tabled to allow the Commission an opportunity to review the homeowners association letter.

Mr. Patel was unaware of the Woodlands Lane HOA Executive Committee letter. The Assistant Clerk provided him a copy of the May 27, 2019 letter.

Mr. Bentley said it appears the applicant provided the proposal to the homeowners association. Mr. Patel said he gave them a plan.

Mr. Newberry said it is the Commission's practice to respect the HOA's opportunity to resolve their residents' concerns prior to coming before the board.

Mr. Mazur said it is up to the applicant to approach the homeowners association to remedy this situation. Mr. Patel said he will meet with them formally.

The Commission decided this item will be tabled.

2. 33260 E. Nimrod Street – Ayomade and Kristi Adeleke – 120 sq ft accessory structure area variance: Mr. Mazur said the square feet of the variance has been reduced. Ms. Adeleke said the shed is now 200 sq ft. Mr. Newberry said the smaller shed makes this a 32 sq ft variance request.
3. 5259 Delray Avenue – Jacqueline Robertson – various variances: Mr. Mazur noted two neighbors have objected to the variances.
4. 6618 Chagrin River Road – Carole Halberg – various variances: Mr. Bentley said a neighbor has submitted a letter with several questions to address.

Mr. Frankland said the code allows one horse with the first acre and an additional horse for each 10,000 sq ft.

7. 33200 Baldwin Road – St. Rita – various variances: Mr. Bentley said a letter in objection was received from a neighbor along with a request for screening.
8. 7099 Navajo Trail – Jing Li – 9' rear yard setback variance (for a garden): Mr. Frankland said the agricultural use allows a 10' rear property line setback.

Mr. Li said the Zoning Inspector noticed the garden was in close proximity to the rear property line and requested he apply for the variance.

#### COUNCIL REFERRAL:

10. Proposed rezoning of Permanent Parcel Nos. 954-02-035, 954-02-088 and 954-02-089 from the C-4 Motorist Service Commercial District to a Mixed Use Planning District (former Liberty Ford site): Councilman Pelunis requested Mr. Frankland supply the proposed amendment in Microsoft Word format to allow for the submission of suggested changes.

Mr. Frankland said the City's two acres included in the revised proposal could only be used if the Council and Commission agree to using it and the property is put out to bid.

Two Woodlands Lane HOA representatives arrived late. Mr. Bentley advised them of the Commission's decision to table Mr. Patel's application and encouraged them to reach a resolution. He advised them to return to the June 11, 2019 Planning Commission meeting for discussion.

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.

MINUTES:

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the May 14, 2019 minutes as presented.

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

Motion Carried

NEW:

1. 6975 Woodlands Lane – Chintan Patel 047-2019 3
- 800 sq ft accessory pavement area variance
  - 25' accessory pavement setback variance

Mr. Bentley explained this item will be tabled to allow the Commission to review a letter from the Woodlands Lane HOA Executive Committee that was received at caucus.

Motion by Mr. Newberry, seconded by Mayor Kraus to table consideration of this item.

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

Motion Carried

2. 33260 E. Nimrod Street – Ayomade and Kristi Adeleke 048-2019 7
- ~~420~~ 32 sq ft accessory structure area variance

Ms. Kristi Adeleke was present and displayed an aerial of the property along with pictures of the 200 sq ft shed they propose to install in their back yard.

Mr. Bentley said there were no objections received from the neighbors. He asked if the color of the shed will match the color of the house and Ms. Adeleke said it will match.

Mr. Newberry indicated the original application was for a larger shed but a smaller shed was purchased. The smaller shed will require a 32 sq ft area variance.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 32 sq ft accessory structure area variance.

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

Motion Carried

3. 5259 Delray Avenue – Jacqueline Robertson 049-2019 5
- 8' large vehicle side yard setback variance
  - Large vehicle landscape screening variance
  - 2' fence height variance

Ms. Jacqueline Robertson was present along with her son, Kevin Robertson. Ms. Robertson displayed a drawing of the side yard area and indicated the trailer is parked on an existing 12' wide asphalt pad next to the garage. She said she received a letter stating the trailer requires side yard screening. Ms. Robertson said there are two large maple trees in that location which make additional landscaping difficult.

Mr. Robertson said he built the trailer within the city's allowance. It is 7'6" high by 7'6" wide and 25' long. Ms. Robertson noted the length incorporates a vehicle lift. She said 32' long fencing would be installed and the trailer would be parked even with the side of the garage.

Ms. Robertson displayed an aerial of the property and indicated it is a densely wooded area with overhead power lines in the rear of the property.

Councilman Pelunis said the City has had issues with these types of trailers in the past. He referred to a letter from a neighbor objecting to the unattractive trailer on the side yard closest to their home. Councilman Pelunis said it appeared there was also an objection to fencing and asked if an alternate type of screening could be used.

Mr. Frankland said the code requires mounding and a double row of trees to screen. He said the variance is to install a fence without mounding or trees.

Mr. Robertson said there is 12' from the side of the pad to the property line which makes landscaping and maintaining grass difficult.

Mr. Mazur referred to a picture submitted with an objection letter and asked if the items being stored along the side of the garage could be moved and the trailer placed closer to the garage. Mr. Robertson said there is a walkway located along the side of the garage.

Mr. Newberry noted there is also an 18" soffit along the garage. Ms. Robertson agreed.

Mr. Newberry asked what the code permits for storage of large vehicles on a residential lot. Mr. Frankland said large vehicles are required to be either stored inside a garage or on a hard surface pad in the side or rear yard. He said the vehicle is required to be 20' off the side property line and mounding with a double row of trees for screening.

Mr. Newberry asked if there is a time period allowance where a vehicle can be stored outside without screening. Mr. Frankland said there is an allowance of a few hours for preparing or in between trips.

Mayor Kraus said he is struggling with this request because it is a lot to ask of the neighbors who have lived with this for seven years.

Mr. Robertson interjected this is the second year this trailer has been at this site. He said prior to this trailer there was a 6' by 12' trailer on the pad.

Mr. Bentley said two letters in objection have been received from the neighbors.

Mr. Mazur inquired if a commercial storage area has been considered. Mr. Robertson said he is on disability and the trailer is being stored at home to conserve his energy and reduce his financial costs.

Mr. Robertson noted their house is deeply set back so that the front of their house is located at the back of the neighboring houses.

Mr. Frankland said if it was possible to park the trailer behind the house, there would be less of an impact. Mr. Robertson believed even if that were possible, the neighbors would still object.

Mr. Bentley suggested tabling this item to allow the Robertsons and the Planning Department to reach an agreement for screening and mounding. He said this would narrow the request to a side yard setback variance.

Councilman Pelunis requested the Planning Director involve the objecting neighbors so they can provide input with the agreement.

Motion by Mr. Mazur, seconded by Mayor Kraus to table consideration of this item.

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

Motion Carried

4. 6618 Chagrin River Road – Carole Halberg 050-5019 3
- Number of accessory structures variance (to permit a total of 5)
  - 6,800 sq ft stable area variance
  - 35' stable side yard setback variance

Ms. Carole Halberg and Mr. William Halberg were present. Mr. Halberg displayed an aerial of the 41-acre property that consists of two contiguous parcels. He noted the property is located on a section of Chagrin River Road that requires leaving and re-entering Solon and is bounded by Geauga County on one end and the Village of Bentleyville at the other end.

Mr. Halberg said one acre is devoted to real estate and 40-acres are devoted to farming. He said the proposed building will be an exercise barn for farm animals, mostly horses, with no public purpose.

Mr. Halberg said in the event the property is sold, it will be formerly joined into one deed.

Mr. Bentley said a neighbor submitted a letter with several concerns and noted most of the questions were answered in the proposal.

Mr. Stolarsky said they originally questioned if this structure would be available to the general public versus residential use and it was decided jointly and ultimately by Ms. Halberg that this structure would be for residential use only. Ms. Halberg agreed.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the number of accessory structures variance to permit a total of 5.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the 6,800 sq ft stable area variance.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 35' stable side yard setback variance contingent upon consolidating the lots if the property is sold.

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

5. 7174 Thistle Drive – Brandon and Rena Polien 051-2019 1  
 ▪ 12' rear yard setback variance

Mr. Brandon Polien was present and displayed a drawing for a replacement deck.

Mr. Bentley asked what materials would be used and Mr. Polien said wood.

Mr. Polien said the placement of the deck is due to an approximate 5' drop at the rear of the house.

Motion by Mr. Mazur, seconded by Mayor Kraus to approve the 12' rear yard setback variance.

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

6. 32250 Burlwood Drive – Bobi Lekic 052-2019 4  
 ▪ 48 sq ft accessory structure area variance  
 ▪ 5' side yard setback variance

Mr. Bobi Lekic was present and displayed plans to replace a shed. He said the color of the shed would match the house.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the 48 sq ft accessory structure area variance.

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

Motion by Mr. Mazur, seconded by Mayor Kraus to approve the 5' side yard setback variance.

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

7. 33200 Baldwin Road – St. Rita 053-2019 7  
 ▪ 69' side street setback variance  
 ▪ 49.5' rear yard setback variance  
 ▪ Site plan

Mr. Gary Stanek, Owner TLC Landscaping Inc., was present representing the applicant. Mr. Paul Franks, Synthetic Field Contractor with TLC Landscaping Inc., was also present.

Mr. Stanek said St. Rita Elementary School is requesting to renovate an area that is unusable much of the year due to poor drainage and sloppy conditions. He displayed plans to install synthetic turf along with an improved drainage system that will enable more frequent use of this area by the students. Mr. Stanek said in addition to making this area more functional, it would relieve some of the poor drainage situations that nearby residents are experiencing.

Councilman Pelunis asked if the area would be lit and Mr. Stanek said no.

Mr. Bentley said a neighbor on Linden Drive sent a letter expressing concern over garbage from this area that is thrown into her yard and she feared having the field closer to her property would increase the trash. She requested screening be installed.

Mr. Stanek said the project includes the consideration to install a retractable screen along that property.

Mayor Kraus commended Mr. Stanek on a beautiful project.

Mr. Mazur said the Engineering Department has requested the property be staked. Mr. Stanek said that would be completed.

Mr. Newberry said the same neighbor mentioned in her letter the field will be as close as 6" to her property. Mr. Stanek clarified the field would be 6' from the property line.

Mr. Newberry asked what would happen to the basketball court that is partly in this area. Mr. Stanek said the court will be relocated and will be addressed at the Council meeting.

Mr. Mazur asked how retractable screening works. Mr. Franks explained it is a manual portable net system averaging 15 to 20 feet in height that can be raised or lowered with removable poles.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 69' side street 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 49.5' rear yard 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 site plan contingent upon installation of screening on the south side of the project.

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

Motion Carried

8. 7099 Navajo Trail – Jing Li

054-2019 2

- 9' rear yard setback variance (for a garden)

Mr. Jing Li was present and displayed pictures of the garden. He said the garden has had no complaints and was established approximately nine years ago. Mr. Li said they did not do a survey for the garden and were unaware it was too close to the property line because they thought the tree line behind them was the property line.

Mr. Bentley asked about the fencing material. Mr. Li displayed pictures of the 4' fencing and said the fencing is temporary.

Councilman Pelunis said this garden has been in Ward 2 with no complaints over the last nine years and was brought before the Commission because of a complaint in a surrounding location.

Motion by Councilman Pelunis, seconded by Mr. Mazur to approve the 9' rear yard setback variance for a garden.

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 No. 952-26-018 from the C-3 Commercial Zoning District to the I-2 Industrial Manufacturing Zoning District (located near Sedlak Interior and Erico) – NO NEW MATERIAL

A public hearing was scheduled. Mr. Bentley opened the public hearing.

Mr. Bob Nosal, Newmark Knight Frank, was present representing the applicant. Mr. Nosal gave a brief history of the property stating it was originally owned by John Sedlak who sold it to University Hospital and was then rezoned from I-2 to C-3. University Hospital sold the property to the current owner, Nathan Lancry and his partners. Mr. Lancry was unsuccessful in an attempt to make use of the property and the property is now on the market.

Mr. Nosal said strong inquiries on the property have been for industrial or manufacturing, due to its proximity to the highway. He disclosed a retail use had expressed an interest; however, the property was disqualified because of its location.

Even though Hemingway Development withdrew their project, Mr. Nosal displayed their plans stating it is a concept. He indicated the city owned cul-de-sac would hopefully be incorporated into any future development. Mr. Nosal said the property is surrounded by I-2 zoning, the property's south end borders city owned property and he noted residential property would not be greatly impacted.

Mr. Frankland verified the Sedlak property to the east is zoned C-3 and the Erico property is zoned I-2.

Councilman Magill asked for an overview of the I-2 zoning. Mr. Frankland explained I-2 Industrial Manufacturing zoning allows for manufacturing, warehousing,

distribution and office. Councilman Magill inquired if the uses could include smelting. Mr. Frankland said there are prohibited uses in the zoning code prohibiting the high intensity industrial uses.

Mr. Nosal interjected the price of this property would not allow for that kind of use.

Councilman Magill asked if the property's location off two roadways was the reason retail use was not interested. Mr. Nosal said yes, typically a retail user prefers to be located on a road that connects to a main highway.

Councilman Kotora asked how the setbacks differ from the current zoning to the proposed zoning. Mr. Frankland said industrial zoning has a greater setback from residential occupied than does commercial zoned property. He said the required setback for industrial is 150' for a building from residentially zoned or used property, the front yard setbacks would be the same at 80' and the side yard setbacks depend on what the use is, such as, from the non-residential uses it is 20' on each side yard and the industrial would allow it to be up to 10' from the non-residential uses on each side yard.

Councilman Kotora said, from a residential standpoint, the setbacks for industrial would be larger than the current zoning. Mr. Frankland said that was correct, the current zoning is 25' with buffering and industrial is substantially higher at 150'. Councilman Kotora said the proposed zoning could be less disruptive to the residential areas located to the south. Mr. Frankland said there is that potential plus there are additional protections regarding noise.

Councilman Kotora said the Master Plan did recommend office use for this property and the proposal could include the construction of an office building. Mr. Frankland said yes.

Mr. Mazur said the plan displayed this evening is not expected to be constructed. Mr. Nosal said the plan is presented as a concept. Mr. Mazur believes the proposed zoning is an appropriate fit for this property.

Mayor Kraus said the industrial market is strong and the city is financially strong due to its industrial community. He noted the residents did not support a residential use on this property.

Councilman Pelunis believes this concept is indicative of what the residents would support.

Mr. Bentley said there are two letters in opposition to this zoning change.

Mr. Bentley said customarily he prefers not to deal with hypotheticals, but he believes it is the city's responsibility to advocate a zoning change to attract a project like this concept.

Mr. Mazur believed an important fact is the majority of the project that faces the south is city owned property which would create very little impact on residential property.

Mr. Newberry is in agreement with the comments made this evening.

Councilman Kitora believes rezoning this property to I-2 is a much higher and better use. He said although it appears he could support the concept presented this evening; typically there is a development agreement prior to placing a rezoning on the ballot. He is concerned what the project's end result will be after this has been placed on the ballot.

Mayor Kraus said it is important to be mindful but it is also important to take control of the zoning code for the future use.

Councilman Pelunis agreed with being in control of the code, but true control would entail knowing how the property will be built prior to any rezoning action. He believes residents want to know how the property will be used in order to form an educated vote.

Mr. Bentley said the Commission and Council still have control of the outcome. He preferred not using the "concept" plan and to simply propose a change to the zoning for the aforesaid reasons.

Mr. Mazur said the code has built in substantial control with the I-2 zoning and is of the opinion the property should be marketed as it was originally intended.

Mr. Newberry said the city developer's vision for an industrial community assured Solon's future success. He is not concerned that the conceptual plan is followed but only that the best plan that fits the needs of the city is followed.

Councilman Magill asked Mr. Frankland to identify any risks to rezoning this parcel prior to a development agreement. Mr. Frankland said he does not foresee a risk.

Councilman Kitora said his biggest concern is for the residents in close proximity to this property. He supports the I-2 zoning and believes it offers those residents a larger buffer with less potential for disturbance than the current zoning.

Mr. Mazur read the timeline for this item and the Commission discussed the timing options.

Councilman Pelunis said this item is on Council's agenda and he will request Council to schedule a public hearing.

Motion by Councilman Pelunis, seconded by Mr. Mazur to table consideration of this item.

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

Motion Carried

10. Proposed rezoning of Permanent Parcel Nos. 954-02-035, 954-02-088 and 954-02-089 from the C-4 Motorist Service Commercial District to a Mixed Use Planning District (former Liberty Ford site)

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

Mr. Frankland displayed an aerial of the property with the expanded zoning highlighted to include the intersection of Solon Road and Aurora Road to Melbury Avenue which reflects the recommendations of the Master Plan. He said this is a mixed use Planned Unit Development type zoning which means the development plan becomes the zoning for the property. Mr. Frankland said it would allow for both commercial and residential uses and spur redevelopment.

Mr. Frankland said, should the Commission and Council agree, the caps would include no more than 33% of the actual physical area devoted to residential and no more than 200 units and allow for up to 65' tall or six story buildings.

Mr. Frankland said approximately 85-90% of the area is unoccupied and is currently zoned C-3 Commercial, the most common commercial zoning, and C-4, which is restricted to gas stations, car sales, hotels, restaurants and offices with all types of retail, service uses explicitly prohibited.

Mr. Frankland said two options exist: a hybrid type zoning, mixed-use development, with optional participation or C-3 commercial zoning.

Mr. Frankland said the proposal would apply this rezoning by referendum, with Council and Planning Commission overseeing the development plan.

Mr. Mazur asked why Jim Alesci's Place was not included in this plan since it could be to their advantage. Mr. Frankland said that site is not likely to be redeveloped; however, there is no downside and they could participate. He said the boundaries could be extended within the Solon Road, Aurora Road and Melbury Avenue area.

Mayor Kraus thanked the owners of the Solon Motel, the Patels, for attending this evening.

Mayor Kraus said the plan was driven by what the developers expressed as the most desirable.

Mr. Newberry asked how deep the proposed rezoning was along Aurora Road. Mr. Frankland said it is approximately 500' deep. Mr. Newberry said that would be sufficient to build commercial and residential over retail with parking behind.

Councilman Magill asked if there are any conflicts between C-3 and the proposed rezoning that would be of concern to current owners. Mr. Frankland said gas stations, car sales and hotels are not permitted under the C-3 but could be added to this proposal if it became necessary. Councilman Magill asked if that means the motel is in conflict. Mr. Frankland said the motel is currently in conflict as it is zoned C-3.

Councilman Magill said this mixed use development proposal is unique for this area. Mr. Frankland agreed and said the planning area is incorporated into the purpose section of the ordinance.

Councilman Magill asked how the total of 200 for residential units was determined. Mr. Frankland said that was the projection when buildings were scaled to this site. He added this project needs to be sensitive to the schools. Councilman Magill said the current owner of the property does not believe 200 residential units is enough and questioned if the city can rezone this area without the property owner's permission. Mr. Stolarsky said the City, under police powers, has the right to make reasonable zoning changes.

Councilman Magill asked what the advantage would be to include Jim Alesci's Place in this plan. Mr. Frankland said if he chose to participate in a PUD and wanted mixed use on his property, it could perhaps be financially profitable.

Councilman Magill asked what the property owners' response has been so far and Mr. Frankland said cautious approval.

Mr. Frankland said apartment development is impossible in Solon today and there are many developers who would love an apartment project.

Councilman Magill asked who has been included in the discussions and if the Police Department has expressed concern. Mayor Kraus said Mid-America Management Corporation is well aware of what the city is interested in doing and the Police Department has no concerns.

Mr. Frankland said it has been in the Master Plan since 2010 that mixed use be applied to the Solon Square shopping center. Mr. Frankland does not believe there is a downside to rezoning and believes the plan will spur redevelopment in the area.

Ms. Catherine Delheim, 32850 Aurora Road, said she is encouraged with the proposed redevelopment. She believes it will have an impact on the outdated building across the street where she lives although she questioned why a developer would want to build across from such dated buildings. Ms. Delheim asked if a property owner does not opt in with the plan would the next step become eminent domain. She asked if any interest to rebuild her building has been shown.

Mayor Kraus said he appreciates her concerns. He said developers are attracted to the site and believe if it is developed then the property across the street will inevitably be redeveloped. Mayor Kraus noted her side of the street will remain residential.

Mr. Chris Flanders, 32850 Aurora Road, expressed satisfaction with the redevelopment plans across the street as it could generate an increase in the value of their buildings. He said until the area is renovated, it will remain difficult to obtain higher paying tenants in their building.

Mayor Kraus said the market is driving the redevelopment. He said the residents are asking for more amenities, there is a demand for downsized upscale residential and the businesses are needing more upscale hotel space.

There were no further comments.

The public hearing remained open.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of this item.

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

Nay: None

Motion Carried

#### MINOR ALTERATIONS FROM PLANNING DEPARTMENT

1. 5440 Naiman Parkway – Power & Signal Group, Division of Arrow

Mr. Frankland displayed an aerial of the property. He said the owner will be painting the building beige, adding a new bronze awning and a new blue awning.

Mr. Frankland said much of the original landscaping along the front of the property has died and will be replaced with dogwood trees.

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. Mazur acknowledged the Solon VFW, Solon Band, Boy Scouts of America and the Administration for the respectful and appropriate Memorial Day observance.

Mr. Newberry said at the last Council meeting it was mentioned that his votes seem to be inconsistent or not understandable, specifically to the Hubbard variance. He explained he voted against the Hubbard's recreational court primarily because it was installed without a permit.

Mr. Newberry said it was not revealed at the last Council meeting that he was the only person that voted in favor of the Lot 10 Liberty Road setback request. He said he believed the applicants were unduly burdened by the zoning code requirements and that it was the property owners opportunity and responsibility to obtain a setback variance.

Mr. Newberry advised he had no information to share at this time regarding a recent legal issue.

Councilman Magill reminded everyone there is a blood drive June 1<sup>st</sup> at the Senior Center.

Mr. Bentley welcomed Mr. Bennett, Project Engineer for the Engineering Department.

Mayor Kraus thanked everyone for the rezoning discussions. He said this is an opportunity to rejuvenate an outdated portion of the city.

Mayor Kraus thanked everyone for participating in the Memorial Day observance.

Mayor Kraus wished the track team good luck at the upcoming State track meet. He said there is a student attempting her third State Championship in the 1600 meter run.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 9:22 P.M.

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

Nay: None

Motion Carried

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Chairman

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Acting Secretary