

**SOLON PLANNING & ZONING COMMISSION  
JULY 23, 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, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: Councilman Magill, Inspector Eisenhuth, Assistant City 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.

**PENDING:**

1. 30865 Solon Road – Rose Bonsignore – Expansion of a non-conforming use, front yard setback variance and setback between structures variance: Planning Director Frankland advised new plans were not yet available and this item should remain tabled.

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:**

Ms. Jamie Sobonya, 32805 Parkway Drive, said she lives adjacent to Permanent Parcel 954-02-121 (Agenda Item 4). She advised that when she purchased her home five years ago, her realtor assured her that the lot next door to her (PP# 954-02-121) was unbuildable. She was also told that the owner of the lot wanted the lot left just as it was. There have been many complaints from neighbors about the condition of the lot and many of the neighbors believed it was her lot. Ms. Sobonya said although she was previously interested in purchasing the lot, the owner was not interested in selling at that time. More recently the lot was listed for sale but she decided not to pursue a purchase.

Ms. Sobonya said last November, she met with City officials which included the Fire Chief and representatives from the Army Corp of Engineers in regard to the lot, who advised the lot was unbuildable.

Ms. Sobonya expressed concern for her privacy due to the close proximity of the homes in this area. It was noted there are large dead trees on the property that will require very costly removal. The City required a "For Sale" sign to be removed from the property and it is her understanding that the property could only be purchased if a design plan was submitted.

Councilman Pelunis asked Ms. Sobonya if she obtained any written documentation from her realtor regarding the lot next door. Ms. Sobonya said the owner/realtor of her house verbally told her the lot next door was not zoned to be buildable as he had previously inquired about purchasing the lot. Ms. Sobonya said she was told the same thing when she inquired about purchasing the lot.

There were no additional comments from the audience.

PENDING:

- |    |  |          |   |
|----|--|----------|---|
| 1. | 30865 Solon Road – Rose Bonsignore           | 062-2019 | 6 |
|    | ▪ Expansion of a non-conforming use variance |          |   |
|    | ▪ 77' front yard setback variance            |          |   |
|    | ▪ 15' setback between structures variance    |          |   |

Mr. Bentley said the applicant is revising the design details for this project and has requested this item be tabled.

Motion by Mr. Newberry, seconded by Mr. Mazur to table consideration of Item 1.

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

Nay: None

Motion Carried

NEW:

- |    |   |          |   |
|----|---|----------|---|
| 2. | 32640 North Burr Oak Drive – Marc Braden  | 070-2019 | 1 |
|    | ▪ 25' accessory pavement setback variance |          |   |

Mr. Braden displayed the plans to widen his 16' wide driveway and apron an additional 4' along the right side. He would like to accomplish this at the same time the City replaces the driveway apron. Mr. Braden indicated a catch basin in the middle of the driveway apron is difficult to maneuver around and said the wider driveway would blend with the wide lot.

Mr. Newberry said the City requires a driveway right-of-way setback of 25' and the request is to extend the wider driveway to the street. Mr. Braden clarified the request is due to the location of the catch basin.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 25' accessory pavement setback variance.

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

Nay: None

Motion Carried

- |    |                                      |          |   |
|----|--------------------------------------|----------|---|
| 3. | 6738 Ayleshire Drive – Girish P. Rao | 071-2019 | 6 |
|    | ▪ 15' rear yard setback variance     |          |   |

Mr. Rao displayed plans to build a patio along the back of the house and next to the existing deck. Mr. Rao explained the patio would not extend beyond the deck; however, a variance is required because of the shape of the lot.

Motion by Mr. Mazur, seconded by Councilman Pelunis to approve the 15' rear yard setback variance.

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

Motion Carried

- |  |            |
|--|------------|
| 4. Parkway Drive – PP# 954-02-121 - Lana Narinskiy   | 072-2019 7 |
| <ul style="list-style-type: none"> <li>▪ 0.5' side yard setback variance</li> <li>▪ 2' 2.4" cumulative side yard setback variance<br/>(Revised site plan submitted)</li> </ul> |            |

Ms. Narinskiy, 16585 Lucky Bell Lane, Chagrin Falls, was present. Based on the earlier comments from Ms. Deitz, Ms. Narinskiy expressed confusion as to whether the lot was buildable.

Mr. Stolarsky said he does not believe a City employee would comment whether something was buildable or not and noted if Ms. Narinskiy receives approval for the variances or builds without variances, other hurdles exist. He suggested Mr. Lyndon address the possible challenges.

Ms. Narinskiy displayed a drawing of the plans and indicated the necessary setbacks. She explained she intends to build a 2-story colonial style house with an attached garage.

Mr. Bentley asked if the building materials would be consistent with the neighboring structures. Mr. Newberry noted a colonial style structure would be different than the exiting bungalows on the street.

Mayor Kraus asked Ms. Narinskiy if she has received information from the Engineering Department in regard to whether utility connections are available. Ms. Narinskiy said she has met with the Engineering and Planning Departments in regard to the plans for storm and sanitary lines. She said no water connections exist at this parcel but was told by Cleveland Water Department connections can be installed.

Mr. Stolarsky asked if she has purchased the lot and she said she has.

Mr. Lyndon said a survey and full lot topography will be required. He said the records indicate existing sanitary and storm water lines. Mr. Lyndon said Ms. Narinskiy was made aware of the potential rear yard drainage issues and that a separate storm sewer connection could be required but that will be determined as part of the full survey lot topography review.

Mr. Mazur understands the neighbors desire to keep the lot vacant; however, in reality the number of variances requested is miniscule.

Councilman Pelunis agreed with Mr. Mazur and said the variances are common.

Mayor Kraus was also in agreement and said the variances would fit within the practical difficulty requirement.

Mr. Bentley said he too is in agreement providing the structure is contextual with the neighboring structures.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 0.5' side yard setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the 2' 2.4" cumulative side yard setback variance.

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

Motion Carried

#### MINOR ALTERATIONS FROM PLANNING DEPARTMENT

##### 1. 31501 Solon Road – Zircoa, Inc.

Mr. Frankland displayed an aerial of the property and indicated a temporary drive will be installed off one of the main drives to accommodate delivery of new equipment. He said the temporary drive will be removed once the equipment is installed.

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

##### 2. 6200 SOM Center Road - Solon Office Campus

Mr. Frankland displayed an aerial of the property and indicated new curbing will be installed in the parking lot and a projecting landscape island will be removed because the plows have difficulty maneuvering around the island's projection.

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

Motion by Mr. Mazur, seconded by Councilman Pelunis to schedule a Public Hearing on August 13, 2019 for Permanent Parcel numbers 952-21-050, 952-21-009, 952-21-048, 952-21-052, (ALDI/Hobby Lobby parcels).

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

Motion Carried

Mr. Newberry looks forward to seeing everyone at Home Days this weekend.

Councilman Pelunis also looks forward to the Home Days celebration.

Mr. Bentley encouraged everyone to attend Homes Days.

Mayor Kraus said Shakespeare in the Park has finished productions of "As You Like It". He found it to be fun and well attended. He said the second weekend the production was hosted at Our Redeemer Lutheran Church.

Mayor Kraus said Home Days will be a great community festival this year and invited everyone to join in the fun.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 8:00 P.M.

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

Nay: None

Motion Carried

---

Chairman

---

Secretary