

**SOLON PLANNING & ZONING COMMISSION
DECEMBER 10, 2019 – 7:15 P.M.**

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

Present: Commission Members Greenspan, Mazur, Newberry, Councilman Bentley, Mayor Kraus, Assistant Law Director Stolarsky, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: 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.)

Councilman Bentley presided.

Councilman Bentley welcomed and introduced Greg Greenspan, recently appointed Planning Commission member.

Councilman Bentley explained there are two portions of the meeting where comments from the public are heard. Those who are not a party to an agenda item may comment in regard to any of the agenda items at the beginning of the meeting or during a public hearing for an agenda item. However, any comments not related to an agenda item will be heard after all of the agenda items have been addressed.

PENDING:

1. 39660 Patterson Lane – Thornbury HOA and Lloyd and Sharon R. Prindle - lot split/consolidation: Mr. Rob Benjamin, 38270 McDowell Drive, President of the Thornbury Homeowners Association provided a brief explanation regarding the request for the lot split/consolidation.

NEW:

2. 34565 Sherwood Drive – Richard and Melissa Gojdics - front yard setback variance: Councilman Bentley said this item will be withdrawn. Mr. Stolarsky explained it has been determined this variance is unnecessary because the property owners are actually reducing the setback.

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.

MINUTES:

Motion by Mr. Mazur, seconded by Mayor Kraus to approve the minutes of the November 12, 2019 meeting as presented.

Roll Call: Aye: Bentley, Kraus, Mazur

Nay: None

Abstain: Greenspan, Newberry

Motion Carried

PENDING:

1. 39660 Patterson Lane – Thornbury HOA and Lloyd and Sharon R. Prindle 102-2019 3
 - Lot split/consolidation – PP#'s 955-20-022 and 955-20-052

A public hearing was scheduled and Councilman Bentley opened the public hearing.

Mr. Rob Benjamin, 38270 McDowell Drive, Thornbury Homeowner Association President, was present. Mr. Benjamin explained there is an agreement in place between the Homeowners Association and the Prindles for a lot split and consolidation in order to extend and repair the development's walking pathway.

There were no comments; therefore, Councilman Bentley closed the public hearing.

Mr. Newberry said the Commission is aware of the matter and is pleased to see a solution has been reached.

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve the lot split/consolidation of PP#'s 955-20-022 and 955-20-052 located at 39660 Patterson Lane.

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

Nay: None

Motion Carried

NEW:

2. 34565 Sherwood Drive – Richard and Melissa Gojdics 106-2019 4
 - 2'- 2.4" front yard setback variance

Councilman Bentley said the variance was erroneously filed and will be withdrawn.

Motion by Mr. Greenspan, seconded by Mr. Mazur to accept the withdrawal of Item 2.

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

Nay: None

Motion Carried

3. 33111 Station Street – Conrads Tire Realty Company, Inc. 107-2019 6
 - Building material variance
 - 23' rear yard setback variance
 - 2% maximum impervious area coverage variance

- 2% minimum greenspace variance
- 6.5' parking setback from building variance
- Site plan (addition and renovation)

Mr. Rob Miller, 26031 Center Ridge Road, Westlake, Ohio was present representing the applicant. Mr. Sam Jacobick, 14575 Lorain Avenue, Cleveland, Ohio, was also present representing the applicant.

Mr. Miller displayed plans for a brick addition to the rear of the building and said the addition will be used for tire storage. He said the existing dumpster would be relocated to the back of the lot and enclosed with fencing.

Mr. Miller indicated the rear asphalt pavement would be extended to allow for vehicle circulation.

Mr. Miller said additional landscaping will be added at the front of the building and the existing building will be refaced with brick. The existing monument sign will be replaced with an LED monument sign.

Mr. Miller requested clarification regarding the 23' rear yard setback variance and the 6.5' parking setback from building variance. Mr. Frankland reviewed the variances.

Mr. Stolarsky asked if the applicants are aware of the Engineering Department's memo regarding a possible tap-in fee and storm water management requirements. Mr. Miller was not certain the memo was received. Mayor Kraus provided a copy of the memo and Mr. Miller said they will review it. Mr. Stolarsky suggested a contingency on the site plan approval.

Mr. Mazur said the Fire Department requested the address be affixed to the monument sign. Mr. Miller indicated 4" address numbers would be located on the sign. Mr. Frankland noted no sign variances are identified.

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

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

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the 23' rear yard setback variance.

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

Motion by Councilman Bentley, seconded by Mayor Kraus to approve the 2% maximum impervious area coverage variance.

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

Motion by Mr. Greenspan, seconded by Mr. Newberry to approve the 2% minimum greenspace variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the 6.5' parking setback from building variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to recommend approval of the site plan for an addition and renovation contingent upon compliance with the requirements outlined in the December 3, 2019 Engineering Department and Fire Department memos.

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

Motion Carried

4. 27070 Miles Road – Oakwood Laboratories, LLC 108-2019 5
▪ Site plan (extension of temporary office trailer)

Mr. Dave Henderson, Vice President of Operations, Oakwood Laboratories, LLC, 27070 Miles Road, was present. Mr. Henderson said nine employees have been moved off-site with additional employees moving off-site in January. He anticipates the space will be vacated by March and renovation will begin. Mr. Henderson said the employees will return to the Solon location when the renovation is complete.

Motion by Mr. Greenspan, seconded by Mr. Newberry to recommend approval of the site plan extension of temporary office trailer for a period of one year.

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

Motion Carried

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

COMMENTS FROM THE COMMISSION

Councilman Bentley recognized a Kenston High School student in the audience.

Motion by Mr. Mazur, seconded by Mayor Kraus to cancel the December 24, 2019 Planning Commission meeting.

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

Motion Carried

Mr. Mazur wished everyone a Happy Hanukkah and Kwanzaa, a very Merry Christmas and a Happy New Year.

Mr. Newberry expressed his appreciation to work with the Commission. He welcomed Mr. Greenspan, wished him luck and offered his support.

Mr. Greenspan thanked Mayor Kraus for the opportunity to serve on the Commission and for his kind words. He thanked everyone for being helpful. Mr. Greenspan wished everyone a good Holiday and New Year.

Mr. Frankland welcomed Mr. Greenspan. He wished everyone a Happy Holiday.

Mr. Stolarsky welcomed Councilman Bentley and Mr. Greenspan to the Commission.

Mrs. McConoughey welcomed Mr. Greenspan to the Planning Commission.

Councilman Bentley welcomed Mr. Greenspan and encouraged him to reach out to the members with any questions. He wished everyone Happy Holidays and a Happy New Year.

Mayor Kraus wished everyone Happy Holidays. He said the holiday lighting was a fun evening and thanked everyone for participating.

Mayor Kraus welcomed Mr. Greenspan and said he will bring many positive attributes to the Commission. He thanked Mr. Frankland and the Planning Department for meeting with Mr. Greenspan.

Motion by Mr. Greenspan, seconded by Mr. Newberry to adjourn the meeting at 7:52 P.M.

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

Motion Carried

Chairman

Clerk of Council