

**SOLON PLANNING & ZONING COMMISSION  
JANUARY 14, 2020 – 7:20 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.

**NEW:**

1. 6545 SOM Center Road – Solon City Schools: Mr. Bentley advised he briefly discussed the uniform fence opening variance with Police Chief Tonelli who suggested some contingencies should the Commission approve the variance.

Mr. Frankland explained this situation is not the same as a fence surrounding a yard as it is attached to the building. In this case a variance is not required.

Mr. Frankland also explained the "precautionary" variances are basically a courtesy as they were previously approved in 2003 and are still in place due to the banked parking.

Mr. Newberry noted when the site plan for the building was approved it included a six foot wall around the play area

Mr. Bentley said he would prefer to have the Chief review the area and provide his opinion regarding the fence.

Mr. Mazur questioned if parking would be eliminated on the north side of the building.

Mr. Frankland said they are only eliminating a portion of the parking where the fence is being installed.

The caucus ended at 7:27 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 REGARDING AGENDA ITEMS:

There were no comments from the audience.

MINUTES:

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the minutes of the December 10, 2019 meeting as presented.

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

Motion Carried

NEW:

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|----|--|----------|---|
| 1. | 6545 SOM Center Road – Solon City Schools  | 109-2019 | 6 |
|    | <ul style="list-style-type: none"><li>▪ 25% minimum uniform fence opening variance</li><li>▪ Minimum site buffering variance</li><li>▪ Site plan</li></ul> (Precautionary Re-approvals) <ul style="list-style-type: none"><li>▪ 14' maximum parking aisle width variance</li><li>▪ 13' side yard setback variance</li><li>▪ 4' front yard parking variance</li></ul> |          |   |

Mr. Jordan Lewis, SoL Harris/Day Architecture, 6677 Frank Avenue, North Canton, Ohio, was present representing the applicant. Mr. Lewis displayed aerials of the site, plans and pictures of the fencing.

Mr. Lewis said fence panels extracted from the Arthur Road School site would be reused for this project. He explained the fence panel openings are 17% and 0%. Mr. Lewis said the panels with a 17% opening would be used as much as possible; however, when salvaging fence panels some panels might be unusable which could create the need to use some of the fence panels with 0% opening on the south side against the dumpster. Mr. Lewis indicated the 17% fence panels would be installed around the playground area with the 0% fence panels, if necessary, installed towards the back of the area facing the dumpster.

Mr. Lewis indicated the minimum site buffering variance involves 18 land banked parking spaces on the south side. He said some trees would be removed along this area and noted the layer of trees between the drive and the edge of the site would remain.

Mr. Lewis said the precautionary re-approval variances were originally approved in 2003. He indicated on the site plan the north drive entrance would allow vehicles to queue which should alleviate any back up traffic on SOM Center Road.

Mr. Mazur asked where the pick-up area would be located. Mr. Lewis said the pick-up area would be located on the south side of the building and the students would exit the front entrance as opposed to the back exit.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the 25% minimum uniform fence opening variance subject to review and acceptance by the Chief of Police.

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

Motion by Mr. Mazur, seconded by Mayor Kraus to approve the minimum site buffering variance.

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

Motion by Mr. Greenspan, seconded by Councilman Bentley to recommend approval of the site plan contingent upon compliance with the recommendations in the January 10, 2020 Engineering Department memo.

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

Motion by Councilman Bentley, seconded by Mayor Kraus to re-approve the 14' maximum parking aisle width variance.

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

Motion by Mayor Kraus, seconded by Mr. Mazur to re-approve the 13' side yard setback variance.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to re-approve the 4' front yard parking variance.

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

Mr. Newberry wished everyone a happy New Year. He thanked the Administration and the Committee for their efforts on the Winterfest event and said he had a good time with his family.

Mr. Greenspan wished everyone a happy New Year.

Mayor Kraus thanked everyone for attending Solon's bicentennial kick-off event, Winterfest, on Saturday. He noted approximately 1,500 people attended.

Mayor Kraus welcomed two new businesses to the community, Solon Vein Clinic located on Bainbridge Road and Core Elite Wellness Fit Cryo located at the Aurora Road shopping plaza.

Mayor Kraus wished everyone a happy New Year.

Motion by Councilman Bentley, seconded by Mr. Mazur to adjourn the meeting at 7:39 P.M.

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

Motion Carried

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Chairman

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Clerk of Council