

**SOLON PLANNING & ZONING COMMISSION
FEBRUARY 25, 2020 – 7:10 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. 33200 Aurora Road – SSMJ Solon, LLC – sign variances: Mr. Frankland explained this application involves approval of different structures, therefore approval would be for modification of the plan. Also a color variance is required for the red color which is the only color available for the specific structure. He clarified the applicant is not seeking a variance for the blue stripe on the canopy.

4. 7365 Royal Portrush – Kirit Patel – setback variances: Mr. Frankland recommended this item be tabled as there are some issues that need to be considered regarding the Homeowners Association's deed restrictions.

Mr. Newberry questioned the status of PP# 956-39-047 located on Willow Street which has been on the Inactive Agenda since January 23, 2018 for a street paving variance and utility installation variance.

Mr. Frankland indicated he would prefer this item remain on the Inactive Agenda.

The caucus ended at 7:20 and the meeting convened at 7:30 P.M.

CHANGES TO THE AGENDA:

There were no changes to the agenda; however, two items will be tabled this evening.

COMMENTS FROM THE AUDIENCE REGARDING AGENDA ITEMS:

There were no comments from the audience.

MINUTES:

Motion by Mr. Mazur, seconded by Mayor Kraus to approve the minutes of the January 14, 2020 meeting as presented.

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

Motion Carried

NEW:

1. 33200 Aurora Road – SSMJ Solon LLC 002-2020 7
 - Number of signs variance
 - Sign location variance

Mr. Tim Pence, Archer Sign, 1917 Henry Avenue, Canton, Ohio, was present representing the applicant. Mr. Mohammed Rahman, Solon Mobil, was also present. Mr. Pence displayed pictures of the under-canopy, the blue striped canopy with two signs and "wave" features embossed with the Mobil name that will be attached to the canopy supports, the ground and the pump toppers.

At Mr. Frankland's request, Mr. Rahman clarified the blue stripe on the canopy is not being requested.

Councilman Bentley questioned the purpose of the red structures. Mr. Rahman said the red structures provide the customer the ability to pay for their gasoline via a phone application.

Councilman Bentley asked where the Synergy labeling and changeable message posters would be located. Mr. Pence said the Synergy name is horizontally located on the elements and the posters are vertical on the elements.

Councilman Bentley asked what the changeable message posters would involve. Mr. Pence said the interchangeable paper posters would include the fuel programs, advertising and marketing. Mr. Rahman said the station's current promotions would be represented on the posters. Mr. Stolarsky said the plan refers to these as apertures and noted there are four and Mr. Pence said he refers to them as a wave.

Mr. Newberry said the four waves contain poster inserts but there is also separate signage on the structure that specifies the pump number along with the separate Koala advertising posters around the structure itself. Mr. Newberry said he does not have an issue with the plans but wants the actual signage to be clearly noted.

Mr. Frankland said the variance would be for free-standing signs as per the information submitted with the application. Mr. Newberry agreed but said a quantity would not be attached to it. Mr. Mazur suggested placing a limit of four Synergy posters.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the number of signs variance to permit four free-standing Synergy signs with interchangeable poster inserts and four advertising Koala signs.

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

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the sign location variance.

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

Mr. Stolarsky advised a color variance would be necessary. Mr. Frankland recommended approval of the wave structures and associated color variance.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a sign color variance for the wave structures and associated red color variance throughout the plans.

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

2. 31275 Arthur Road – Ryan and Melanie Chaney 003-2020 7
 ▪ 8' side yard setback variance (for walkway)

Councilman Bentley said this item will be tabled for further review.

Motion by Mr. Greenspan, seconded by Mayor Kraus to table consideration of Item 2.

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

3. 33161 Pettibone Road – Susamma Abraham 004-2020 2
 ▪ 20 sq ft accessory pavement area variance
 ▪ 5' accessory pavement setback variance
 ▪ 6.6% pavement lot coverage variance

Ms. Susamma Abraham, 33161 Pettibone Road, was present. Ms. Abraham said she is requesting to extend her driveway to create an extra parking space. She displayed an aerial picture of the plans.

Mr. Newberry noted the 10' by 16' concrete portion of pad will extend 5' closer to the roadway resulting in the need for the variance.

Mr. Mazur said an email was received from Councilman Pelunis in support of this variance.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 20 sq ft accessory pavement area variance.

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

Motion by Mayor Kraus, seconded by Mr. Newberry to approve the 5' accessory pavement setback variance.

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

Motion by Mr. Greenspan, seconded by Mr. Mazur to approve the 6.6% pavement lot coverage variance.

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

Motion Carried

4. 7365 Royal Portrush Drive – Kirit Patel

005-2020 1

- 5' rear yard setback variance
- 9' 6" side yard setback variance

Councilman Bentley said this item will be tabled to allow the applicant to present it to their Homeowners Association prior to being heard by the Commission.

Motion by Mr. Newberry, seconded by Mayor Kraus to table consideration of Item 4.

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

Motion Carried

5. 31005 Solon Road – Todd Bush c/o NYOH Properties LLC

006-2020 6

- Number of ground signs variance (to permit one additional)
- 1' ground sign height variance
- 4' ground sign width variance
- 1' 6" ground sign front yard setback variance

Mr. Bush was present and displayed a picture of the former tenant's existing ground sign which he wants to replace in the same location. He explained Hostar International, a new Solon Business, is requesting an additional ground sign. In addition to replacing the previous tenant's post and panel ground sign, they are requesting a new sign to be placed on an existing brick monument structure that is surrounded with landscaping beds.

At Councilman Bentley's request, Mr. Bush explained the company manufactures hotel carts for housekeeping along with efficiency training. They also provide battery operated power assist drive units.

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve the number of ground signs variance to permit one additional.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the 1' ground sign height variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Kraus to approve the 4' ground sign width variance.

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

Motion Carried

Motion by Mr. Greenspan, seconded by Mr. Newberry to approve the 1' 6" ground sign front yard setback variance.

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

Motion Carried

COUNCIL REFERRAL:

6. Correspondence was received from Planning Director Frankland regarding an amendment to Section 1424.11(b)(3) of the Building and Housing Code to modify plans examiner fees

Councilman Bentley said this item should be scheduled for a public hearing.

Motion by Mr. Newberry, seconded by Mr. Mazur to schedule a Public Hearing on March 10, 2020.

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. Greenspan encouraged everyone to vote on March 17th for Ballot Issues 18 and 19. Mayor Kraus thanked everyone for attending the State of the City and said the Bicentennial celebration events will continue throughout the year.

Motion by Mr. Mazur, seconded by Councilman Bentley to adjourn the meeting at 7:51 P.M.

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

Motion Carried

Chairman

Secretary