

**SOLON PLANNING & ZONING COMMISSION  
APRIL 28, 2020 – 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 Buller

Absent: None

Also Present\*: Inspector Eisenhuth, Director of IT Gibbs, Assistant City Engineer Lyndon

\*Due to the COVID-19 health crisis all those present appeared via video connection.

**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.

Due to the COVID-19 health emergency, the general public was not permitted to attend, however, were invited to phone-in to provide comments.

**PENDING:**

1. 7365 Royal Portrush Drive – Kirit Patel – various variances: Mr. Bentley said approval from the homeowners association was necessary prior to consideration by the Commission; therefore, the item will be tabled. He suggested this item be placed on the Inactive Agenda at the May 12, 2020 meeting.

**NEW:**

2. 29201 Aurora Road – 29201 Aurora Road, LLC – various variances: Mr. Mazur said a lot consolidation is recommended. Mr. Frankland said a consolidation is not an immediate requirement, but it can be considered.

Mr. Newberry said when this parcel was previously sold, a lot consolidation was addressed but was never acted upon.

3. 6050 Kruse Drive – Vitalia Senior Living – various variances: Mr. Bentley said the zoning at this location created the need for the variances.

4. 33095 Bainbridge Road – OMNI Headquarters – various variances: Mr. Bentley said a 32 sq ft wall sign area variance will be added to the agenda.

Mr. Mazur said the ground sign is being built in the right-of-way and if it needs to be removed, it should be at the owner's expense. Mr. Stolarsky said an agreement to that effect will be filed with the County Recorder's office.

4A. Madison Lane – PP#954-34-029, 954-35-003, 954-34-028, 954-35-025, 954-35-026, 954-35-027, 954-35-028, 954-35-029, 954-35-030 – Carrington Court Residential, LP – plat modification: Mr. Newberry believed there are more parcels involved with this subdivision than listed on the agenda. Mr. Frankland said the Planning Department reviewed the application and Mr. Lyndon said he would also review the application.

5. From Hawthorne Golf Estates, LLC requesting the rezoning of approximately thirty-five (35) acres of land adjacent to Hawthorne Valley Country Club from R-1-D (Single Family Residential) to R-3-A (Multi-Family Residential Senior Citizen-1): Mr. Bentley said the plans will be made available for viewing on the City's website.

Mr. Mazur asked if this project requires a new zoning classification and Mr. Frankland said yes, because of the density level and setback.

Mr. Frankland said a development agreement is being drafted but was uncertain if it would be completed prior to the item moving on to Council.

Mr. Mazur asked about the timeline and Mr. Frankland said the Planning Commission can discuss this item at the next two meetings and if Council completes discussion by the August 3<sup>rd</sup> meeting, the item could appear on the November ballot.

Mayor Kraus said when this item becomes available on the City's website, an area for public comment would be beneficial. Mr. Frankland agreed.

Mr. Bentley said technical difficulties prevented a live YouTube of the caucus. Caucus will be posted at a later time. Mr. Gibbs added the technical difficulties also include phone-in comments.

The caucus ended at 7:29 P.M. and the meeting began at 7:30 P.M.

#### CHANGES TO THE AGENDA:

Councilman Bentley said there were no changes to the agenda.

#### COMMENTS FROM THE AUDIENCE REGARDING AGENDA ITEMS:

Mr. Bentley announced, due to technical difficulties, live viewing and the comment call line are unavailable.

MINUTES:

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the minutes of the February 25, 2020 meeting as presented.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the minutes of the March 10, 2020 meeting as presented.

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

Motion Carried

PENDING:

- |    |   |          |   |
|----|---|----------|---|
| 1. | 7365 Royal Portrush Drive – Kirit Patel   | 005-2020 | 1 |
|    | <ul style="list-style-type: none"> <li>▪ 5' rear yard setback variance</li> <li>▪ 9' 6" side yard setback variance</li> </ul> |          |   |

Mr. Bentley said there is no new material to present.

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

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

Motion Carried

NEW:

- |    |  |          |   |
|----|--|----------|---|
| 2. | 29201 Aurora Road – 29201 Aurora Road, LLC   | 012-2020 | 5 |
|    | <ul style="list-style-type: none"> <li>▪ 18' street access drive width variance</li> </ul> |          |   |

Mr. Bentley said this request involves widening the drive to allow trucks easier access. The plans for the revision were displayed.

Mr. Mazur recommended a contingency for a lot consolidation within one year.

Mr. John Samartano, Samartano Concrete Company, LLC, 4920 W. Streetsboro Road, Richfield, Ohio was present representing the applicant. He said he will advise the owner of the lot consolidation requirement.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 18' street access drive width variance contingent upon a lot consolidation within one calendar year.

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

Motion Carried

- |    |  |          |   |
|----|--|----------|---|
| 3. | 6050 Kruse Drive – Vitalia Senior Living   | 013-2020 | 6 |
|    | <ul style="list-style-type: none"> <li>▪ Number of ground signs variance – permit one additional</li> <li>▪ 7' ground sign front yard setback variance</li> <li>▪ 2' 4.5" ground sign height variance</li> <li>▪ 3' 8.19" ground sign width variance</li> <li>▪ 1 sq ft 9.3 sq in ground sign area variance</li> </ul> |          |   |

Mr. Bentley said the variances are necessary because the buildings are located in a residential area.

Mr. Gary Biales, Omni Senior Living Vice President, 32870 Wintergreen Drive, Solon was present. The plans were displayed. Mr. Biales said they are requesting a sign on Bainbridge Road and a sign on Kruse Drive. He indicated the placement of the signs and described the lighted ground brick signs dimensions. He said a setback variance is necessary for the Bainbridge Road sign to be viable and noted 20' of right-of-way was dedicated to the City.

Mr. Bentley said the Fire Department is requesting the Kruse Drive monument sign incorporate the address numbers in a configuration that is legible and visible from the street. Mr. Biales said the address numbers would appear on both sides of the Kruse Drive sign in a contrasting color and the monument brick will match the building. Mr. Eisenhuth said the Kruse Drive entrance is specified as the address street. Mr. Stolarsky recommended this be added as a contingency to the number of signs variance.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the number of ground signs variance, to permit one additional contingent upon compliance with the Fire Department's April 22, 2020 memo.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the 7' ground sign front yard setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Greenspan to approve the 2' 4.5" ground sign height variance.

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

Motion Carried

Motion by Mr. Greenspan, seconded by Mr. Mazur to approve the 3' 8.19" ground sign width variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the 1 sq ft 9.3 sq in ground sign area variance.

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

Motion Carried

4. 33095 Bainbridge Road – OMNI Headquarters

014-2020 6

- Number of wall signs variance – permit one additional
- Ground sign front yard setback variance
- 1' 6" ground sign height variance
- 5' ground sign width variance

- 11 sq ft 8 sq in ground sign area variance

Mr. Gary Biales, OMNI Senior Living Vice President, 32870 Wintergreen Drive, Solon was present. Mr. Biales gave a brief background of Vitalia Senior Living, OMNI and Arrow Senior Living. The monument sign plans were displayed. He said the front sign will include the names of the three companies within the building. He said approximately 30' of right-of-way was dedicated to the City creating the need for the Bainbridge Road setback variance. Mr. Biales said by placing the sign forward on the lot it will direct customers to their building instead of their shared entrance with the adjacent business. He agreed to maintain the sign and, if necessary, move it at their expense.

Mr. Frankland said the sign is located in the Historic Zone and the building is located in the C-2 District.

Mr. Bentley said a 32 sq ft wall sign area variance will be added to the agenda. Mr. Frankland said this is required for the front wall sign only.

The building signs plans were displayed. Mr. Biales said the building signs will be located on the front of the building which is in the Historic Zone. He said even though a front and back sign is allowed, there will not be a sign on the back of the building. Mr. Frankland said the sign closest to Bainbridge Road on the front of the building projects into the C-1 District.

Mr. Mazur said the Fire Department is requesting the address be affixed to the monument sign. Mr. Biales agreed and said the monument brick will match the building.

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

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the 32 sq ft wall sign area variance.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the ground sign front yard setback variance contingent upon compliance with the Fire Department's April 22, 2020 memo.

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 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 5' ground sign width variance contingent upon any movement of the sign will be at the owners' expense.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve the 11 sq ft 8 sq in ground sign area variance.

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

Motion Carried

- 4A. Madison Lane – PP# 954-34-029, 954-35-003, 954-34-028, 016-2020 6  
954-35-025, 954-35-026, 954-35-027, 954-35-028, 954-35-029,  
954-35-030 – Carrington Court Residential, LP  
▪ Plat modification

Mr. Rick Porter, Gross Builders, 14300 Ridge Road, North Royalton was present representing the applicant. Mr. Porter said he will discuss the projects parcel numbers with Mr. Frankland.

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a public hearing at the May 12, 2020 meeting with the stipulated lots as designated.

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

Motion Carried

#### COUNCIL REFERRAL:

5. From Hawthorne Golf Estates, LLC requesting the rezoning of 015-2020 5  
approximately thirty-five (35) acres of land adjacent to Hawthorne  
Valley Country Club from R-1-D (Single Family Residential) to R-3-A  
(Multi-Family Residential Senior Citizen-1)

Mr. Bentley said the particulars of this request will be posted to the City's website.

Mr. Larry Apple, 25250 Rockside Road, Bedford Heights was present representing the applicant. Mr. Apple said the proposal to design 105 cluster detached single family homes on 32 acres for persons age 50 or over would accomplish Solon's Master Plan to promote the creation of new senior citizen housing opportunities and enable Solon residents to continue to live in Solon as they age.

Mr. Apple said the proposal contains efforts to preserve approximately 150 acres of the former golf course as open space through a conservation easement. Mr. Stolarsky said he is working with Mr. Howard Chapman, attorney for Hawthorne Golf Estates, LLC, on the conservation easement in preparation for the potential rezoning.

Mr. Apple said the housing development will be accessed off Hawthorne Parkway. He said to avoid any harmful impact to the area, the houses will be located approximately 1/3 of a mile from any existing homes on Aurora or Richmond Roads. Mr. Apple said

approximately one million dollars per year in property and other taxes for the City and schools will be generated from the private streets.

A housing plan was displayed. Mr. Apple said a previously proposed plan contained 184 units with some structures close to existing houses on Aurora Road; however, this proposal contains 105 units on 32 acres with an increased setback from the Metroparks. He said additional exhibits will be available to the public prior to the May 12, 2020 public hearing.

Mr. Mazur asked if the development will connect to Richmond Road and Mr. Apple said no.

Mr. Mazur said the Carrington Court senior housing development is age 55+ and asked why this development is proposed at 50+. Mr. Apple said a 3A Zoning District provides for age 50+.

Mayor Kraus said the 50+ age bracket would enable a broad range of Solon empty nesters to relocate within the City.

Mr. Greenspan asked the size of the houses and Mr. Apple said the one or two story houses will start at approximately 1,500 sq ft with first floor master bedrooms. He said a clubhouse will be located at the front of the development and there are no plans for a swimming pool.

Mr. Newberry said the new proposal appears to resolve the former plan's previous issues. Mayor Kraus agreed.

Motion by Mr. Newberry, seconded by Mr. Mazur to schedule a public hearing at the May 12, 2020 meeting.

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

Motion Carried

#### COMMENTS FROM THE AUDIENCE:

There were no phone-in comments.

#### COMMENTS FROM THE COMMISSION:

Mr. Greenspan hopes everyone is doing well and staying safe.

Mr. Mazur extended Mrs. McConoughey best wishes in her retirement.

Mr. Newberry, Mr. Frankland and Mr. Stolarsky complimented Mr. Bentley on successfully chairing tonight's Zoom Planning Commission meeting.

Mr. Eisenhuth said it was nice to see everyone and hopes everyone stays safe.

Mr. Bentley thanked Ms. Buller and Mr. Gibbs for their help with tonight's meeting. He thanked the Mayor for leading the City during this crisis and the employees for continuing the work of the City.

Mayor Kraus said the Solon team is doing an amazing job. He said the City is not immune, difficult decisions are being made and the budget is being discussed. Mayor Kraus said the residents are doing a tremendous job with quarantining.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 8:20 P.M.

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

Nay: None

Motion Carried

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Chairman

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Secretary