

**SOLON PLANNING & ZONING COMMISSION
JUNE 9, 2020 – 7:15 P.M.**

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

Present*: Commission Members Greenspan, Mazur, Newberry (arrived 7:30 P.M.), Councilman Bentley, Mayor Kraus, Assistant Law Director Stolarsky, Planning Director Frankland, Secretary Buller

Absent: None

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

*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.

NEW:

3. 5755 Richmond Road - John M. Moore - 352 sq ft accessory pavement area variance: Mr. Moore said the stone driveway and the stone area in front of the garage at the rear of the house will be replaced with asphalt.

Mr. Lyndon said the Engineering Department will work with the contractor to ensure the laterals under the driveway are protected and the project meets City standards.

4. 7254 Hollyhock Lane - Larry and Jullie Barnett - 25' accessory pavement front yard setback variance: Councilman Bentley said Councilman Pelunis submitted correspondence supporting the variance and said there have been no objections from the neighbors.

Mr. Charles Trapp said he has not encountered issues with previous jobs in the City. He said the permit and registration were submitted at the same time and he was unaware of the variance process.

Councilman Bentley said because the work started prior to the issuance of a permit, a fine might be incurred. Mr. Trapp said an Engineering Department employee advised him the fine could be waived. Mr. Frankland said the Building Department assesses fines and the Mayor is the only one authorized to waive a fine. Mr. Lyndon said this is defined in Section 1424.

Mr. Mazur asked Mr. Trapp if he is registered with the City and how much work has been completed on the job. Mr. Trapp said he is registered with the City. He said the driveway forms have been installed and stone has been tamped on the driveway. Mr. Trapp said he submitted the permit along with the registration and believed the process was completed but understands if there is a \$150 fine, he will pay it to finish the job.

Councilman Bentley explained the timeline process to Mr. Trapp.

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:

There were no phone-in comments.

MINUTES:

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the minutes of the May 26, 2020 meeting as presented.

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

Motion Carried

NEW:

- | | | | |
|----|---|----------|---|
| 1. | 34690 Cannon Road – Daniel L. Kalk | 021-2020 | 4 |
| | ▪ 7' accessory structure side yard setback variance | | |

Mr. Daniel Kalk, 34690 Cannon Road, was present via video connection and said he would like to replace his existing shed, which is grandfathered, with a slightly larger shed in the same location.

An aerial of the property was displayed and Councilman Bentley identified the location of the shed.

Motion by Mr. Mazur, seconded by Mayor Kraus to approve the 7' accessory structure side yard setback variance.

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

Motion Carried

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|----|--|----------|---|
| 2. | 28215 Louise Drive – Kevin M. Caine | 022-2020 | 5 |
| | ▪ 10' 6" side yard setback variance | | |
| | ▪ 10' 6" cumulative side yard setback variance | | |

Mr. and Mrs. Caine, 28215 Louise Drive, were present via video connection. Mr. Caine said they are replacing an existing shed that is 4.5' from the side yard with a slightly larger shed in the exact location.

An aerial of the property was displayed and Mr. Caine indicated the location of the shed.

Motion by Mayor Kraus, seconded by Mr. Newberry to approve the 10' 6" side yard setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve the 10' 6" cumulative side yard setback variance.

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

Motion Carried

3. 5755 Richmond Road – John M. Moore 023-2020 5
▪ 352 sq ft accessory pavement area variance

Mr. John Moore, 5755 Richmond Road, was present via video connection. An aerial of the property was displayed. Mr. Moore indicated a stone driveway leads to the existing garage that is located behind the house and they are requesting to replace the stone with asphalt.

Mr. Lyndon said this property contains a lateral located under the driveway. He said they will advise the contractor to be cautious when excavating the driveway and of the necessary steps to protect the lateral from complications.

Mr. Moore asked what the process was going forward and Mr. Lyndon explained.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the 352 sq ft accessory pavement area variance.

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

Motion Carried

4. 7254 Hollyhock Lane – Larry and Jullie Barnett 024-2020 2
▪ 25' accessory pavement front yard setback variance

Mr. Charles Trapp, 7254 Hollyhock Lane, was present representing the applicant via video connection. Mr. Trapp said the 16 foot long driveway will be entirely widened by two feet.

A rendering of the driveway with measurements and an aerial of the property were displayed.

Councilman Bentley said when Mr. Trapp submitted the paperwork, he thought the process was complete; however, he realized he did not have the proper permit when the City contacted him. Mr. Trapp said he would pay the fine connected to the project. Councilman Bentley said Mr. Trapp was advised of the appeal process. Mayor Kraus said he oversees the appeal process.

Mr. Newberry said it is his practice to deny requests that are made after a project has begun. He said permits are beneficial for the life, health and safety of the residents, as well as the contractors.

Mr. Mazur said the enforcement of a fine that is twice the application fee or a minimum of \$150.00, was instituted 10 to 12 years ago. He said prior to that time, the City had a plethora of people beginning construction without an Engineering Department review and inspection and the institution of a fine has greatly mitigated that from continuing. He is not objecting to this project; however, the seriousness of starting a project without the proper permits should be understood. Mr. Mazur said the permitting process also allows the homeowner assurance the work is done according to specs.

Councilman Bentley said Councilman Pelunis submitted correspondence supporting the variance and there have been no objections from neighbors.

Motion by Mr. Mazur, seconded by Mr. Greenspan to approve the 25' accessory pavement front yard setback variance with a notation that there is a possibility of a fine.

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

Motion Carried

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|----|--|---------|---|
| 5. | 6958 Elmwood Drive – PP#'s 955-33-129, 955-33-153,
955-33-154 - Murat Gurer and Seymanur Saritoprak | 25-2020 | 3 |
| | ▪ Lot consolidation | | |

A public hearing was scheduled.

Councilman Bentley opened the public hearing and asked for phone-in comments.

Mr. Thuc Nguyen, 6958 Elmwood Drive, was present via video connection. Mr. Nguyen said the three parcels need to be consolidated to meet the Code requirements.

An aerial of the property was displayed. Councilman Bentley indicated the three parcels and one house.

There were no phone-in calls for comments.

Councilman Bentley closed the public hearing.

Motion by Mayor Kraus, seconded by Mr. Mazur to recommend approval of the lot consolidation for PP#'s 955-33-129, 955-33-153 and 955-33-154.

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. Mazur asked Mr. Frankland if there has been any communication from ORG Holdings regarding their application, Inactive Agenda Item B. Mr. Frankland said he has had no communication with the applicant since the summer of 2019.

Motion by Mr. Mazur, seconded by Councilman Bentley to request the Clerk of Council to notify ORG Holdings at 6801 Cochran Road, Inactive Agenda Item B, to determine applicants interest in the application.

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

Motion Carried

Mr. Mazur asked Mayor Kraus when public meetings would resume. Mayor Kraus said he anticipates Governor DeWine's 10 persons limitation at meetings will be lifted sometime over the summer and he will follow the Governor's recommendations.

Councilman Bentley said former Fire Chief Shaw, who is leading Solon's COVID-19 strategies, has recommended hosting video meetings through the summer. He said suggestions from Council will be considered and the Commission will determine the best solution for them.

Mr. Newberry officially welcomed his daughter and her family to Solon.

Mr. Greenspan said his experience working with the City on his project has been satisfying with helpful, friendly and timely responses from the employees.

Mayor Kraus thanked Mr. Greenspan for his comments. Mayor Kraus welcomed Mr. Newberry's family to Solon.

Mayor Kraus congratulated the Solon graduates and graduate Noel Bentley. He said the 414 vehicle graduation parade was a success.

Mayor Kraus said the Cuyahoga County Board of Health has inspected and allowed the re-opening of certain City facilities. He congratulated Mr. Parker and the Community Center employees for preparing the Community Center for re-opening today. Mayor Kraus said Mrs. Sullivan opened Art Camp at the Center for the Arts this week.

Mayor Kraus reviewed the various recreation camps taking place throughout the summer. He said the tennis and pickleball courts are open and the Arthur Road pool will be re-opening next week with safety restrictions.

Councilman Bentley wishes everyone to remain safe.

Motion by Mr. Newberry, seconded by Mr. Mazur to adjourn the meeting at 8:08 P.M.

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

Motion Carried

Chairman

Secretary