

**SOLON PLANNING & ZONING COMMISSION  
JUNE 23, 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 (arrived 7:27 P.M.), Assistant Law Director Stolarsky, Planning Director Frankland, Secretary Buller

Absent: None

Also Present\*: Senior Network Support Service Analyst Walker, Assistant City Engineer Lyndon, Inspector Eisenhuth

\*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:**

1. 6130 Kruse Drive – L & Y Properties-Solon, LLC - drive aisle width variance, site plan: Mr. Bentley said this item will be tabled and referred to the Safety and Public Properties Committee.

Mr. Arthur Lawrence, Cleveland Commercial Group, 30559 Pinetree Road, Suite 218, Cleveland, was present representing the applicant. Mr. Mazur asked Mr. Lawrence to indicate the location of the order signboard for the Panera Restaurant.

Exhibit D was displayed. Mr. Lawrence said the process allows four vehicles to stack from the order signboard to the pick-up window and indicated the order signboard is located at the fourth car on the exhibit.

Mr. Mazur asked if the patio seating will remain. Mr. Lawrence said no changes will be made to the patio seating.

Mr. Newberry observed a dimension line is indicated on the rendering; however, there is no signboard shown. Mr. Mazur suggested adding the order signboard to the drawing for clarification. Mr. Lawrence agreed.

Mr. Bentley said the Safety and Public Properties Committee will discuss this item on July 8, 2020.

2. 5850 Elm Hill Drive – Craig and Stacey Cohen – pool location variance: Mr. Bentley said the Commission previously approved a side yard pool location variance; however, the Cohens are requesting to place the pool in a different location. He said a 5' fence is required around the area.

Mr. Cohen asked what type of fencing is allowed. Mr. Frankland said a fence a child cannot climb over, a 5' high permanent fence mounted in the ground made of wood or decorative metal, as long as a child cannot slip through the fencing. Mr. Cohen suggested a horizontal type fence, such as a split rail. Mr. Frankland said the fence must be inaccessible to a height of 5'.

Mr. Newberry suggested a chain link or picket type fence and recommended Mr. Cohen work with the Planning Department to assure the right type of fencing is installed.

Mr. Mazur said the requirements are outlined in the Ohio Revised Code. He does not believe split rail fencing would be allowed.

Mr. Bentley said a horizontal type fence could be easily climbed and said the Planning Department would work with Mr. Cohen on the fencing specifications.

Mr. Cohen asked, since the plan has been submitted, could they begin setting up the pool.

Mr. Mazur said the fence must meet the Code requirements and include a locking gate. Mr. Cohen said he understands.

#### INACTIVE AGENDA:

B. 6801 Cochran Road – ORG Holdings – 3' parking setback from building variance, site plan: Mr. Bentley said no response was received from the inquiry letter sent to the applicant regarding removing this item from the agenda. This item will be removed.

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 June 9, 2020 meeting as presented.

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

Motion Carried

NEW:

- |    |  |          |   |
|----|--|----------|---|
| 1. | 6130 Kruse Drive – L & Y Properties-Solon, LLC   | 026-2020 | 6 |
|    | <ul style="list-style-type: none"> <li>▪ <del>Drive aisle width variance</del></li> <li>▪ Site plan</li> </ul> |          |   |

Mr. Bentley said L & Y Properties-Solon, LLC has submitted plans to install a drive through aisle at the Panera Bread location on Kruse Drive. He said this item will be tabled and referred to the Safety and Public Properties Committee for review at their July 8<sup>th</sup> meeting.

Mr. Frankland said the drive through site plan approval will be required, but the drive aisle width variance was removed by the Planning Department.

Motion by Mr. Newberry, seconded by Mr. Greenspan to refer this item to the Safety and Public Properties Committee for review and recommendation.

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

Motion Carried

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|----|--|----------|---|
| 2. | 5850 Elm Hill Drive – Craig and Stacey Cohen                               | 027-2020 | 5 |
|    | <ul style="list-style-type: none"> <li>▪ Pool location variance</li> </ul> |          |   |

Mr. Craig Cohen, 5850 Elm Hill Drive, was present via video connection.

Exhibit C was displayed. Mr. Cohen said the pool will be located behind the garage and beside the deck with new fencing installed along the eastern and western sides of the yard.

Mr. Bentley said Mr. Cohen should work with the Planning Department to follow the required safety guidelines. Mr. Cohen agreed.

Mr. Mazur asked about the north side fencing on the property. Mr. Cohen said there is an existing fence on the north side of the property which is owned by his neighbor. Mr. Mazur asked if the northern fencing was 5' high and Mr. Cohen said it appeared to be 5' high. Mr. Mazur cautioned the fencing must meet Code requirements.

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve the pool location variance.

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:

Motion by Mr. Mazur, seconded by Mr. Newberry to remove Item B, ORG Holdings located at 6801 Cochran Road, from the Inactive Agenda.

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

Motion Carried

Mayor Kraus said the City's fireworks display will not be held this year. He wished everyone a safe and happy Fourth of July.

Motion by Mr. Mazur, seconded by Mayor Kraus to adjourn the meeting at 8:00 P.M.

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

Motion Carried

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Chairman

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Secretary