

**SOLON PLANNING & ZONING COMMISSION**  
**JULY 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 (entered at 7:29 P.M.), Assistant Law Director Stolarsky, Planning Director Frankland, Secretary Letourneau

Absent: None

Also Present\*: Director of IT Gibbs, 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.

PENDING:

1. 34570 Aurora Road – Solon Medical LLC - PP#'s 954-29-027, 954-29-029, 954-29-030, 954-29-031, 954-29-032 - lot split/consolidation: Councilman Bentley said variances were recently identified, therefore, this item will be tabled and the public hearing will remain open. Mr. Frankland said he spoke with the applicant who indicated they will attend the next meeting. Mr. Frankland explained the lot split will result in the need for a side yard setback for parking lot variances for each lot.

Mr. Stolarsky asked Mr. Lyndon the status of the agreement for the donation of right-of-way by the applicant. Mr. Lyndon advised preparation of documents will take some time, however, the applicant agreed to the donation. He would ask that the applicant acknowledge their donation of the right-of-way at the Planning Commission meeting in which the agreement is considered in accordance with the memo from the Engineering Department.

Councilman Bentley said a public hearing will be scheduled for the next meeting for a lot split/consolidation for Solon Arnold Miller LLC, 6800 Arnold Miller Parkway.

The caucus ended at 7:22 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 comments regarding agenda items.

MINUTES:

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the minutes of the July 14, 2020 meeting as presented.

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

Nay: None

Motion Carried

PENDING:

- |   |          |   |
|---|----------|---|
| 1. 34570 Aurora Road – Solon Medical LLC<br>PP#'s 954-29-027, 954-29-029, 954-29-030, 954-29-031, 954-29-032<br>▪ Lot split/consolidation | 028-2020 | 6 |
|---|----------|---|

Councilman Bentley opened the public hearing and asked for comments. There were no comments, however, the public hearing remained opened for the next meeting.

Motion by Mr. Newberry, seconded by Councilman Bentley to table consideration of Item 1.

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

Nay: None

Motion Carried

NEW:

- |   |          |   |
|---|----------|---|
| 2. Northeast & Southeast corners of Park East Drive and<br>SOM Center Road Zaremba Management (Solon Park Apartments)<br>▪ Site plan - sign replacement | 036-2020 | 6 |
|---|----------|---|

Mr. Brian Becker, Becker Signs, Inc., was present representing the applicant.

Councilman Bentley explained the applicant proposes to replace two existing signs with two new updated signs.

Mr. Becker further explained the applicant proposes to install modernized signs of the same size and height as the existing signs and in the same location. Exhibit D was displayed depicting the proposed signs.

Motion by Mr. Greenspan, seconded by Mr. Mazur to approve the site plan for sign replacement.

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 Councilman Bentley, seconded by Mr. Mazur to schedule a public hearing for a lot split/consolidation for PP# 953-27-002, 6800 Arnold Miller Parkway.

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

Motion Carried

Councilman Bentley encouraged everyone to continue to stay safe.

Motion by Mr. Newberry, seconded by Mr. Mazur to adjourn the meeting at 7:45 P.M.

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

Motion Carried

---

Chairman

---

Secretary