

SOLON PLANNING & ZONING COMMISSION
August 11, 2020 – 7:15 P.M.

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

Present*: Commission Members Greenspan (entered at 7:26 P.M.), Mazur, Newberry, Councilman Bentley, Mayor Kraus, Assistant Law Director Stolarsky, Planning Director Frankland, Secretary Letourneau

Absent: None

Also Present*: Support Service Analyst Walker, Assistant City Engineer Lyndon Inspector Eisenhuth, Planner I Parks

*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 and various variances: Mr. Mazur asked if the applicant is aware of the Engineering Department memo recommending an easement and right-of-way on Aurora Road. Mr. Leon Sampat, LS Architects, was present representing the applicant and said yes.

Mr. Lyndon said Mr. Sampat assured him that the property owner will donate a small piece of property and asked that an acknowledgment be on the record during the meeting.

Mr. Stolarsky asked if the donation will immediately reflect on the consolidation plat or some time in the future. Mr. Lyndon said it can be shown on the consolidation plat now or can be done as part of the Aurora Road widening project.

NEW:

2. 27750 Cannon Road – Michael P. Greuel – pavement variances: Mr. Greuel was present and explained the request to extend the driveway to pave a grass parking area on the east side of the property.

Councilman Bentley said the Engineering Department's memo requires a grading and drainage plan to be submitted before the permit is issued.

Mr. Greuel explained the site is at the top of a hill and drains to the north, down the driveway and the house is to the west of the proposed pavement. He will contact the Engineering Department for further discussion.

4. 32738 South Roundhead Drive – Amy Sordi - accessory structure location variance: Mr. Mark Domo was present representing the applicant and explained the property is a corner lot with greenspace in the rear yard. He indicated the proposed location of the shed on Exhibit K.

Councilman Bentley advised Councilman Pelunis provided comments supporting the application. Councilman Bentley asked the location of the shed in reference to the existing pergola. Mr. Domo indicated the location and said the pergola will be removed.

5. 5470 Parkside Trail – James Ellia - side yard setback variance: Councilman Bentley explained the request for a back-up generator and indicated the need for the generator to be in close proximity to electrical access. He said the proposed location is on the side of the house, somewhat hidden, and no objections from the abutting and adjacent property owners were received.

6. 6800 Arnold Miller Parkway – PP# 953-27-002 - Solon Arnold Miller LLC - lot split/consolidation: Councilman Bentley said a public hearing will be held.

Mr. Newberry said correspondence was received this afternoon from Mr. Steve Metcalf, Neff and Associates, representative for the applicant, indicating the County approved the lot split.

The caucus ended at 7:25 P.M. and the meeting began at 7:30 P.M.

Mr. Greenspan entered the meeting.

CHANGES TO THE AGENDA:

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 28, 2020 meeting as presented.

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

Motion Carried

PENDING:

1. 34570 Aurora Road – Solon Medical LLC 028-2020 6
 PP#'s 954-29-027, 954-29-029, 954-29-030, 954-29-031, 954-29-032
- Lot split/consolidation
 - 15' parking lot side yard setback variance – Parcel A
 - 15' parking lot side yard setback variance – Parcel B
 - 151' 11" lot width variance – Parcel A
 - 22' lot width variance – Parcel B
 - 0.681 acre lot area variance – Parcel A
 - 0.8141 acre lot area variance – Parcel B

A public hearing was scheduled.

Councilman Bentley opened the public hearing and asked for comments.

Mr. Leon Sampat, LS Architects, was present representing the applicant. Mr. Sampat explained as part of the applicant's development plan, five lots will be consolidated into two parcels. He referred to Exhibit G and indicated the portion of property that will be dedicated to the City for a future road-widening project. He referenced Exhibit C, the lot consolidation plan, and noted where the parcels will be split and added there will be cross access easements for both parcels for parking and storm water detention. Mr. Sampat said the items from Exhibit I will be in compliance with the City Engineer's requirements.

Mr. Mazur read Item 3 from the Engineering Department's memo which as part of the Aurora Road widening construction, the City will require permanent and temporary right-of-way. The City requested the property owner donate the right-of-way that may be necessary. Mr. Mazur said the requirement was agreed to.

Councilman Bentley noted the applicant is to address all five items of the Engineering Department's memo. Mr. Sampat agreed.

There were no comments from the public, therefore, the public hearing was closed.

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a 15' parking lot side yard setback variance for Parcel A.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 15' parking lot side yard setback variance for Parcel B.

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

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve a 151' 11" lot width variance for Parcel A.

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

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve a 22' lot width variance for Parcel B.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a 0.681 acre lot area variance for Parcel A.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Kraus to approve a 0.8141 acre lot area variance for Parcel B.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to recommend approval of a lot split/consolidation for PP#'s 954-29-027, 954-29-029, 954-29-030, 954-29-031, 954-29-032 contingent upon requirements as outlined in the July 8, 2020 memo from the Engineering Department.

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

Motion Carried

NEW:

2. 27750 Cannon Road – Michael P. Greuel 037-2020 5
- 310 sq ft accessory pavement area variance
 - 1' side yard pavement setback variance

Mr. Michael Greuel was present and explained the request for a driveway extension on the east side of the property. He explained it will be excavated with a gravel base for drainage and paved from the u-shaped driveway to the double gate that leads to the back yard. Exhibit C was displayed and Councilman Bentley indicated the location for the proposed pavement.

Motion by Mr. Mazur, seconded by Mr. Greenspan to approve the 310 sq ft accessory pavement area variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve the 1' side yard pavement setback variance.

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

Motion Carried

3. 34605 Cannon Road – Matthew & Gabrielle Przepiora 038-2020 4
- 632 sq ft accessory structure area variance
 - 1' 6" accessory structure height variance

Mr. Matthew Przepiora was present and explained the request to construct a 20' x 40' accessory building in the backyard for storage, however, he noted he may revise the size to 20' x 32'. He said an approximately 20' x 20' building in disrepair previously existed on the property at the time of purchase. He advised the new building will be constructed where the previous building was located.

Mr. Newberry questioned if the applicant understood the requirements of the memo from the Engineering Department regarding drainage and grading around the building. Mr. Przepiora was unsure. Mr. Newberry explained positive drainage is to be maintained around the structure and final grading will be inspected and approved by the Engineering Department prior to seeding.

Mr. Przepiora agreed. Mr. Stolarsky clarified that these items will be addressed during the permitting process.

Councilman Bentley said the applicant will not want ponding around the shed and for protection of the building and the neighbors' property, the applicant will want to ensure there is positive drainage around the building. Mr. Przepiora agreed with installing the building properly.

Mr. Newberry said the action by the Planning Commission does not allow the applicant authorization to extend the driveway back to the shed. He said if pavement is desired, the applicant will require a separate permit and possibly variances.

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the 632 sq ft accessory structure area variance.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the 1' 6" accessory structure height variance.

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

4. 32738 South Roundhead Drive – Amy Sordi 039-2020 2
▪ Accessory structure location variance

Ms. Amy Sordi and Mr. Mark Domo were present.

Exhibit K was displayed and Mr. Domo explained the property is on a corner lot with significant greenspace in the rear yard. He indicated an existing pergola on the property will be replaced with a shed. He advised the rear right of the property holds a sewer and the left rear of the property would abut the street. Mr. Domo said both areas are undesirable. He advised there will be a two to three foot space between the house and proposed shed.

Councilman Bentley advised Councilman Pelunis provided comments in support of the application.

Motion by Mr. Greenspan, seconded by Mr. Mazur to approve the accessory structure location variance.

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

Motion Carried

5. 5470 Parkside Trail – James Ellia 040-2020 5
▪ 6' side yard setback variance

Councilman Bentley explained the application is for a proposed backup generator. He noted the proposed location on the side of the house is ideal and said the generator needs to be close to an electrical outlet.

Mr. James Ellia was present.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the 6' side yard setback variance.

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

Motion Carried

6. 6800 Arnold Miller Parkway – PP# 953-27-002 041-2020 7
Solon Arnold Miller LLC
▪ Lot split/consolidation

A public hearing was scheduled.

Councilman Bentley opened the public hearing and asked for comments.

Mr. Steve Metcalf, Neff and Associates, was present representing the applicant. Mr. Metcalf explained the applicant has an existing long-term extension lease in the existing building. He said as there is unused land for future development and the applicant is part of Industrial Commercial Properties (ICP), the applicant is requesting to split the 42-acre parcel into separate available parcels for future development. Mr. Metcalf explained although there are no prospective parties for the individual parcels at this time, the applicant proposes to make the properties marketable and bring more jobs to the City.

Councilman Bentley clarified the lot will be split into six individual lots. Mr. Metcalf agreed.

Mayor Kraus supports the request and said ICP is notable for their use of industrial land. He believes the proposal will benefit the City in the future.

Mr. Newberry referred to an email received from Mr. Metcalf indicating the County's request was satisfied in regard to the development.

Mr. Stolarsky questioned if the Engineering Department approves of the depiction of the future cul-de-sac. Mr. Lyndon said yes and referred to Exhibit C. He said as the sites are developed to meet the City's standard of installing a cul-de-sac, it is

the request of the Engineering Department that deed restrictions be placed on certain parcels and that the property owner of Sublot 1A will donate the required right-of-way and utility easement at that time.

There were no comments, therefore, the public hearing was closed.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve the lot split/consolidation for 6800 Arnold Miller Parkway, PP# 953-27-002 contingent upon requirements as outlined in the memo from the Engineering Department dated August 5, 2020.

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 encouraged everyone to get their bicentennial shirts at the Big Frog as part of Passport to Solon.

In regard to the ongoing pandemic, Councilman Bentley encouraged everyone to continue safe practices.

Councilman Bentley advised Solon Schools will begin the school year conducting classes remotely.

Mayor Kraus commended Solon Schools for making difficult choices in order to protect students. He congratulated Mr. Fred Bolden for his new position as Superintendent of Solon Schools. He said Mr. Bolden is a long-time educator and Solon resident and he is confident in Mr. Bolden's leadership.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 8:14 P.M.

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

Motion Carried

Chairman

Secretary