

SOLON PLANNING & ZONING COMMISSION
August 25, 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 Letourneau

Absent: None

Also Present*: 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. 33445 Station Street – Machi & Machi Partnership – side yard setback variance and site plan: A revised site plan was submitted correcting the property line which resulted in the side yard setback variance no longer being required. Mr. Lyndon said the original site plan showed the lot line crossing the western edge of the building and the revised site plan correctly indicates the lot line between the two lots.

Mr. Newberry said the Traffic Engineer questioned if the bike racks displayed are in an appropriate location with the sidewalk extension. Mr. Lyndon said there is not a sidewalk extension proposed but rather the plan shows existing transverse striping. He said if a vehicle in the parking space next to the bike rack is backing up, there is a safety concern that someone using the bike rack may not be visible to the driver of the backing vehicle. An alternative location for the bike rack was recommended.

Mayor Kraus advised the City is changing planning characteristics to encourage walking and biking in the City in the retail areas as requested by residents and supports the proposed bike rack.

Councilman Bentley believes a contingency could be added to reach a safe solution for the bike rack location before a permit is issued.

Mr. Mazur asked where curbside pickup will be located.

Mr. Leon Sampat, LS Architects, Inc., was present representing the applicant and advised three parallel parking spaces on the side of the building would be used for a curbside pickup area.

Mr. Newberry asked if vehicles would exit by pulling around the building and if there is enough room to exit. Mr. Sampat said yes. Mr. Newberry added there is more parallel parking available in the rear near the dumpsters. Mr. Newberry questioned the line offset around the building and Mr. Sampat replied it is a plotting error and should not be there. Mr. Newberry said without this line, the plan indicates there is room to reach the back of the building. Mr. Sampat said he will correct the plan and provide it for the Council meeting.

2. 34235 Aurora Road – Ultimate Wash of Solon: Featuring Touch Automatic, Inc. – various variances and site plan for building: Councilman Bentley explained the request to replace the existing Ultimate Wash building. The Safety and Public Properties Committee reviewed the plan and recommended approval.

Mr. Mazur requested explanation of the traffic flow.

Mr. Lyndon explained for safety purposes, the Traffic Engineer recommended the area be monitored to determine if inbound traffic turning left into the vacuum area causes traffic to back up on Aurora Road. If so, Mr. Lyndon said the property owner would be required to convert the vacuum area into an exit only.

4. 35895 Aurora Road – Kim Russell - detached garage height and accessory pavement area variances: No objections were received from abutting and adjacent property owners.

The caucus ended at 7:31 P.M. and the meeting began at 7:32 P.M.

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. Mazur, seconded by Mr. Newberry to approve the minutes of the August 11, 2020 meeting as presented.

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

Motion Carried

NEW:

- | | | | |
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| 1. | 33445 Station Street – Machi & Machi Partnership | 042-2020 | 6 |
| | <ul style="list-style-type: none">▪ 15' side yard setback variance▪ Site plan (A revised site plan was submitted before the meeting.) | | |

Councilman Bentley explained the request for a new coffee shop in the existing building at 33445 Station Street. He said the revised site plan submitted this evening removes the need for the side yard setback variance.

Mr. Leon Sampat, LS Architects, was present representing the applicant and Heritage Coffee. Mr. Sampat explained the proposal to open the Heritage Coffee location in an approximately 1,420 square foot space with a 16' x 16' patio enclosed by a 4' high black aluminum fence. To accommodate the patio, Mr. Sampat said three parking spaces will be removed leaving 94 parking spaces for the site. Mr. Sampat said the handicap accessible parking will be relocated based on comments from the Engineering Department, the sidewalk will be opened and the gates will be removed to allow customer access to the sidewalk per the Engineering Department's memo. To protect the patio, Mr. Sampat said anchored concrete planters are proposed.

Mr. Mazur asked if the sidewalk is extended or is it painted on the ground. Mr. Sampat said it is currently painted on the ground and will remain. In regard to proposed bike racks, Mr. Mazur questioned how bikers will be protected from vehicles. Mr. Sampat said he will work with the Traffic Engineer to determine a safe location. Mr. Sampat suggested planters be installed to the west and possibly turn the bike rack 90 degrees to provide a buffer. Mr. Mazur agreed.

Mr. Stolarsky said he spoke with Mr. Frankland regarding the bike rack issue and suggested the application be approved without the bike rack contingent upon the applicant working with the Planning Department and Traffic Engineer to determine an alternative location. He said the revision could be approved as a minor alteration. Councilman Bentley agreed.

Motion by Mr. Newberry, seconded by Mr. Mazur to accept the applicant's withdrawal of the 15' side yard setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to recommend approval of the site plan contingent upon the applicant, the Traffic Engineer and the Engineering Department establishing a safe location for the bike rack before a permit is issued.

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

Motion Carried

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| 2. | 34235 Aurora Road – Ultimate Wash of Solon: Featuring Touch Automatic, Inc. – Referral received from Safety & Public Properties | 043-2020 | 6 |
| | <ul style="list-style-type: none">▪ 15' parking side yard setback variance▪ 23.8' parking rear yard setback variance | | |

- 5' parking setback from building variance
- 25' setback for drive-through service variance
- 57' structure front yard setback variance
- 6" ground sign height variance
- 2" ground sign width variance
- Site plan – new building

Mr. Jeff Gilger, Vice President of Development, Express Wash Concepts, LLC was present representing the applicant.

Mr. Gilger explained the brand expanding into the Cleveland market is called Clean Express Auto Wash consisting of an express tunnel exterior car wash and is a self-serve car wash concept for customers. He said 17 free vacuums will be provided for customers.

Exhibit F, the site plan, was displayed and Councilman Bentley explained the proposed 3,690 square foot building with a vacuum area.

Mr. Gilger explained there are 17 free vacuum spaces, a handicapped parking space and four employee parking spaces.

The traffic flow of the site was explained involving entering the site and proceeding to the rear of the building where three stack lanes with automated pay stations are located. The far right pay station is for the unlimited car wash subscribers and is activated by an RFID tag. Cars proceed from the pay station to a queue and are aligned to enter the building by personnel. The cars proceed through the car wash in approximately three minutes and then exit the car wash. The customer may exit to the right to reach the vacuum lot or straight to exit into the main drive aisle to exit the property onto Aurora Road. Mr. Gilger estimated 30% of customers may choose to use the vacuum area.

Elevation plans were displayed and explained.

Councilman Bentley asked Mr. Gilger to explain why the vacuum hoses are elevated and Mr. Gilger said hoses are elevated to avoid dragging a hose over a car, to prevent tangling on the ground and to keep the hoses clean.

Mr. Gilger identified a "bail out" lane to provide a vehicle that is not appropriate to proceed through the wash a means for exit. The lane will also allow employees to access parking during their shift.

Mr. Newberry questioned if there is an existing easement arrangement with the neighboring Burger King location. Mr. Gilger said there is an easement arrangement in place with a current lease on the car wash property with a five-year renewal.

Councilman Bentley indicated Burger King parking spaces may be removed along the car wash's property line. Mr. Gilger said they are working to finalize the details.

Mr. Newberry commended the applicant for working with the Safety and Public Properties Committee on changes to signalization.

Mr. Mazur questioned the intentions regarding the fence to the north of the property. Mr. Gilger said the fence has not yet been addressed. Mr. Mazur said the drawing shows a solid fence and the existing fence is board-on board as required by code.

Mr. Frankland explained the existing fence is grandfathered and if a new fence is installed, it is required to be board-on-board. Mr. Frankland advised it will be monitored as permits are issued.

Mr. Mazur asked for clarification when exiting the property and lane designation.

Mr. Gilger advised the Traffic Engineer addressed ingress and egress in his memo.

Mr. Mazur questioned if the middle lane could also be designated as a right turn based on the two lanes on Aurora Road.

Mr. Lyndon said with the existing traffic signalization, a dual right turn is not warranted. He noted the Burger King restriction for no right turn on red will be removed. He clarified the lane designated for traffic exiting straight will be determined during the design process with the Traffic Engineer.

Mr. Newberry said the Traffic Engineer's memo indicated the middle lane is to be left turn only and the right lane is for thru traffic and right turns.

Mr. Gilger believes the plan will improve the intersection.

Mr. Mazur questioned if the photometric and landscape plans have been or are in the process of being approved. Mr. Frankland said the photometric and landscape plans will be approved as a contingency required for permit issuance.

Mr. Stolarsky questioned if Mr. Gilger agreed to the requirements of the Engineering Department's memo and the recommendations of the Safety and Public Properties Committee. Mr. Gilger said yes.

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

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 23.8' parking rear 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 a 5' parking setback from building variance.

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

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve a 25' setback for drive-through service variance.

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

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a 57' structure front yard setback variance.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 6" ground sign height variance.

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

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve a 2" ground sign width variance.

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

Motion by Mr. Greenspan, seconded by Mayor Kraus to recommend approval of the site plan for a new building contingent upon requirements as outlined in the Engineering Department's memo of August 19, 2020 and the Safety and Public Properties Committee's referral dated August 13, 2020.

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

3. 6575 Davis Industrial Parkway – Chase Properties 044-2020 7
- 28 parking space number of parking spaces variance
 - 10' parking setback variance
 - Site plan – building addition and parking modification

Mr. Rene Jimenez, Geis Companies, was present and explained the request to build an approximately 50,000 square foot addition to the existing building. He said a ramp will be added and the parking area will be improved. Mr. Jimenez said they are currently in the process of preparing marketing information for prospective tenants.

Councilman Bentley said it will be a warehouse. Mr. Jimenez said yes, with the potential to adapt to different businesses.

Mr. Mazur questioned the location of the proposed ramp. Exhibit C, the site plan, was displayed. Mr. Jimenez indicated the plan depicts the new addition, two new docks and a drive in ramp. He said the pavement will be improved to accommodate future docks and there is space for more parking if necessary in the future.

Mr. Stolarsky questioned if Mr. Jimenez will comply with the requirements of the Engineering Department's memo. Mr. Jimenez said yes.

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a 28 parking space number of parking spaces variance.

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

Motion by Councilman Bentley, seconded by Mr. Newberry to approve a 10' parking setback variance.

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

Motion by Mr. Newberry, seconded by Mr. Greenspan to recommend approval of the site plan for the building addition and parking modifications contingent upon requirements as outlined in the August 19, 2020 memo from the Engineering Department.

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

4. 35895 Aurora Road – Kim Russell 045-2020 6
- 6' 10" detached garage height variance
 - 1,400 sq ft accessory pavement area variance

Ms. Kim Russell was present and explained the request for variances to construct a three-car detached garage to be located in the rear yard of the property for recreational vehicles and patio furniture storage. She understood that a separate driveway permit is necessary.

Councilman Bentley indicated the proposed location on Exhibit D, the site plan, which was displayed.

Based on the proposed garage size with a second floor and code requirements, Mr. Newberry was concerned that it could be converted into occupied space and asked what type of utilities will be extended to the detached garage. Ms. Russell replied only electrical and no water connection.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 6' 10" detached garage height variance.

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

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve a 1,400 sq ft accessory pavement area 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:

Mr. Mazur wished everyone a safe Labor Day holiday.

Councilman Bentley said remote Planning Commission meetings will continue for now.

Mayor Kraus said students are starting school and he wished them good luck.

Mayor Kraus referred to the Solon Connects program and commended the Cuyahoga County Planning Commission for their presentation at the recent virtual Town Hall event.

Mayor Kraus announced the grand opening of Vitalia Senior Living this week and said residents will move in next week. Mayor Kraus thanked them for their progress and looks forward to the end result of their hard work.

Motion by Mr. Mazur, seconded by Mayor Kraus to adjourn the meeting at 8:18 P.M.

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

Nay: None

Motion Carried

Chairman

Secretary