

**SOLON PLANNING & ZONING COMMISSION**  
**October 27, 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\*: Director of Information Technology 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.

**NEW:**

1. 6801 Cochran Road – 6801 Cochran Road LLC/AT&T – cell tower modification: Ms. Kathy Farina, Black and Veatch, was present representing the applicant. Councilman Bentley advised a public hearing will be scheduled and it was not necessary for Ms. Farina to present the application until the next Planning Commission meeting. Ms. Farina left the meeting.

2. 29375 West Woodall Drive – Joseph Spidalieri - 20' front yard setback variance: Mr. Spidalieri was present and explained the request to extend his garage closer to the street. No objections were received from abutting and adjacent properties.

3. 33060 Solon Road – Finish Line Car Wash – site plan: The applicant was not present, however, Councilman Bentley explained the request is to change the color of the roof. Mr. Frankland said the applicant chose a dark burgundy color which is considered an earth tone color.

4. 6135 Kruse Drive – Automotive Realty LLC – building color variance: Mr. Al Weingeheim, Davis Construction Management, and Mr. Jeff Davis, Davis Automotive Group, Inc., were present. Mr. Davis apologized for unfulfilled commitments when the former Bob Evans Restaurant was demolished as indicated in a memo from the

Engineering Department. Mr. Davis said they will work to improve the site. In regard to the requested building color variance, he believes the same variance was granted in the past for the original building and the expansion building. He explained the manufacturer requires the dealers to follow corporate ID facility requirements. Although costlier, Mr. Davis believes it will be a more attractive building.

The caucus ended at 7:27 P.M. and the meeting began at 7:30 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 October 13, 2020 meeting as presented.

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

Motion Carried

NEW:

1. 6801 Cochran Road – 6801 Cochran Road LLC/AT&T 060-2020 7
  - Cell tower modification

Motion by Mr. Newberry, seconded by Mr. Greenspan to schedule a public hearing for the November 10, 2020 meeting.

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

Motion Carried

2. 29375 West Woodall Drive – Joseph Spidalieri 061-2020 5
  - 20' front yard setback variance

Mr. Spidalieri was present. He explained the proposed addition plan to expand the existing attached garage towards the street and create more interior space.

Councilman Bentley explained the variance is necessary as the addition will not meet the required front yard setback. He indicated the area on Exhibit H, which was displayed.

Mr. Newberry questioned if the alignment of the pavement will change with the addition.

Mr. Spidalieri said the Engineering Department advised the alignment may need to change to ensure he can enter the driveway.

Mr. Newberry recommended Mr. Spidalieri work with the Engineering and Planning Departments to accommodate the driveway change within Code requirements, if possible.

Mr. Spidalieri agreed.

Councilman Bentley explained the applicant will need to comply with requirements in the memo from the Engineering Department.

Mr. Mazur advised Mr. Spidalieri that the variance is valid for one year.

Councilman Bentley said the applicant may return to the City if an extension is needed, particularly because of the pandemic.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 20' front yard setback variance.

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

Motion Carried

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|----|---|----------|---|
| 3. | 33060 Solon Road – Finish Line Car Wash | 062-2020 | 6 |
|    | ▪ Site plan                             |          |   |

The applicant was not present.

Mr. Frankland explained the request to replace the existing roof with a dark burgundy metal roof, which meets the earth tone requirements of the Code.

Motion by Mayor Kraus, seconded by Mr. Mazur to approve the site plan.

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

Motion Carried

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|----|--|----------|---|
| 4. | 6135 Kruse Drive – Automotive Realty LLC | 063-2020 | 6 |
|    | ▪ Building color variance                |          |   |

Mr. Al Weingeheim, Davis Construction Management, and Mr. Jeff Davis, Davis Automotive Group, Inc., were present.

Mr. Davis explained the request to replace the building exterior with new white panels. As white is not permitted by Code, a building color variance is requested. Mr. Davis advised the variance was granted in the past for the original building and expansion building. Mr. Davis said the requested color is a manufacturer's requirement of the dealer. He added that next year, there will be an extensive renovation to the Jaguar/Land Rover building.

Councilman Bentley requested Exhibit L, a rendering of the building that was submitted to the Commission earlier in the day, be displayed.

Mr. Davis said the only change from the past is the addition of metal panels to certain areas in a specific white color required by BMW. Mr. Davis said BMW

requires EFIS, however, he believes EFIS it is not an acceptable material, therefore, they will cover the existing brick with the white metal panels. Mr. Davis provided details regarding an accent feature on the north and west elevation. He advised interior remodeling is ongoing. Mr. Davis said they are committed to the brand and to the City of Solon.

Mr. Mazur asked Mr. Davis if the customer entry area will be relocated and Mr. Davis said yes, on the northwest corner of the north elevation.

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve a building color variance.

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

Motion Carried

COUNCIL REFERRAL:

5. Proposed amendment to Section 1288.04(3)(d) entitled "Non-Commercial Opinion Signs" of the Zoning Code

Councilman Bentley said no new material was received. He advised he will arrange a meeting to discuss options regarding the proposed amendment.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 5.

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:

In turn, Commission members and Administration members wished everyone Happy Halloween and encouraged everyone to vote.

Mayor Kraus encouraged everyone to be safe on Halloween.

Mayor Kraus encouraged everyone to exercise their right to vote and indicated the many ways to vote.

Motion by Mr. Newberry, seconded by Mr. Mazur to adjourn the meeting at 7:57 P.M.

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

Motion Carried

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Chairman

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Secretary