

SOLON PLANNING & ZONING COMMISSION
February 23, 2021 – 7:00 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, Fire 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. 32910 Solon Road – Solon Road Enterprises, Ltd. – setback variances and sign variances: Mr. Stolarsky said he would like Mr. Lyndon to explain the section in the Engineering Department memo in regard to avoiding the utilities.

Mr. Newberry believes this was resolved with the submission of the new site plan and the sign being moved.

2. 35310 Solon Road – PP# 952-29-012 – The Dorothy S. May Revocable Trust Indenture – lot split: Ms. Sally Defrancesco was present and explained the request to split a two-acre parcel. There is a buyer for the parcel with the house but the buyer does not want the full two acres. Additionally, the property is more valuable if it is split.

NEW:

3. 29410 Ambina Drive – Ambina Drive Properties, LLC – site plan: Mr. Jeff Certo discussed the memo from the Engineering Department regarding the retention. He believes the retention for the site already exists. Mr. Certo said he believes their engineer will participate during the meeting and can discuss it in more detail.

In response Councilman Bentley's question, Mr. Lyndon said there is no need for any additional storm water management. However, the pond to the west requires maintenance by excavation. Mr. Lyndon said the aerial imagery indicates that there is substantial overgrowth and sediment build up. In addition, they will be asked to enter into a long-term inspection maintenance agreement and have it recorded and a copy sent to the City.

Mr. Certo said the applicant is not the owner of the property.

Mr. Lyndon said the applicant will then need to determine who is responsible for maintaining the stormwater. Mr. Certo said this is a five acre parcel and the stormwater is from other businesses including Swagelok.

Mr. Lyndon said the purpose of the memo from the Engineering Department is to ensure that the existing retention pond is able to perform the job it was intended for with the expansion and able to handle the capacity it was designed for. The City is not requesting any additional stormwater retention and the applicant will need to determine an agreement for maintenance with the City to ensure regular, proper maintenance.

Mr. Newberry believes this is more of a building permit issue than a zoning issue.

5. 6680 Parkland Boulevard – 6680 Parkland Solon LLC (Industrial Commercial Properties) – space width variance, setback variance, drive width variance and site plan: Mr. Newberry said the Engineering Department's only concern is there is to be no parking on the street.

Mr. Jeff Plautz, Neff & Associates, was present representing the applicant and said the trucks will only deliver or pick up once or twice a week and will be in and out. There will be no stacking in the street.

6. 34350 Solon Road/Franklin Park Boulevard – PP# 952-26-018 – Jay Realty, LLC – setback and parking variances and site plan: Councilman Bentley said this item will be tabled at the request of the ward councilman until a landscape plan is submitted.

Mr. Frankland said it is important to the area residents that substantial landscaping and buffering is provided for this application.

COUNCIL REFERRAL:

7. Proposed amendment to Section 1288.04 (3)(d) entitled "Non-Commercial Opinion Signs" of the Zoning Code: Councilman Bentley said a public hearing is scheduled. He said the Law Director has determined that Mr. Myers, the independent attorney, will write the amendment and discuss it at the next meeting before it is forwarded to City Council for their review.

BOARD OF ZONING APPEALS:

8. Appeal from Attorney Brian Bonham, representing Liberty Investment Group, 32811 Aurora Road, regarding issuance of a zoning violations letter for prohibited property conditions: Councilman Bentley said this item is currently being discussed with administration and will be tabled tonight.

The caucus ended at 7:26 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: No Items

PENDING:

- | | | | |
|----|--|------------|---|
| 1. | 32910 Solon Road - Solon Road Enterprises | 2021-00086 | 6 |
| | <ul style="list-style-type: none"> • 5.25' front yard setback variance • 10' side yard setback variance • 49 sq ft free standing sign greenspace variance • 1.5' freestanding sign height variance • 5% changeable copy area variance | | |

Mr. John Grigoli, Epic Signs and Graphics, was present representing the applicant. Mr. Frank Alesci was also in attendance.

Mr. Grigoli reviewed the dimensions of the proposed sign, stating the original placement has been changed as a result of discussions with the Engineering Department concerning utility access.

Fire Lieutenant Eisenhuth reviewed the placement of address locators and said they were in accordance with what had been requested.

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a 5.25' 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 10' side 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 49 sq ft free standing sign greenspace variance.

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

Motion Carried

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve a 1.5' freestanding sign height variance.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Mazur to approve a 5% changeable copy area variance.

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

Motion Carried

2. 35310 Solon Road - PP# 952-29-012 2021-00087 4
The Dorothy S. May Revocable Trust Indenture
• Lot split

Councilman Bentley opened the public hearing and asked for comments.

Ms. Sally Defrancesco spoke on behalf of herself and her brother, who are trustees to their parents' estate.

Ms. Defrancesco advised the Commission that they have a potential buyer interested in the home, but the buyer does not want all the acreage. An appraisal has been done on the property and the appraiser suggested the property would be more valuable if it were split. She explained the first parcel will include the home to be sold to a perspective buyer at a reasonable price. The second parcel, containing the woodland adjacent to the first parcel, will be held by the family with no immediate plans to sell.

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

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a lot split for PP# 952-29-012.

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

Motion Carried

NEW:

3. 29410 Ambina Drive - Ambina Properties, LLC 2021-00089 7
• Site Plan

Mr. Jeff Certo, DSC Architects, was present representing the applicant and explained the proposal to add 6,370 square feet to the back of the current building. The area will be used for light metal fabrication and warehouse space. The addition will include one recessed dock on the west side and a drive-in overhead door on the east side. The project will require additional paving to gain access to both doors.

Councilman Bentley understood that when the detention pond was originally constructed for the building, it was created with the assumption of this future addition.

Mr. Certo cited the original plans approved at the time of the parking lot expansion for the neighboring property did not take into consideration the lot split that later occurred. Those plans included design calculations for a detention pond. The detention pond was to be placed west of the parking lot and was designed to incorporate all drainage area for future buildings and the future parking lot. However, now that the lots are split and the detention pond is not located on the applicant's property, the question of who will clear the current vegetation in the detention pond and perform regular maintenance has arisen.

The memorandum from the Engineering Department requests the basin be cleaned and returned to the original design, in accordance with the Code, and a long-term inspection and maintenance agreement be entered into for future maintenance.

Mr. Newberry said this is not an issue of design, but of responsibility for maintenance, as the lots have been separated.

Councilman Bentley agreed, stating the issue of responsibility is vague due to the pond not being located on the applicant's property.

The Commission determined the issue at hand for this meeting would be approval of the site plan and the applicant would need to discuss any detention pond issues with the Engineering Department before building permits can be issued.

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve the site plan contingent upon compliance with the Engineering Department memo of February 18, 2021.

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

Motion Carried

4. 5940 & 5950 Glasgow Lane - PP#'s 955-03-084, 087, 088 2021-00090 3
• Lot consolidation

Motion by Mr. Newberry, seconded by Councilman Bentley to schedule a public hearing on March 9, 2021.

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

Motion Carried

5. 6680 Parkland Boulevard - 6680 Parkland Solon LLC 2021-00091 7
(Industrial Commercial Properties)
• 2' loading space width variance
• 63' off-street loading area setback variance
• 12' street access drive width variance
• Site plan

Mr. Jeff Plautz, Neff & Associates, was present representing the applicant. He explained the request for the installation of a small drive in front of the current building, which will be used for deliveries approximately three to four times a week. The deliveries/pickups will be through box trucks and not semi-trucks.

Mr. Lyndon said the Engineering Department memorandum of February 18, 2021 should be included as a contingency of approval which requires the applicant ensure there will be no parking on Parkland Boulevard.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 2' loading space width variance on 6680 Parkland Boulevard.

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

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve a 63' off-street loading area setback variance.

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

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve a 12' street access drive width variance.

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

Motion by Mayor Kraus, seconded by Mr. Newberry to approve the site plan contingent upon compliance with the Engineering Department memo of February 18, 2021.

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

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| 6. | 34350 Solon Road/Franklin Park Boulevard
PP# 952-26-018 - Jay Realty, LLC | 2021-00092 | 4 |
| | <ul style="list-style-type: none">• 38' front yard setback variance• 22' parking front yard setback variance• 4' parking setback from buildings variance• 18 space parking variance• Site plan | | |

Mr. Roger Lewis, 6217 Sharondale Drive, commented on the application. Mr. Lewis was concerned about the effect on the residential area near the proposed building.

Mr. Frankland informed Mr. Lewis there are setback variances in the Zoning Code that have to be met to protect the residential areas, and in this particular situation there is additional yardage due to the railroad right of way. He believed the Commission will probably not move forward on the application until a landscape plan has been received. The Commission will work with the applicant to make sure the landscape plan is prepared in such a way as to limit the noise and lighting to neighboring residences.

In regard to Mr. Lewis' question concerning business hours for the proposed building, Mr. Frankland stated the previous C-3 Zoning and the new I-2 Zoning allows for 24-hour operation.

Zachary Zweifler, Scannell Properties, LLC, was present representing the applicant. Mr. Zweifler said the proposed building will be a 293,500 sq ft facility and the tenant will likely be determined after completion of construction. He added his company hopes to have the building completed by the end of 2021 or the beginning of 2022.

Mr. Zweifler said he has had multiple conversations with the City concerning how to support the planned trails along the railway easement and this has been incorporated into the site plans. He has been in contact with both the Ohio EPA and the U.S. Army Corps of Engineers concerning the two streams on the property. After approximately one year of discussions, it is his understanding that one of the streams will be relocated to carry water across the edge of the property, and the other stream will be restored. Mr. Zweifler noted this will be a nice amenity for employees, users of the facility, and those who make use of the trail. He hopes to have a landscape plan to submit by the next meeting.

Mayor Kraus said the team at Zweifler Properties and Scannell Properties have been easy to work with. He noted independent research has been done on similar projects built by Scannell Properties and they are known for due diligence in maintaining and filling rental locations.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 6.

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

Nay: None

Motion Carried

COUNCIL REFERRAL:

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

A public hearing was scheduled. Councilman Bentley opened the public hearing and asked for comments.

Councilman Bentley said an outside attorney was hired to give his opinion about the current ordinance and possible changes that could be made. Subsequently, the City has requested Attorney Myers write the amendment for the City.

Councilman Bentley advised that once a finalized document has been received it will be placed on the city's website for review.

There were no further comments. Councilman Bentley said the public hearing will remain open.

Motion by Mr. Newberry, seconded by Mr. Greenspan to table consideration of Item 7.

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

Motion Carried

BOARD OF ZONING APPEALS:

8. Appeal from Attorney Brian Bonham, representing Liberty Investment Group, 32811 Aurora Road, regarding issuance of a zoning violations letter for prohibited property conditions

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 8.

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

Motion Carried

COMMENTS FROM THE AUDIENCE:

There were no phone-in comments from the audience.

COMMENTS FROM THE COMMISSION:

Mr. Mazur congratulated the Mayor on his State of the City presentation.

Mr. Newberry congratulated the Mayor on his presentation, adding the Administration and the Council have done a great job making Solon a success through difficult times.

Mr. Greenspan also congratulated the Mayor and said the Administration is doing a great job.

Councilman Bentley reiterated the success of the State of the City presentation, saying it was very creative and displayed the city well. He is honored and proud to be a part of the City of Solon.

Mayor Kraus thanked everyone for their support and said he felt small businesses deserved recognition for their response in such a challenging year. He added it starts at the Commission level, working with and encouraging incoming businesses that Solon is a good partner and a great place to do business.

Motion by Mr. Mazur, seconded by Mr. Newberry to adjourn the meeting at 8:34 P.M.

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

Motion Carried

Chairman

Secretary