

**SOLON PLANNING & ZONING COMMISSION**  
**August 24, 2021 – 7:30 P.M.**

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

Present: Commission Members Greenspan, Newberry, Councilman Bentley,  
Mayor Kraus, Assistant Law Director Stolarsky, Planner Parks  
Secretary Letourneau

Absent: Commission Member Mazur

Also Present: Fire Inspector Eisenhuth, Assistant City Engineer Lyndon

**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.

Councilman Bentley explained to the applicants the procedures that take place during the meeting when they present their applications. Councilman Bentley also explained that if their application includes a memo from the Engineering Department, they will be asked to agree to the requirements of that memo prior to the Commission voting.

Due to Mr. Mazur's absence, Mr. Stolarsky explained in order for an application to be approved, it will need the affirmative vote of three of the four voting members. Therefore, if an applicant believes they would benefit from a full Commission, they may choose to table their item until the next meeting.

The Commission discussed scheduling a public hearing for modifications to a telecommunications tower on Naiman Parkway for Verizon. Mr. Parks noted the structural report has not yet been received from the City's third party structural engineer. It was determined that a public hearing can be scheduled in advance of receipt of the report and will be cancelled if the information is unavailable at the time of the public hearing.

**COUNCIL REFERRAL:**

7. Proposed sign ordinance: Mr. Stolarsky said Attorney Myers submitted a new ordinance for review. However, since it was just recently received, he would like the Commission to have more time to review it. He said Attorney Myers will be attending the Planning Commission meeting of September 14<sup>th</sup> to respond to questions about the proposed ordinance.

Councilman Bentley said Item 7 will be tabled tonight.

The caucus ended at 7:20 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 from the audience.

MINUTES:

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the minutes of the August 10, 2021 meeting as presented.

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

Motion Carried

PENDING:

1. 6590 SOM Center Road - Cathy Lawrence  
PCPC-2021-00163 - Ward 7
  - 1,530 sq ft accessory pavement area variance
  - 5' side yard setback variance

The applicant was not present.

The applicant will be contacted to attend the next meeting when the Commission will take action on the application.

Motion by Mr. Newberry, seconded by Mayor Kraus to table consideration of Item 1.

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

Motion Carried

2. 31385 Elm Hill Drive - Mickhal Garrett  
PCPC-2021-00164 - Ward 5
  - Number of accessory structures variance (to permit 2)
  - Driveway material variance

The applicant was not present.

The applicant will be contacted to attend the next meeting when the Commission will take action on the application.

Motion by Mayor Kraus, seconded by Mr. Newberry to table consideration of Item 2.

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

Motion Carried

NEW:

3. 30620 Cannon Road - Alain Izadne Gahdar  
PCPC-2021-00174 - Ward 5
  - 732 sq ft accessory structure area variance

Mr. Gahdar was present and explained his request to replace the roof of an existing barn with a polycarbonate material, which will allow the barn to be used as a greenhouse as well as a storage building. A site plan was displayed indicating the location of the barn.

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve a 732 sq ft accessory structure area variance.

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

Motion Carried

4. 5250 Naiman Parkway (5252 Naiman Parkway) - Raintree Holdings/DISH  
Wireless LLC/Crown Castle USA Inc.  
PCPC-2021-00175 - Ward 5
  - Site plan - cell tower modification

A public hearing was scheduled.

Mr. Travis Schenk, Crown Castle, was present representing the applicant.

Councilman Bentley opened the public hearing and asked for comments.

Mr. Schenk explained DISH proposes to collocate on an existing tower at 5252 Naiman Parkway.

It was clarified that 5252 Naiman Parkway is an Illuminating Company address and 5250 Naiman Parkway is the property address.

An aerial view was displayed. Mr. Schenk explained although most work will occur in the existing compound, there is a proposed connection to fiber that he will need to confirm is existing. Mr. Schenk said the Engineering Department advised in a memo (of August 18, 2021) that a separate utility permit will need to be issued if the fiber connection is necessary and he advised the third party utility company will comply.

It was clarified that approximately 72" antennas will be added at approximately 150' high and will not be noticeable.

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

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve the site plan for cell tower modification for 5250 Naiman Parkway.

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

Motion Carried

5. 6801 Cochran Road - 6801 Cochran Road, LLC/DISH Wireless LLC/Crown Castle USA Inc.  
PCPC-2021-00176 - Ward 7
- Site plan - cell tower modification

A public hearing was scheduled.

Mr. Travis Schenk, Crown Castle, was present representing the applicant.

Councilman Bentley explained the reason for cell tower modification applications.

Councilman Bentley opened the public hearing and asked for comments.

Mr. Schenk explained the request for a collocation on an existing tower and said this is similar to the previous application. Mr. Schenk said the Engineering Department advised in a memo of August 18, 2021 that a utility permit will need to be issued if a fiber connection is necessary and he advised they will comply. The antenna size is 72" and, as displayed on the drawing, will be located on the tower at 180'. Mr. Schenk explained due to the merger of T-Mobile and Sprint, DISH volunteered to be a new wireless network carrier. He said this location is one of the first in launching their new network.

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

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve the site plan for cell tower modification for 6801 Cochran Road.

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

Motion Carried

6. 33000 Solon Road (32900 Station Street) - City of Solon/DISH Wireless LLC/Crown Castle USA Inc.  
PCPC-2021-00177 - Ward 6
- Site plan - cell tower modification

Mr. Travis Schenk, Crown Castle, was present representing the applicant.

Mr. Schenk explained the request for a collocation on an existing tower. Mr. Schenk displayed the site plan and said work will be within the existing compound with no change to the compound size. Mr. Schenk said antennas will be located at 180' and will be the same size at 72" in height. Mr. Schenk said an additional utility easement may be necessary.

Mr. Newberry explained the easement requirement is to avoid additional equipment outside of the easement.

Mr. Schenk said DISH will work with a third party fiber provider and explained Crown Castle is the owner of the tower. He said the utility coordination aspects will be necessary before a building permit is issued and he said they will ensure it will be done.

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the site plan for cell tower modification for 33000 Solon Road/32900 Station Street contingent upon requirements listed in the Engineering Department memo of August 18, 2021.

Roll Call: Aye: Bentley, Greenspan, Kraus, 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 advised a revised ordinance was received from Attorney Myers.

Mr. Stolarsky said Attorney Myers will be present at the next meeting to discuss the ordinance.

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

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

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

Motion Carried

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

COMMENTS FROM THE COMMISSION:

Mr. Newberry wished everyone a safe Labor Day holiday.

Motion by Mr. Greenspan, seconded by Mayor Kraus to schedule a public hearing on September 14, 2021 for 5252 Naiman Parkway for cell tower modification for Verizon.

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

Motion Carried

Councilman Bentley asked motorists to exercise caution now that school is back in session.

Councilman Bentley and Mayor Kraus spoke about Pop-Up in the Park which will be held Saturday, August 28<sup>th</sup> at Community Park from 10:00 A.M. to 5:00 P.M.

Mayor Kraus congratulated Swagelok on the grand opening of their global headquarters. He commended the architecture of the building.

Mayor Kraus wished everyone a Happy New Year to those who celebrate Rosh Hashanah.

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

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

Motion Carried

---

Chairman

---

Secretary