

SOLON PLANNING & ZONING COMMISSION
October 12, 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 Federman,
Secretary Letourneau

Absent: Commission Member Mazur

Also Present: Fire Inspector Eisenhuth, Assistant City Engineer Lyndon

NOTES OF CAUCUS DISCUSSION:

Councilman Bentley presided.

Councilman Bentley explained to the applicants the procedures that take place during the meeting when they present their applications. He 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.

The caucus ended at 7:27 P.M. and the meeting began at 7:30 P.M.

Councilman Bentley introduced Mr. Lyndon's family members in attendance.

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 Mr. Greenspan to approve the minutes of the September 26, 2021 meeting as presented.

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

Nay: None

Motion Carried

PENDING:

1. 36200 Pettibone Road - Richard A. Ledinsky (Annex Bar & Grille)
PCPC-2021-00184 - Ward 1
 - 10' parking setback from building variance
 - 33.5' side yard setback variance

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

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

Motion Carried

NEW:

2. 32800 Pettibone Road - Rose Ferraro
PCPC-2021-00192 - Ward 2
 - Driveway materials variance
 - 205 sq ft accessory pavement area variance

Councilman Bentley advised Ward 2 Council representative Pelunis indicated his support for this item in an email.

Mr. Dale Ferraro, 32800 Pettibone Road, was present representing the applicant. Mr. Ferraro explained the request to use gravel for an additional parking area installed for a recreational vehicle. He said a permit was not pursued as he thought it was a landscaping issue.

Councilman Bentley asked Mr. Ferraro to confirm the work has been completed. Mr. Ferraro said yes. Councilman Bentley advised a penalty will be assessed for installing the parking area without approval. He asked Mr. Ferraro if he read the Engineering Department memo and agrees to the terms of the memo. Mr. Ferraro said yes.

Mr. Newberry indicated he does not typically support variances where work has been completed before approval is granted.

Motion by Mayor Kraus, seconded by Mr. Greenspan to approve a driveway materials variance.

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

Motion Carried

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve a 205 sq ft accessory pavement area variance contingent upon requirements in the October 6, 2021 Engineering Department memo.

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

Motion Carried

3. 32910 Solon Road - PP#'s 954-02-009, 954-02-010, 954-02-011, 954-02-012 and 954-02-034 - Solon Road Enterprises Ltd.
PCPC-2021-00193 - Ward 6
 - Lot consolidation

Motion by Mr. Newberry, seconded by Mr. Greenspan to schedule a public hearing on October 26, 2021.

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

Motion Carried

4. 5200 Harper Road - Andrew & Kelly Markowitz
PCPC-2021-00194 - Ward 5
- 140 sq ft accessory pavement area variance
 - 4' dual access driveway location variance
 - 18' dual access driveway setback variance

The applicant provided correspondence requesting to withdraw their application.

Motion by Mr. Newberry, seconded by Mr. Greenspan to accept the applicant's request for withdrawal of their application for 5200 Harper Road.

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

Motion Carried

5. 5080 Brainard Road - Cleophus Miller Jr.
PCPC-2021-00195 - Ward 5
- 120 sq ft accessory structure area variance

The applicant was not present.

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

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

Motion Carried

The Clerk was directed to send correspondence to Mr. Miller requesting his attendance at the next meeting.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

COMMENTS FROM THE COMMISSION:

Mr. Lyndon thanked the Commission for welcoming his family members.

Councilman Bentley welcomed Planner Federman to the meeting.

Mayor Kraus announced a Trick-or-Treat program will take place on Sunday, October 24th from 11:30 A.M. to 1:30 P.M. at a new toy store, Sir Troy's Toy Kingdom located in Uptown Solon on Kruse Drive, in conjunction with their grand opening. Family-friendly costumes are welcome.

Mayor Kraus thanked United Growth, the new owner of Kruse Commons, for marketing the shopping center and bringing in new tenants.

Mayor Kraus said Fall Fest will be held on Saturday, October 16th from 10:00 A.M. to 4:00 P.M. He encouraged everyone to attend.

Motion by Mr. Newberry, seconded by Mr. Greenspan to adjourn the meeting at
7:45 P.M.

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

Motion Carried

Chairman

Secretary