

SOLON PLANNING & ZONING COMMISSION
November 9, 2021 – 7:30 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, Director of Planning Holloway, Secretary Letourneau

Absent: None

Also Present: Fire Inspector Wolf, 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 7:06 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. Mazur, seconded by Mr. Newberry to approve the minutes of the October 26, 2021 meeting as presented.

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

Nay: None

Motion Carried

PENDING: No items.

NEW:

1. 34225 Cannon Road - Diane Stack
PCPC-2021-00203 - Ward 4
 - Accessory structure location variance

Mr. Joe Donnelly, Gorjanc Comfort Services, Inc., was present representing the applicant and displayed an aerial map. Mr. Donnelly explained the request to install

a generator in the front of the house that will not be visible to the street or neighbors as it will be screened by trees. Mr. Donnelly added that the back yard is sloped.

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve an accessory structure location variance.

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

2. 33420 Coachman Lane - Justin Lesesky
PCPC-2021-00204 - Ward 6
 - Fence type variance

Councilman Bentley advised this item will be withdrawn as a variance was determined to be unnecessary.

Motion by Mr. Newberry, seconded by Mr. Mazur to accept the withdrawal of Item 2.

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

3. 39199 Glenlivet Court - Serpil Ergun
PCPC-2021-00205 - Ward 3
 - Accessory structure location variance

Ms. Serpil Ergun was present and explained the request to relocate two air conditioning units from the rear of the home to the side rear corner of the home. The location was indicated on a map. Ms. Ergun said the units will not be visible from the street as trees will screen them.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve an accessory structure location variance.

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

4. Aurora Road - PP# 956-38-019 & 956-38-020 - Terry Brubaker (estate)
PCPC-2021-00206 - Ward 1
 - 80' front yard setback variance
 - 2.26' side yard setback variance
 - 19.77' rear yard setback variance
 - 9.5' accessory pavement front yard setback variance
 - Lot consolidation

Motion by Mr. Greenspan, seconded by Mr. Mazur to schedule a public hearing on December 14, 2021.

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

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

COMMENTS FROM THE COMMISSION:

In turn, members of the Commission wished everyone a Happy Veterans Day and Happy Thanksgiving.

Fire Inspector Wolf reminded everyone that with the time change, they should change the batteries in their smoke alarms.

Mr. Greenspan congratulated Michael Kan on his election as Ward 4 Council representative.

Mayor Kraus announced a ceremony will be held on Veterans Day at 11:00 A.M. at the gazebo at Veterans Park. He thanked all the veterans for their service.

Mayor Kraus wished everyone a Happy Thanksgiving.

Mayor Kraus thanked the voters for approving Issues 56, 57, 58, 59 and 60.

Motion by Mr. Newberry, seconded by Mr. Greenspan to adjourn the meeting at 7:38 P.M.

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

Motion Carried

Chairman

Secretary