

SOLON PLANNING & ZONING COMMISSION
March 15, 2022 – 7:30 P.M.

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

Present: Commission Members Greenspan, Newberry, Sutton, Councilman Bentley, Mayor Kraus, Assistant Law Director Stolarsky, Director of Planning Holloway, Secretary Letourneau

Absent: None

Also Present: Fire Lieutenant 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. Agenda topics may not have been discussed in order; however, they have been placed in order for the convenience of this record.)

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 and before a permit is issued.

NEW:

1. 5823 Richmond Road – Michael Steven McDermott – accessory structure location variance: Councilman Bentley said this is regarding the installation of an emergency generator. However, since the installation has already taken place, there could be a penalty associated with the permit issuance. He explained the applicant can also appeal to the Mayor's office to waive the penalty depending on the reasons.

2. 7644 Worlington Drive – Greg Strosaker – accessory structure area variance and recreational fireplace location variance: Councilman Bentley said he noted that the submitted plan indicates there will be a substantial amount of screening added.

Mr. Greenspan asked if gas fireplaces are treated the same as wood burning for distance purposes.

Lieutenant Eisenhuth said the plan calls for a ventless fireplace which does not follow the same safety procedures that apply to the Code.

Mr. Stolarsky said the fireplace location variance does follow the procedures of the Code.

Mr. Newberry said since there is no ash involved with a ventless fireplace, the safety procedures do not apply as it does with other fireplaces.

3. 5321 SOM Center Road – Frank Arsena – swimming pool location variance: Councilman Bentley said this is an unusual lot. A letter from the Metroparks was received and will need to be abided by.

Mr. Stolarsky said it will be noted as a matter of record that a standard letter from the Metroparks has been received regarding this application.

Mr. Holloway asked how the Commission felt about the new staff report format generated by his office for the individual application items. The Commission consensus was that the new format was liked and well received.

The caucus ended at 7:15 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 Ms. Sutton to approve the minutes of the February 15, 2022 meeting as presented.

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

Nay: None

Motion Carried

PENDING:

1. 5823 Richmond Road - Michael Steven McDermott

PCPC-2022-00236 - Ward 5

- Accessory structure location variance

Mr. Michael McDermott was present. Mr. McDermott displayed the site plan and explained the request for approval of a generator in the side yard. He further explained the proposed location is in the side yard rather than the required rear yard for access to utilities. Mr. McDermott said the contractor applied for the permit three weeks after the installation.

Councilman Bentley believes placement in the rear yard would have been more costly.

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

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

Nay: None

Motion Carried

2. 7644 Worlington Drive - Greg Strosaker
PCPC-2022-00237 - Ward 1
 - 88 sq ft accessory structure area variance
 - 15' recreational fireplace location variance

Mr. Greg Strosaker was present. Mr. Strosaker displayed the site plan and explained the request to construct a 256 square foot structure with fireplace. He indicated the location on the site plan and noted the structure would be over 13' from the house but not over-sized for the property. He said approval was obtained from the homeowners association. He provided details of the fireplace and said it will be 18' from the house.

Councilman Bentley advised of an Engineering Department memo related to the application and Mr. Strosaker agreed to the requirements in the memo.

Councilman Bentley advised a permit cannot be obtained until the Engineering Department's requirements are met.

Motion by Mayor Kraus, seconded by Mr. Newberry to approve an 88 sq ft accessory structure area variance contingent upon compliance with the Engineering Department memo dated March 9, 2022.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve a 15' recreational fireplace location variance contingent upon compliance with the Engineering Department memo dated March 9, 2022.

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

Motion Carried

3. 5321 SOM Center Road - Frank Arsena
PCPC-2022-00238 - Ward 4
 - Swimming pool location variance

Mr. Frank Arsena was present. Mr. Arsena displayed the site plan and explained the request to install a pool. He indicated the location on the map and explained the unique placement of the house on the property. Because of the unique position of the house, Mr. Arsena said the proposed location for the pool is in the side yard. He said along with the pool there will be a small retaining wall with fence surround. He noted the lot is wooded and completely screened from the road and neighbors.

Councilman Bentley advised of an Engineering Department memo and Mr. Arsena acknowledged the memo.

Councilman Bentley said a letter was received from the Metroparks indicating they have no objections as long as the terms of the letter are adhered to. The letter was provided to the applicant.

Motion by Ms. Sutton, seconded by Mr. Greenspan to approve a swimming pool location variance contingent upon compliance with the Engineering Department memo dated March 9, 2022 and the letter received from Cleveland Metroparks dated March 10, 2022.

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

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

COMMENTS FROM THE COMMISSION:

Mr. Holloway reminded everyone the Master Plan Citizens Committee will meet in April.

Councilman Bentley said no applications were received for the next meeting.

Motion by Mr. Greenspan, seconded by Ms. Sutton to cancel the March 29, 2022 Planning Commission meeting.

Roll Call: Aye: Bentley, Greenspan, Kraus, Sutton
Nay: Newberry
Motion Carried

Mayor Kraus congratulated the Boys' and Girls' Solon High School sports teams. He congratulated Dominic Roberto for his second win in diving at state competition. He wished the spring sports teams good luck.

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

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

Chairman

Secretary