

SOLON PLANNING & ZONING COMMISSION
May 10, 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. Councilman Bentley also explained there are two times during the meeting where comments from the audience can be heard.

NEW:

1. 5024 Neptune Oval – Keyur & Meatal Parikh – front yard setback variance, accessory structure location variance, not parallel to the street variance and a side yard setback variance: Councilman Bentley said it is not unusual for odd-shaped lots such as this lot on a cul-de-sac to require variances when building a home. The Commission takes this into consideration when reviewing these variances.

Mr. Holloway said a new site plan was submitted which created the need for a side yard setback variance.

2. 35890 Aurora Road – Annette Chan – accessory structure location variance and an accessory structure area variance: Mrs. Chan said they are adding a structure over their patio.

Mr. Stolarsky said the Planning Department memo indicated this was a non-conforming lot and it should be consolidated.

Mrs. Chan was present. She was not agreeable to consolidating the lots.

Mr. Newberry said according to the Zoning Code, the lots are required to be consolidated or a variance must be granted to not combine them.

Mrs. Chan does not wish to combine the lots as the City approved a variance to not combine them two years ago. She was told it was a buildable lot and it was approved by the City.

Mr. Newberry said this information was not contained in his packet and he apologized to the Chans. He explained there have been significant staffing changes in the Planning Department over the last couple of years and this information was not brought to the attention of the Planning Commission. He agreed there should be no request to consolidate non-conforming lots.

3. 5884 Briarhill Drive – Richard & Roberta Holzer – accessory structure location variance: Mr. Stolarsky asked Mr. & Mrs. Holzer if they had seen the Engineering Department memo regarding the utilities.

Mr. Holzer was present and said the surveys they have had done indicates different locations for the utilities.

Mr. Lyndon said the memo from the Engineering Department used the City's records regarding the locations of the utilities; such as, the storm sewer, the laterals, etc. He explained the need to be cautious during excavation of these items and to be especially cautious to not puncture the lateral. Mr. Lyndon said the memo was to bring this to the applicant's attention and identify them.

Mrs. Holzer was present and explained the electrical has already been re-routed.

5. 30355 Solon Industrial Parkway – Versatile Automation Technology Corp. – supporting structure color variance: Mr. Newberry asked Mr. Fridrich if both sides of the sign will be painted.

Mr. Scott Fridrich, North Coast Sign Works, was present representing the applicant and said they are only seeking to paint the frame of the sign. The frame is black and the request is to paint it green to match other items contained in the sign.

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. Greenspan, seconded by Ms. Sutton to approve the minutes of the April 26, 2022 meeting as presented.

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

Motion Carried

NEW:

1. 5024 Neptune Oval - Keyur & Meatal Parikh
PCPC-2022-253 - Ward 5
 - 16' front yard setback variance
 - Accessory structure location variance
 - Not parallel to the street variance
 - 5' side yard setback variance

Ted Otero, Otero Signature Homes, was present representing the applicant. Mr. Otero displayed the plan and explained the request to build a new residence. He indicated the location related to a 5' setback variance that was recently identified by the Engineering Department to distance from the catch basin and provide additional driveway space. He said a generator is proposed to be located on the side facing the retention pond. Mr. Otero said he is designing the neighboring property that will align with this home.

Councilman Bentley said the property is an odd-shaped lot on a cul-de-sac.

Motion by Ms. Sutton, seconded by Mr. Newberry to approve a 16' front yard setback variance.

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

Motion Carried

Motion by Mayor Kraus, seconded by Ms. Sutton to approve an accessory structure location variance.

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

Motion Carried

(Clerk's note: A second motion was made for an accessory structure location variance for both a generator and HVAC unit as recommended by the Assistant Law Director.)

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve an accessory structure location variance for a generator on one side of the house and an air conditioning condenser on the other side of the house contingent upon compliance with requirements in the May 5, 2022 Engineering Department memo.

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

Motion Carried

Motion by Mr. Greenspan, seconded by Ms. Sutton to approve a not parallel to the street variance.

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

Motion by Ms. Sutton, seconded by Mayor Kraus to approve a 5' side yard setback variance.

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

2. 35890 Aurora Road - Annette Chan
PCPC-2022-254 - Ward 6
- Accessory structure location variance
 - 84 sq ft accessory structure area variance

Mr. and Mrs. Chan were present. Mrs. Chan displayed an aerial view of the property and the plan indicating the location of a cement slab in which she proposes to install a covered patio structure. She displayed a picture of a similar structure measuring 14' x 18' with a metal roof.

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

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

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve an 84 sq ft accessory structure area variance contingent upon requirements in the May 5, 2022 Engineering Department memo.

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

3. 5884 Briarhill Drive - Richard & Roberta Holzer
PCPC-2022-255 - Ward 6
- Accessory structure location variance

Mr. and Mrs. Holzer were present. Mrs. Holzer displayed the plan and explained the request to install a swim spa against an existing deck. She provided actual measurements and noted a 6" concrete pad will be poured and the swim spa will be installed on top. She said a new deck will be built around the swim spa.

A revised site plan was provided to the Clerk of Council.

Ms. Holzer said there was a concern about where pipes were located. She said she measured it at 27'.

Councilman Bentley asked if the contractor will contact Ohio Utilities Protection Services (OUPS). Mr. Lyndon said they will contact OUPS but the connections will not be identified by OUPS and that they should contact the City. He said the contractor should locate the clean-out and trace the pipe back, which is the connection to the street.

Motion by Mayor Kraus, seconded by Ms. Sutton to approve an accessory structure location variance contingent upon requirements in the May 5, 2022 Engineering Department memo.

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

Motion Carried

4. 33425 Arthur Road - Solon City Schools
PCPC-2022-256 - Ward 7

- Accessory structure without a principle use variance
- Site plan

Councilman Bentley advised of the plan to raze the Arthur Road school building.

Mr. Jordan Lewis, Sol Harris/Day Architecture, was present representing the applicant. Mr. Lewis displayed the site plan and explained the proposal to maintain a driveway on Arthur Road leading to Orchard Middle School. Mr. Lewis said the east parking lot would be retained for general play field use and noted an additional parking area to the north that will remain.

Motion by Ms. Sutton, seconded by Mr. Newberry to approve an accessory structure without a principle use variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve a site plan contingent upon requirements in the May 5, 2022 Engineering Department memo, to preserve parking areas on the east and north sides of the property.

Mr. Stolarsky referred to the Planning Department memo recommending the lot be consolidated.

The Commission agreed to allow the school board to discuss lot consolidation should it have future plans for the property.

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

Motion Carried

Mr. Newberry further explained Mr. Stolarsky is referring to the school board consolidating the lot with possibly the Orchard School lot so a variance would not be necessary.

Mr. Lewis understood.

5. 30355 Solon Industrial Parkway - Versatile Automation Technology Corp.
PCPC-2022-257 - Ward 7

- Supporting structure color variance

Mr. Scott Fridrich, North Coast Sign Works, was present representing the applicant. Mr. Fridrich explained the request for a new sign with a cabinet proposed to be

painted green to coordinate with their logo. He noted it is a double-sided sign and displayed a picture.

Motion by Mr. Newberry, seconded by Ms. Sutton to approve a supporting structure color variance.

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:

Motion by Ms. Sutton, seconded by Councilman Bentley to schedule a public hearing for a lot split of Permanent Parcel numbers 954-35-070, 954-35-066 and 954-40-029 for the City of Solon.

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

Motion Carried

Mr. Newberry wished everyone a happy belated Mother's Day.

Mayor Kraus welcomed Ethan Dobres who is shadowing the Mayor for his senior project.

Mayor Kraus welcomed Michele Collins, the new reporter for the Solon Times.

Motion by Ms. Sutton, seconded by Mr. Newberry to adjourn the meeting at 7:56 P.M.

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

Motion Carried

Chairman

Secretary