

SOLON PLANNING & ZONING COMMISSION
May 24, 2022 – 7:30 P.M.

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

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

Absent: Commission Members Greenspan and Sutton

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.

Mr. Stolarsky explained that since two of the Commission members were absent, three voting members constitute a quorum and an affirmative vote of two members is necessary for approval. He said if an applicant believes they may benefit from a full Commission, they may request their item be tabled before a vote.

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:

5. 7231 Capilano Drive – Brandon Miller – accessory structure location variance: The Commission discussed the location for the generator as it was unclear on the submitted plan. Mr. Holloway said the generator is proposed on the side of the house facing Signature Drive. The applicant was not present during the caucus.

The caucus ended at 7:17 P.M. and the meeting began at 7:30 P.M.

As two Commission members were absent, Mr. Stolarsky reiterated three voting members constitute a quorum and an affirmative vote of two members is necessary for approval. He said if an applicant believes they may benefit from a full Commission, they may request their item be tabled before a vote.

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 May 10, 2022 meeting as presented.

Roll Call: Aye: Bentley, Kraus, Newberry

Nay: None

Motion Carried

PENDING: No items.

NEW:

1. 32775 Ledge Hill Drive - Ron Routman
PCPC-2022-258 - Ward 6
 - Accessory structure location variance

Mr. Ron Routman was present and displayed the site plan. Mr. Routman noted his property is located on the corner of Ledge Hill Drive and Rockford Drive. He explained the proposal to install a generator on the west side of the house to avoid visibility from Ledge Hill Drive and Rockford Drive. Mr. Routman identified the location on the plan.

Councilman Bentley asked Mr. Routman if he understands the requirements of the Engineering Department memo for this item. Mr. Routman said yes.

Motion by Mayor Kraus, seconded by Councilman Bentley to approve an accessory structure location variance contingent upon requirements in the May 18, 2022 Engineering Department memo.

Roll Call: Aye: Bentley, Kraus, Newberry

Nay: None

Motion Carried

2. 34570 Aurora Road - Solon Medical/Carpe Diem Dental Spa
PCPC-2022-259 - Ward 6
 - 25% window area coverage variance

Mr. Paul Magee, Letter Graphics, Inc., was present representing the applicant. Mr. Magee displayed the plan and explained the request to install an accent stripe across the windows around the entire building. He said the accent will present an opaque appearance at the bottom of the windows for privacy and will transition to clear glass beginning at the window mullion. He said the applicant decided to change the taller windows at the entrance to present clear glass towards the

bottom to see into the lobby and opaque towards the top of the windows. He displayed a sample of how the windows will appear.

Councilman Bentley asked for further clarification of the transition point and Mr. Magee demonstrated that the transition point was just below his sight line.

Councilman Bentley said there was discussion earlier in Caucus of whether the design is considered a sign or gradient finish on glass. He said Mr. Newberry explained in the past, the Police Department preferred visibility into buildings, similar to fence openings. He said although the design is not really a sign, it is considered a sign.

Mr. Newberry added that a former Police Chief did not want store windows covered with opaque material as it would be difficult to see into the occupied space. He noted if the proposed design was presented at the beginning of the project, it would have been approved with the site plan. Mr. Magee said he was not involved at that time.

There was discussion of whether window coverings, such as blinds and curtains, are permitted and it was determined they are permitted. It was indicated that the Commission will support the variance.

Motion by Councilman Bentley, seconded by Mr. Newberry to approve a 25% window covering variance.

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

Motion Carried

3. Willow Street - PP#'s 956-38-036, 037, 038 - Florence G. Tokarsky
PCPC-2022-260 - Ward 1
 - Lot consolidation
 - 90' street frontage variance

Councilman Bentley explained the request for a lot consolidation and street frontage variance to make the lot buildable.

Motion by Mr. Newberry, seconded by Mayor Kraus to schedule a public hearing for a lot consolidation for Permanent Parcel numbers 956-38-036, 037, 038 on Willow Street.

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

Motion Carried

4. Clearwater Court - PP#'s 954-35-066, 954-35-070 & 954-40-029 - City of Solon
PCPC-2022-261 - Ward 6
 - Lot split
 - Dedication plat

A public hearing was scheduled.

Mr. Jacob Lyndon, Assistant City Engineer, City of Solon, was present and explained the request to split lots for the Clearwater Court extension to Portz Parkway. He said the plat will create the right-of-way dedication for the continuation of the road as a public road. As a result, it will create several small outparcels which Mr. Lyndon identified on the plat. He agreed to the requirements of the Engineering Department memo.

Councilman Bentley questioned if this is the last part of the process to proceed with the Solon Community Living development.

Mr. Lyndon advised after sale of a piece of city-owned property to Solon Community Living, they will need to file for a lot consolidation.

Councilman Bentley said Solon Community Living is excited to break ground.

Councilman Bentley opened the public hearing and asked for comments.

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

Motion by Councilman Bentley, seconded by Mayor Kraus to approve a lot split for PP#'s 954-35-066, 954-35-070 & 954-40-029 on Clearwater Court.

Roll Call: Aye: Bentley, Kraus, Newberry

Nay: None

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Newberry to approve a dedication plat for Clearwater Court contingent upon requirements in the May 18, 2022 Engineering Department memo.

Roll Call: Aye: Bentley, Kraus, Newberry

Nay: None

Motion Carried

5. 7231 Capilano Drive - Brandon Miller
PCPC-2022-262 - Ward 1
 - Accessory structure location variance (air conditioner)

The applicant was not present.

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

Roll Call: Aye: Bentley, Kraus, Newberry

Nay: None

Motion Carried

6. 5496 Stone Creek Drive – S/L 1 - Dinallo and Wittrup Homes, Inc.
PCPC-2022-263 - Ward 5
 - Not parallel to street variance

Mr. Rick Dinallo, Dinallo and Wittrup Homes, Inc., was present. Mr. Dinallo displayed the site plan and explained due to the curvature of the road, the proposed structure cannot be aligned with the road. He said the home and driveway were designed to be further away from the home on Sublot 2 to provide

space for drainage. He noted the home is parallel with the left side line as the Code requires.

Councilman Bentley said difficulty with the curvature of the road is understood by the Commission.

Motion by Mayor Kraus, seconded by Mr. Newberry to approve a not parallel to the street variance for Sublot 1, 5496 Stone Creek Drive contingent upon requirements in the May 18, 2022 Engineering Department memo.

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

Motion Carried

7. 5429 Stone Creek Drive – S/L 12A - Dinallo and Wittrup Homes, Inc.
PCPC-2022-264 - Ward 5
- Not parallel to the street variance
 - 7' front yard setback variance

Councilman Bentley advised this proposed home will be built on a circle and noted the difficulty of aligning the home with the street.

Mr. Rick Dinallo, Dinallo and Wittrup Homes, Inc., was present. Mr. Dinallo displayed the site plan and explained due to the curvature of the road, the home and garage were designed to allow more space between this home and Sublots 11R and 12R. Mr. Dinallo said the garage was positioned to achieve a longer driveway with a grade and move it further away from a culvert.

Mr. Newberry said there will be a dramatic frontage on the house when it is complete. Mr. Dinallo explained the goal is to make each property unique.

Motion by Mr. Newberry, seconded by Mayor Kraus to approve a not parallel to the street variance for Sublot 12A, 5429 Stone Creek Drive.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to approve a 7' front yard setback variance Sublot 12A, 5429 Stone Creek Drive contingent upon requirements in the May 18, 2022 Engineering Department memo.

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

Motion Carried

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

COMMENTS FROM THE COMMISSION:

Mr. Holloway advised the last Master Plan meeting was held at Solon High School with City Architecture and Solon High Schools students. The students were asked to discuss their vision of a town center. He said their ideas are creative and they

incorporated the proposed trail system into their designs. He thanked Solon High School, the students and City Architecture.

Motion by Mr. Newberry, seconded by Mayor Kraus to move Inactive Item B, Hawthorne Golf Estates, to the Active Agenda.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Kraus to move Inactive Item A, Willow Street, PP# 956-39-047 to the Active Agenda.

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

Motion Carried

Mr. Newberry and Councilman Bentley wished everyone a safe and happy Memorial Day holiday.

Councilman Bentley said the grand opening of City Barbeque was recently held. He was impressed with the food and encouraged everyone to patronize the restaurant.

Mayor Kraus welcomed City Barbeque to Solon. He said many restaurants did not succeed on this site in the past and he commended City Barbeque for improving the safety of the site. He wished them good luck and much success.

Mayor Kraus said a Memorial Day ceremony in front of the Fire Station will take place on May 30th at 10:00 A.M. with a procession to Roselawn Cemetery on Solon Road where a presentation will take place. He explained it is a more solemn parade and ceremony.

Motion by Mr. Newberry, seconded by Mayor Kraus to adjourn the meeting at 8:02 P.M.

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

Motion Carried

Chairman

Secretary