

SOLON PLANNING & ZONING COMMISSION
June 14, 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, Secretary Letourneau

Absent: None

Also Present: Fire Inspector Wolf, Assistant City Engineer Lyndon, Councilwoman Meany

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.

PENDING:

4. Aurora Road – PP#'s 953-02-002, 951-17-012, 953-01-001 – Hawthorne Golf Estates LLC: Councilman Bentley explained this will be a new development for those 50 years old and over. He explained the City has not yet received an updated letter from the Metroparks.

Mr. Howard Chapman, representing Hawthorne Golf Estates, was present and said he spoke with the Metroparks who informed him that they were working on an updated letter. He said the Metroparks will be managing the property formerly used as the golf course.

Councilman Bentley said a public hearing will be scheduled for the Planning Commission's next meeting of July 12, 2022.

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 Mayor Kraus to approve the minutes of the May 24, 2022 meeting as presented.

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

Nay: None

Abstain: Greenspan

Motion Carried

PENDING:

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

A public hearing was scheduled.

Ms. Margaret Hill and Mr. Ron Hill, 7394 Portage Street, were present representing the applicant and explained the request to consolidate three lots.

Councilman Bentley opened the public hearing and asked for comments. There were no comments, therefore, the public hearing was closed.

Councilman Bentley said a letter was received from an abutting property owner, Mr. Kucinic. Councilman Bentley advised Mr. Kucinic's concerns were not germane to the lot consolidation.

Motion by Ms. Sutton, seconded by Mr. Newberry to approve the lot consolidation for PP#'s 956-38-036, 037, 038 on Willow Street.

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

Nay: None

Motion Carried

Motion by Mr. Greenspan, seconded by Mayor Kraus to approve a 90' street frontage variance contingent upon requirements in the May 18, 2022 Engineering Department memo.

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

Nay: None

Motion Carried

2. 7231 Capilano Drive - Brandon Miller
PCPC-2022-262 - Ward 1
 - Accessory structure location variance (air conditioner)

Mr. Brandon Miller was present. Mr. Miller explained an existing air conditioning unit is located in the rear yard, however, he is requesting to replace it and locate the new unit in the side yard. He displayed the plan and indicated the location for the proposed unit on the plan.

Councilman Bentley referred to the Engineering Department memo regarding drainage. Mr. Miller said he contacted the contractor that will be installing the unit and they indicated they will install the drainage.

Motion by Mr. Greenspan, seconded by Mr. Newberry to approve an accessory structure location variance contingent upon requirements in the May 18, 2022 Engineering Department memo.

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

Motion Carried

3. Willow Street - PP# 956-39-047 - Lingjun Jiang
CASE# 005-2018, WARD 1
 - Street paving variance
 - Utility installation variance

Councilman Bentley explained this application was submitted in January, 2018 and was placed on the Inactive Agenda in 2018. The applicant was contacted to determine if they are interested in pursuing the request, however, no response was received.

Motion by Ms. Sutton, seconded by Mr. Newberry to remove Item 3, PP# 956-39-047 on Willow Street, from the agenda.

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

Motion Carried

4. Aurora Road - PP#'s 953-02-001, 951-17-012, 953-06-001 - Hawthorne Golf Estates LLC - PCPC-2021-171 - Ward 5
 - Subdivision plat (submitted 5/27/22)

Councilman Bentley explained the former golf course is proposed to be developed into a housing development.

Mr. Larry Apple, representing Hawthorne Golf Estates, Mr. Howard Chapman, attorney and Civil Engineers John Crawford and Gene Arters, were present.

Mr. Apple explained the plan was submitted in July 2021 and was placed on the Inactive Agenda as the application was not complete. Mr. Apple said since that time, they have received approval of the wetland plan from the Army Corp of Engineers and purchased off-site mitigation credits. The traffic study is complete and they have obtained approval for the utilities to service the site. Mr. Apple said the preliminary engineering drawings are complete. He said they have met several times with the Metroparks to plan the configuration of the entry road and to provide utilities for a proposed park restroom facility off of Hawthorn Parkway.

Mr. Apple explained the 32.65 acre parcel was rezoned in November of 2020 to one and two family senior residential housing and the proposed site is designated for that use. Mr. Apple said the plan promotes the Master Plan goal to create senior citizen housing opportunities to allow Solon residents to continue to live within the community as their housing needs change.

Mr. Apple displayed the plan indicating the former golf course, clubhouse and proposed development. He said the development agreement states the former golf course must remain as open space and cannot be developed. Mr. Apple identified the proposed utilities on the plan and noted the sanitary sewers will be connected to the force main from Richmond Road and Bedford Heights Treatment Plant. He said the plan was approved by the City of Bedford Heights, the City of Solon and NOACA.

Mr. Apple indicated the proposed access road on the plan that will connect to Hawthorn Parkway. He noted the plan is for 102 lots, reduced from 105 lots and the off-site storm water detention basins were reduced from four to two to maintain storm water on the site. He said there is an age requirement of 50 years or older for the development and noted there may be some school children. It will be a private development with streets, utilities and landscaping maintained by the homeowners association. He explained the details of the lot and house sizes.

Mr. Apple said if approval is obtained by September, he hopes construction would begin this year beginning with the roads and sewers and sale of the lots to individuals and contractors. Mr. Apple provided contact information for interested parties.

Councilwoman Meany, representative of Ward 5, was present and said the process was lengthy and the City and developer worked well together. She said she has been contacted by many residents that are excited for the plan. She said there are not many opportunities for residents to remain in Solon who may want to downsize and this development will offer the opportunity. She is pleased the development is moving forward.

Councilman Bentley said more information is expected from the Cleveland Metroparks.

Motion by Mr. Newberry, seconded by Ms. Sutton to schedule a public hearing for July 12, 2022.

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

Motion Carried

Motion by Mayor Kraus, seconded by Mr. Greenspan to accept the application submitted by Hawthorne Golf Estates for PP#'s 953-02-001, 951-17-012 and 953-06-001 and to refer it to the Safety and Public Properties Committee and the Public Works Committee for review and recommendation.

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

Motion Carried

NEW:

5. 5240 Brainard Road - Nadya and Marc Raxlin
PCPC-2022-265 - Ward 5
 - 38 sf accessory pavement variance

Mr. Marc Raxlin was present and displayed the plan. Mr. Raxlin explained the request to install additional concrete to safely exit the driveway onto Brainard Road.

Motion by Mayor Kraus, seconded by Ms. Sutton to approve a 38 square foot accessory pavement variance contingent upon requirements in the June 8, 2022 Engineering Department memo.

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

Motion Carried

6. 5435 Brainard Road - Deanna Liebert
PCPC-2022-266 - Ward 5
 - 10' side yard setback variance
 - 5' cumulative side yard setback variance

Ms. Deanna Liebert was present and displayed the plan. Ms. Liebert explained the request to raze a dilapidated garage and replace it with a functional structure. She indicated the location of the existing driveway and the new structure.

Councilman Bentley asked Ms. Liebert if she received the Engineering Department memo for this item. Ms. Liebert said yes.

Motion by Ms. Sutton, seconded by Mr. Greenspan to approve a 10' side yard setback variance.

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

Motion Carried

Motion by Mr. Greenspan, seconded by Ms. Sutton to approve a 5' cumulative side yard setback variance contingent upon the requirements in the June 8, 2022 Engineering Department memo.

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

Motion Carried

7. 33764 Canterbury Road - Denise Hejduk
PCPC-2022-267 - Ward 1
 - 6' side yard setback variance

Mr. Ken Hejduk was present representing the applicant. Mr. Hejduk explained the request for a side yard setback variance for a proposed deck. He displayed the plan and noted it was approved last year, however, approval has expired.

Motion by Ms. Sutton, seconded by Mr. Greenspan to approve a 6' side yard setback variance contingent upon requirements in the Engineering Department memo of June 8, 2022.

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

Motion Carried

8. 6527 Glenallen Avenue - Michael Thompson
PCPC-2022-268 - Ward 7
- 2' driveway width variance

Mr. Michael Thompson was present and explained the request to widen his driveway two feet more than the Code requirement of 16'. He displayed the plan and indicated the area that will be widened from 11 feet to 18 feet to accommodate vehicles.

Councilman Bentley asked if Mr. Thompson received the Engineering Department memo for this item. Mr. Thompson said yes.

Motion by Mayor Kraus, seconded by Mr. Newberry to approve a 2' driveway width variance contingent upon requirements in the Engineering Department memo of June 8, 2022.

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

Motion Carried

9. 7469 Rollingbrook Trail - Robert and Julie Zab
PCPC-2022-269 - Ward 1
- 5' - 9.5" accessory structure height variance
 - 178 sf accessory structure area variance

Ms. Rebecca Pantuso was present representing the applicant. Ms. Pantuso displayed the plan and explained the request to build a garage with a second floor.

Councilman Bentley believes the structure will not be visible from the street.

Motion by Mr. Greenspan, seconded by Mr. Newberry to approve a 5' - 9.5" accessory structure height variance contingent upon requirements in the Engineering Department memo of June 8, 2022.

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

Motion Carried

Motion by Mr. Newberry, seconded by Ms. Sutton to approve a 178 sf accessory structure area 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:

Fire Inspector Wolf urged everyone to exercise caution in the summer months.

Ms. Sutton congratulated the 2022 graduates.

Mr. Newberry enjoyed the recent Movie in the Park event at Solon Community Park.

Councilman Bentley thanked Mr. Holloway for his service to the City and wished him good luck.

Councilman Bentley announced a 5K race will be held and encouraged everyone to attend. He encouraged everyone to attend the upcoming Farmers Market events and movie events.

Mayor Kraus said on Thursday, November 16th, a concert will be held at the Community Park to celebrate Juneteenth. He said the first Farmers Market will be held June 22nd, the fireworks display will be held on July 1st, and more events are scheduled at the end of July for Home Days.

Mayor Kraus thanked Mr. Holloway for his service to the community. He said OHM Advisors, a planning firm, will start this Thursday.

Mr. Newberry advised the Council cancelled their July 4th meeting and suggested the June 28th Planning Commission meeting be cancelled as any applications would not be considered by the Council until July 18th.

Motion by Mr. Newberry, seconded by Mr. Greenspan to cancel the June 28, 2022 Planning Commission meeting.

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

Motion by Ms. Sutton, seconded by Mayor Kraus to adjourn the meeting at 8:12 P.M.

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

Chairman

Secretary