

SOLON PLANNING & ZONING COMMISSION
July 26, 2022 – 7:30 P.M.

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

Present: Commission Members Greenspan, Newberry, Councilman Bentley,
Mayor Kraus, Assistant Law Director Stolarsky, Secretary Letourneau,
Planner Consultant Schmidt

Absent: Commission Member Sutton

Also Present: Fire Inspector 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 one of the Commission members is absent, four voting members constitute a quorum and an affirmative vote of three 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.

PENDING:

2. 34645 Aurora Road – PP#'s 954-30-017, 018, 019 – Drs. Pavlick and Reppas – lot consolidation, various variances and site plan review: The Commission discussed approving the lot consolidation only, however, it was determined to wait until the next meeting to review the application as a whole once all of the necessary information has been reviewed and final variances were determined.

The caucus ended at 7:20 P.M. and the meeting began at 7:30 P.M.

Mr. Stolarsky explained that since one of the Commission members is absent, four voting members constitute a quorum and an affirmative vote of three 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 July 12, 2022 meeting as presented.

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

Motion Carried

Councilman Bentley welcomed Mr. Schmidt to the meeting.

PENDING:

1. 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)

A public hearing was scheduled.

Councilman Bentley opened the public hearing and asked for comments.

Mr. Larry Apple, Hawthorne Golf Estates, was present and displayed a revised site plan indicating the changes made to a walkway at the request of the City and the public. Mr. Apple explained a walkway to the south of the development close to the future houses was relocated 80 feet to the south down a hill so it will be unable to be seen from the houses. He said also, sidewalks were added around all the cul-de-sacs. He noted the balance of the plan is the same. Mr. Apple reiterated details of the plan explained at prior meetings and the benefits it will provide to the community. Mr. Apple said further information and the plan are available online at info@hawthornegolfestates.com or by calling 440-552-4789.

Mr. Apple advised further minor revisions will be made to the plan which he anticipates will be available before the next meeting at which time he is hopeful for approval.

Mayor Kraus expressed appreciation for the modification of the plan to include sidewalks on the cul-de-sacs.

Councilman Bentley appreciates Mr. Apple's positive response to public comments.

Mayor Kraus said this item was reviewed by the Safety and Public Properties Committee and will be reviewed by the Public Works Committee.

There were no comments from the audience. Councilman Bentley said the public hearing will remain open.

Motion by Mr. Greenspan, seconded by Mr. Newberry to table consideration of Item 1.

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

Motion carried

2. 34645 Aurora Road - PP#'s 954-30-017, 018, 019 - Drs. Pavlick and Reppas, Inc.
PCPC-2022-274 - Ward 6
 - Lot consolidation
 - Lot area variance
 - Parking setback variance
 - Number of parking spaces variance
 - Site plan

Mr. Ronald Shaw, Alber and Rice Engineering, was present representing the applicant. Mr. Shaw displayed the plan and explained the request for approval for site development for a new 3,500 square foot building. He said the request is to consolidate three parcels rezoned to General Office zoning last year. Mr. Shaw said the lot area does not meet the code requirement of two acres and requires a variance to allow a total acreage of 1.79 acres. He said the two other requested variances are for parking setback and number of parking spaces. He said 33 parking stalls are requested and the requirement is 38 parking stalls. Mr. Shaw said the applicants conveyed to him that based on their current practices, 33 spaces is ample parking for their needs.

A public hearing was scheduled.

There were no comments from the audience. Councilman Bentley said the public hearing will remain open.

Councilman Bentley said this item will be tabled pending further information.

Motion by Mr. Newberry, seconded by Mayor Kraus to table consideration of Item 2.

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

Motion Carried

NEW:

3. 6716 Edgemoor Avenue - Barbara Skrant-Fedak
PCPC-2022-276 - Ward 7
 - 2' driveway width variance

Ms. Skrant was present. She displayed a plan and explained the request to install additional concrete to widen the driveway and apron to 18 feet. She indicated the property and the location of the requested variance on the plan. It was noted the request is for safety purposes.

Ms. Stephanie Barber, 6716 Edgemoor Avenue, clarified the request is for the driveway to be 18' wide. The Commission indicated their understanding.

Councilman Bentley advised of the requirements of the Engineering Department memo for this item. Ms. Skrant indicated her understanding.

Motion by Mr. Newberry, seconded by Mayor Kraus to approve a 2' driveway width variance contingent upon requirements in the July 20, 2022 Engineering Department memo.

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

Motion carried

4. 33615 Wellingford Court - Diane Atkin
PCPC-2022-277 - Ward 4
 - 2' side yard setback variance
 - Accessory structure location variance

Mr. Dennis Totarella, Brittain Energy Solutions, was present representing the applicant. Mr. Totarella explained the request to install a generator in the applicant's side yard. He displayed a site plan and indicated the location of the proposed generator with placement on a gravel pad. He explained the proposed location is ideal based on the location of the utilities.

Councilman Bentley advised of the requirements of the Engineering Department memo for this item. Mr. Totarella indicated his understanding of the memo.

Motion by Mayor Kraus, seconded by Mr. Greenspan to approve a 2' side yard setback variance contingent upon requirements in the July 20, 2022 Engineering Department memo.

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

Motion carried

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

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

Motion carried

5. 34182 Aurora Rd - Echo Realty (Starbucks)
PCPC-2022-278 - Ward 6
 - Site plan

Councilman Bentley explained the request by Starbucks is to modify their drive-through to address vehicle stacking issues. He said it is necessary for the Safety and Public Properties Committee to review the application.

Motion by Mayor Kraus, seconded by Mr. Newberry to refer Item 5 to the Safety and Public Properties Committee for review and recommendation.

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

Motion carried

Motion by Councilman Bentley, seconded by Mr. Newberry to table consideration of Item 5.

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

Motion carried

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

COMMENTS FROM THE COMMISSION:

Councilman Bentley again welcomed Arthur Schmidt as planning consultant. Mr. Greenspan welcomed Mr. Schmidt.

Mr. Newberry looks forward to Home Days and the fireworks display.

Councilman Bentley looks forward to the Home Days events and encouraged everyone to attend.

Mayor Kraus thanked Mr. Schmidt, his team and Mr. Kasimov for addressing pending issues in the Planning Department.

Mayor Kraus also looks forward to seeing everyone at Home Days and explained the activities planned for the event.

Motion by Mr. Greenspan, seconded by Mr. Newberry to adjourn the meeting at 7:57 P.M.

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

Motion Carried

Chairman

Secretary