

SOLON PLANNING & ZONING COMMISSION
July 12, 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, Planner Consultant Kasimov

Absent: None

Also Present: Project Engineer Bennett, Fire Inspector Eisenhuth, 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.

The caucus ended at 7:18 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 June 14, 2022 meeting as presented.

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

Motion Carried

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, 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 tabled at that time to prepare additional materials requested by the city. They have since received approval of the wetland plan from the Army Corp of Engineers and purchased off-site mitigation credits. The traffic study has been completed and they have obtained approval for the utilities to service the site. Mr. Apple said the preliminary engineering drawings are complete and now under review. He explained they have met several times with the Metroparks to plan the configuration of the entry road and secured utilities for the community and for the future use of a restroom facility for the Metroparks.

Mr. Apple said this project is the rezoning of 32 acres of land which was formerly Hawthorne golf course. He displayed an image of the proposed plan indicating the views of Aurora Road, Solon Road, Richmond Road and Hawthorn Parkway. He indicated the site where houses will be developed and said the home sites are located a third of an acre away from any home currently located on those roads. Mr. Apple said the subdivision is surrounded by green space and parks. Mr. Apple identified the proposed utilities on the plan which will connect from the south side of Solon Road and Hawthorn Parkway. The water, electric, cable and phone will connect from the east side of Hawthorn Parkway and gas will connect from the west side of Hawthorn Parkway. He said the sanitary sewer will connect from Richmond Road. Mr. Apple said the provisions for all utilities have been arranged and they are in final negotiations with utility companies.

Mr. Apple noted the current plan is for 102 lots, which is reduced from 105 lots as proposed originally. The off-site storm water detention basins have been reduced from four to two in order to maintain storm water on the site. He said the development will have private roads for residents and the age requirement is 50 years or older for at least one resident in the household. He said it will be a private development with streets, utilities and landscaping maintained by the homeowners association. Mr. Apple said the purpose of this subdivision is to serve those Solon residents aged 50 and older and also the goal of the City's Master Plan, to provide an opportunity to continue to live in Solon. He explained the rezoning was approved by 71.3% citywide and 72.9% of Ward 5. Mr. Apple explained the homeowners association will maintain the roads, sidewalks and landscaping for residents, thereby making it easier for the 50 and older community to stay in Solon without

the burdens of a large home. He noted the initial fee for the homeowners association proposed will be \$1,000 and \$300 a month for the first few years.

Mr. Apple said if approval is given by fall 2022, the process of tree clearing could begin by the end of 2022 and the lots could be sold by 2023. He also explained their role is to develop the land and prepare the lots for houses; however, they will not be building the houses. Mr. Apple said builders and individuals can buy a lot and build their own house. He noted the minimum house size is 1,500 square feet.

Mr. Brian Archer, 6131 Richmond Road, was present. Mr. Archer questioned where the water and sewer will connect to the development and expressed concern about a potential road passing through properties. Mr. Chapman displayed a site plan indicating where the lines will connect from Richmond Road. He said the developer owns a house on Richmond Road and the lines will run through that property.

Mr. Arters displayed a more detailed plan of the sewer pipes connecting from the new development to Richmond Road. Mr. Arters explained sewer pipe sizes and technicalities with drainage. He said there are no plans for a road to run through any existing home sites or properties on Richmond Road.

Mr. Archer asked about disturbance on Richmond Road when installing the sewer pipes. Mr. Arters said there will be minimal disturbance during installation.

Ms. Leonarda Uhl, 6165 Richmond Road, was present. Ms. Uhl asked how involved the Metroparks will be in this project. She questioned the appearance of bathrooms on the site plan.

Mr. Chapman explained the Metroparks already own land around the development.

Mr. Arters explained the restrooms depicted on the site plan are for potential future development for residents to use once the walking paths are created. Mr. Chapman explained no plans have been confirmed and they are still negotiating with the Metroparks regarding the large area of greenspace.

Ms. Uhl said she would like Solon or the Metroparks to buy the greenspace. She explained she used Hawthorne when it was a golf course and would look forward to using this land as well.

Mr. Newberry referred to Acacia Reservation on Cedar Road, formerly Acacia Country Club, and said it is comparable to what the City is trying to do with this development.

Mayor Kraus said the intention is to have it be a public property.

Ms. Uhl said she was not happy with the aesthetics of the new development and feels it looks too crowded.

Ms. Debbie Uhl, 6165 Richmond Road, was present. She is concerned about who will manage the open land behind their property. She requested the name of a person to contact for any issues in the future regarding the open space, and would

like to see some landscaping or buffer between the new development and their property for privacy. Ms. Uhl questioned the proposed name of the development, Hawthorne Golf Estates. She believes it will give the impression that it is a golf community and there is no golfing there. She noted that at one time it was horse stables and thought a name that reflected that might be more appropriate. Ms. Uhl requested communication during the process and to be updated as plans move forward.

Mr. Mike McDermott, 5823 Richmond Road, said he read information about the plan and asked about the age requirements.

Mr. Chapman explained someone age 50 or older is required to reside in a home and if something were to happen to the 50 year old, other occupants can continue to live there.

Mr. McDermott asked if someone can own a property in the Hawthorne Development and also rent it for income.

Mr. Stolarsky said as with any residential property in Solon, a property owner may rent a property for income.

Councilwoman Meany, representative of Ward 5, was present and thanked those who attended the meeting and asked questions. She said there have been many meetings and there will continue to be discussions on this topic. She believes the development will benefit Solon as there are not many options for older residents to remain in Solon. She assured those in the audience that the current residents of Richmond Road and Solon Road will be protected.

Mr. Archer asked about future development of more neighborhoods among the green space.

Mayor Kraus explained per the City's agreement with the developer, the greenspace will never be developed.

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

NEW:

2. 33790 Bainbridge Road - Michael M. Guirguis, DDS
PCPC-2022-270 - Ward 6
 - 11.5 sq ft sign area variance
 - 14.5 sq ft sign area variance

Mr. Myles Houska, Brilliant Electric Sign Co., 4811 Van Epps Road, was present representing the applicant. Mr. Houska displayed the site plan and indicated the location for the proposed sign. He explained the sign will match the other signs on the building and light up at night on a timer. He said the reason for the requested size is for the ability to view it from SOM Center Road.

Mr. Stolarsky advised although two sign area variances are requested, the 14.5 square foot sign area variance will be adequate.

Councilman Bentley agreed the new sign is appropriate for the building and will match others on the building.

Motion by Mr. Newberry, seconded by Ms. Sutton to approve a 14.5 square foot sign area variance to permit a total of 31.5 square feet.

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

Nay: None

Motion carried

3. 5920 Stephanie Lane - Fred and Donna Kirschling
PCPC-2022-271 - Ward 5
 - Accessory structure location variance

Mr. Fred Kirschling was present and displayed a site plan. Mr. Kirschling indicated the location of the generator and said it has already been installed. Mr. Kirschling explained he has been waiting for the generator for 10 months. Once he was informed it was in stock and could be installed, he did not want to jeopardize the opportunity for installation. He explained there is a slope in the back of his property which is why he had it installed on the side. Mr. Kirschling added he has a letter from his neighbor who has no objections to the location of the generator on the side of the house.

Mr. Newberry explained the permitting process and explained the possibility of a penalty fee for installing the generator without a permit.

Councilman Bentley asked Mr. Kirschling about the Engineering Department memo and the requirements listed. Mr. Kirschling said he did not receive the memo. A copy of the memo was given to Mr. Kirschling. It was explained to Mr. Kirschling that the memo provides details about the permit and fine process.

Motion by Ms. Sutton, seconded by Mr. Greenspan to approve an accessory structure location variance contingent upon requirements in the Engineering Department memo of July 6, 2022.

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

Nay: None

Motion carried

4. 5437 Stone Creek Drive - Stone Creek
PCPC-2022-272 - Ward 5
 - Not parallel to the street variance

Mr. Rick Dinallo was present and displayed a site plan. Mr. Dinallo explained he worked with the Engineering Department to produce the plans for the new house construction that works well with the property. Mr. Dinallo explained drainage and a drop off on the property were factors in the design of the home.

Motion by Mr. Newberry, seconded by Mayor Kraus to approve a not parallel to the street variance contingent upon the requirements in the Engineering Department memo of July 6, 2022.

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

5. 33255 Bainbridge Road - American Millennium Investments, LLC
PCPC-2022-273 - Ward 6
- 2' front yard setback variance
 - Site plan

Mr. Elliott Barrat was present and displayed a site plan and indicated the location of the deck in the front of the house. He explained the materials he is proposing are a black stainless steel rod rail system and composite decking material.

Motion by Mayor Kraus, seconded by Mr. Newberry to approve a 2' front yard setback variance contingent upon requirements in the Engineering Department memo of July 6, 2022.

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

Motion by Mr. Newberry, seconded by Mayor Kraus to approve the site plan.

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

6. 34645 Aurora Road - PP#'s 954-30-017, 018, 019 - Drs. Pavlick and Reppas, Inc.
PCPC-2022-274 - Ward 6
- Lot consolidation

Motion by Mayor Kraus, seconded by Ms. Sutton to schedule a public hearing for a lot consolidation on July 26, 2022.

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

7. 7300 Hillside Lane - Michael and Katherine Shaughnessy
PCPC-2022-275 - Ward 1
- Accessory structure location variance

Mr. Michael Secora, Exscape Designs, was present representing the applicant. Mr. Secora displayed the site plan and explained the need for the variance is due to the homeowner's pre-existing deck. He said the homeowners have an existing, previously approved air conditioner on the side of their home and want to install the pool filter next to it.

Motion by Mr. Greenspan, seconded by Ms. Sutton to approve an accessory structure location variance contingent upon the requirements in the Engineering Department memo of July 6, 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:

In turn, members of the Commission welcomed Frank Kasimov as a planner to assist the Planning Department.

Mr. Newberry looks forward to Home Days and the activities that are planned for the event.

Mayor Kraus also said he is looking forward to Home Days and the activities planned for the event.

Motion by Ms. Sutton, seconded by Mr. Newberry to adjourn the meeting at 8:37 P.M.

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

Motion Carried

Chairman

Secretary