

**SPECIAL SOLON PLANNING COMMISSION**  
**September 16, 2022 – 7:30 A.M.**

The Solon Planning Commission met at City Hall on the above date and time having been notified 24 hours in advance.

Present: Commission Members Greenspan, Newberry, Councilman Bentley, Mayor Kraus, Assistant Law Director Stolarsky, Assistant to the Mayor Farley, Planner Consultant Kasimov

Absent: Commission Member Sutton

The purpose of the meeting was to consider an application submitted for site plan review located at 28999 Aurora Road.

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 said the applicant needs to install cement pads for equipment that is expected to arrive soon.

1. 28999 Aurora Road - 28999 Aurora Road LLC  
PCPC-2022-307 - Ward 5
  - Site plan

Mr. Kyle Dobbins, Chemstress Consultant Co. was present representing the applicant for a company called Locus Fermentation Solutions. Mr. Dobbins displayed the site plan and said concrete pads are necessary for equipment; such as, compressor units and chiller units. He indicated that this would be set back from the road and the nearest neighbor is Nestle.

Mr. Dobbins said it is important to install the concrete pads to accommodate the equipment because it is very heavy and requires a crane to remove them from the truck and place them on the concrete. He said they do not want to have to place the equipment on a temporary structure until the pads are installed.

Mr. Kasimov said the Planning Department has worked with Mr. Dobbins and has determined there are no variances necessary for this application. He said the parking is adequate and two handicapped spaces will be relocated. He explained it is necessary for them to get the approval to pour the concrete to give it time to cure before the equipment arrives.

Mr. Steve Hofmeister, Chemstress Consultant Co., was present and explained the air compressor is a portable structure that is common to install and the chillers will be stainless steel or painted carbon steel used for storage and regularly maintained.

Mr. Kasimov said these items are necessary for the business and considered accessory uses under the Zoning Code.

Mr. Hofmeister said he is aware there might be additional questions about the wastewater treatment but any changes will be discussed with the Water Reclamation Department.

Mr. Stolarsky asked if they had read and agreed to the memos received from the Engineering Department, the Water Reclamation Department and the Fire Department.

Mr. Dobbins and Mr. Hofmeister said they had read them and agreed to them. They explained that the paperwork that was listed in the Water Reclamation Department memo has been filed.

Mr. Hofmeister said it is important to be able to place the items, once they arrive, in their permanent location on the concrete pads as there will be much rigging involved to transport them from the truck. This will minimize safety risks by only having to do this once.

Mr. Newberry said the site plan approval is good for one year once it is approved by the Council and as far as the City is concerned there are no other variances or other considerations needed to be made based on the revised site plan that has been reviewed.

There was further discussion about repairing a section of the parking lot that is in disrepair. It was determined that this will be addressed by the applicant.

Motion by Mr. Newberry, seconded by Mr. Greenspan to approve the revised site plan for 28999 Aurora Road LLC located at 28999 Aurora Road contingent upon the requirements of the September 15, 2022 Engineering Department memo, the September 14, 2022 Fire Department memo and the September 14, 2022 Water Reclamation Department memo.

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

Motion carried

Motion by Mr. Greenspan, seconded by Councilman Bentley to adjourn the meeting at 7:45 A.M.

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

Motion carried

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Chairman

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Secretary