

PLANNING & ZONING COMMISSION
September 13, 2011 – 7:00 P.M.

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

Present: Commission Members, Mazur, Newberry, Mayor Drucker, Law Director Lobe, Secretary McConoughey

Absent: Councilwoman Richmond, Mr. Bentley, Planning Director Frankland

Also Present: Fire Lieutenant Benedict, City Engineer Busch, Planner Crombie

The following items remained on the Inactive Agenda:

- A. Thornbury Subdivision – Forest City Land Group – Dedication Plat for phases 7 and 8
- B. 34050 Aurora Road – BP America – Number of signs variance (to permit 16)
- C. Requests from Wolf Family Trust and Larry Coven, for consideration of allowing medical and dental occupancy in the I-2 Zoning District

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.)

Chairman Mazur presided.

PENDING:

- 1. 29605 Aurora Road – 322 & 91 Properties, LLC – Jon Sines – site plan modification to previously approved landscape plan: Mr. Brian Intihar was present representing 322 & 91 Properties. He explained what the city is requesting is not an acceptable option and they are working with the City's traffic engineer to attempt to come up with a plan that is acceptable to all parties. Mr. Intihar requested consideration of the plan be tabled until the next meeting as he anticipates an acceptable plan can be provided in the next few days. He also suggested he would withdraw the plan without prejudice and resubmit another plan. However, Mr. Mazur said he wants to proceed with the application at tonight's meeting.

- 3. Appeal to the decision of the Chief Building Official filed by S. Michael Lear on behalf of Mitchell Leventhal, 6630 Cummings Drive: Another request to table this item was received from the applicant's attorney. He expressed concern regarding any city liability if the issue is delayed.

Mr. Lobe indicated the applicant has been advised of the safety concerns by the city, therefore the city would not be liable. Mr. Benedict also confirmed the applicant was advised by Mr. Boshane to have the shutters remain open until a solution is determined.

NEW:

5. 29800 Bainbridge Road – Cleveland Clinic: Mr. Mazur said this application involves the removal of nine parking spaces, a one foot access drive variance and a parking aisle width variance. There is also an issue regarding the public use of the sidewalk. Mr. Busch said there is a construction agreement which involves some minor changes in language which is currently being discussed.

Mr. Newberry referred to a similar situation he was involved in with the City of Cleveland which was resolved by an easement and suggested this option. However, at this time Mr. Mazur clarified that the Planning Commission will only be considering the variance and site plan. As this item will also be considered by the Safety and Public Properties Committee, it was suggested the Commission can approve the application contingent upon approval by the Safety and Public properties Committee to avoid further delay to the applicant.

7. Willow Street – PP# 956-39-056 – Robert Kucinic: Mr. Mazur advised this item will be tabled as there are certain concerns regarding wetland issues and whether the street is dedicated.

9. Council referral – Amendment regarding Definition of “Garage” Mr. Mazur said a public hearing will need to be scheduled.

Also, he will request the Commission schedule a public hearing for a lot consolidation.

Mrs. Crombie provided a brief review of five minor alterations.

The caucus ended at 7:25 P.M. and the meeting convened at 7:30 P.M.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

COMMENTS FROM THE AUDIENCE:

Mr. Vernon & Mrs. Bonnie Meckfessel, 6605 Liberty Road, were present and commented regarding Item 4, 6585 Liberty Road. Mr. Meckfessel displayed a diagram of the property indicating the location of his home. Although he has no objection to the setback variance, Mr. Meckfessel said he and his wife are concerned about the configuration of the driveway as headlights will shine in their windows and disrupt their privacy. He is also concerned with the height of the home.

Mr. Meckfessel requested adequate screening be required to block out the headlights as well as any other exterior lighting that might be installed.

APPROVAL OF MINUTES:

Motion by Mayor Drucker, seconded by Mr. Newberry to approve the minutes of the August 23, 2011 meeting as presented.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

PENDING:

1. 29605 Aurora Road – 322 & 91 Properties, LLC – Jon Sines 037-2011
 - Site plan modification to previously approved landscape plan

Mr. Brian Intihar was present and explained that this item has been tabled in the past due to the inability of their engineer to reach an acceptable design with the City Engineer regarding the south west corner of the site at the Aurora Road entrance. He was informed that late this afternoon both engineers agreed upon a design from a safety standpoint which will meet the goals and objectives of both parties. Mr. Intihar said the main concern was the plans presented in the past allowed the ability to make a left-turn out of the property onto Aurora Road which the City objected to. He said as soon as a plan is agreed upon by both parties, their landscape architect will prepare the plan for review. Mr. Intihar requested the item be tabled tonight and the necessary preparations will be made for the next meeting.

Mayor Drucker said she was shown an email sent to Mr. Intihar's phone from Kevin Westbrook, the City's Traffic Engineer, indicating he believes a design received from the applicant's Engineer might be a possibility to meet the requirements for the site. Mayor Drucker said a definitive site plan addressing the sign, the landscaping and the driveway will be necessary by the next meeting so the Commission will be able to vote on this application. Mr. Intihar said they are prepared to do this.

Mr. Mazur said during the Caucus, Mr. Intihar said he would be willing to withdraw the request for the current plans.

Mr. Intihar said he is willing to do what is necessary from a procedural perspective. If the Commission prefers the current application be withdrawn, without prejudice, and a new application be submitted, he is willing to do so. However, it is his understanding that this might create other complications. Mr. Intihar said if it is determined the application should be tabled, he is receptive to that alternative as well.

Mr. Mazur said the plan submitted on July 12th is unacceptable.

Mr. Intihar agreed that the July 12th plan is unacceptable.

Mr. Mazur said if a new plan which prohibits the left-hand turns onto Aurora Road for truck traffic is submitted, he believes the item can be tabled.

Mayor Drucker said prior to the meeting, she was shown a rough draft drawing of the driveway and she feels it could be an acceptable solution. However, it is necessary to provide the Commission with a professionally prepared plan. She said this application has been tabled many times and she requested the site plan include signage, landscaping and driveway access issues. Mayor Drucker said the site is currently unsightly and the applicant needs to bring it into compliance with the City code.

Mr. Mazur said in addition to safety issues, the former Sunoco monument signs are still on the site and need to be removed and the trash dumpsters are required to be enclosed.

Mr. Intihar said the Sunoco signs will be removed and they also support the dumpsters being enclosed. He said the Engineering Department is working with his engineers to prepare the new plan.

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

Roll Call: Aye: Drucker, Mazur, Newberry

Nay: None

Motion Carried

Mr. Lobe asked for clarification of ownership for the property.

Mr. Intihar said the owner is 322 & 91 Properties, LLC, and he is one of the principals.

2. 33175/33245 Aurora Road – Colton Enterprises - 058-2011
(Huntington Bank)
- 27.9' front yard building setback variance
 - 8' drive aisle width variance – south elevation
 - 8' drive aisle width variance – west elevation
 - 8' drive aisle width variance – north elevation
 - 10' parking lot/drive aisle setback from building variance
 - 25' drive aisle/street access drive setback variance from rear property line
 - Building color variance
 - Number of wall signs variance (to permit four (4) signs)
 - Building material variance
 - Site plan for new building

Mr. Mazur said this item is on the September 14, 2011, Safety & Public Properties Committee agenda; therefore, it will be tabled.

Motion by Mr. Mazur, seconded by Mayor Drucker to table consideration of Item 2.

Roll Call: Aye: Ducker, Mazur, Newberry

Nay: None

Motion Carried

Mr. Lobe said it has been determined the property has easements dating back to 1929, which the applicant would like to vacate. Although this information should not effect the Planning Commission's decision, it will be forthcoming.

3. Appeal to the decision of the Chief Building Official filed by S. Michael Lear on behalf of Mitchell Leventhal, 6630 Cummings Drive

Mr. Mazur said a request was received from Dr. Leventhal for additional time to review the issue. He said it is his understanding that the City cannot be held liable if anything were to happen since the owner was notified of the shutter's deficiencies.

Mr. Lobe confirmed Mr. Mazur is correct. He explained the City is in receipt of an August 18, 2011 letter from Attorney Zukerman, who takes exception with the Chief Building Official's position and the City is allowing them every effort to examine the issue with the manufacturer of the shutters. Mr. Lobe said in speaking with Mr. Lear, who is co-counsel for the applicant, some additional information is being reviewed and more time was requested to review the information. Mr. Lobe said a decision needs to be made as they have been granted three continuances. He said the Commission cannot leave health, safety and welfare issues open.

Mr. Mazur said the applicant is working with the manufacturer to determine if there is a way to open the shutters from the inside which would alleviate the need for an appeal as the shutters would be in compliance.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 3.
Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

4. 6585 Liberty Road – Alex and Julie Spirikaitis 024-2011
 - 122.5' front yard setback variance

Mr. Jim Aveni, attorney for the applicant, and Alex and Julie Spirikaitis were present. Mr. Aveni said his clients are seeking a variance of 122.5' from the front yard setback requirement. He said the builder is also in attendance. Mr. Aveni said the certificate from the Army Corp of Engineers has been received and the wetland mitigation funds have already been paid. Additionally the deed restrictions for the Ohio EPA have been submitted for approval. Mr. Aveni said he does not foresee any problems with compliance for any of the permit conditions as part of the construction process.

Mr. Aveni said it is apparent that the owners did not create the hardship requiring the variance and based upon the wetland issues, there is a fairly small area of buildable property. He said there are areas of wetlands in the front of the property which determines where the driveway must be located. Mr. Aveni said he is aware a neighbor has expressed concern over the angle of the driveway as it applies to lighting issues. However, locating the driveway to the other side of the property will interfere with more wetlands and the goal of the Army Corp of Engineers is to protect as much wetlands as possible. Mr. Aveni said within the certificate, there

are specifications that must be followed to protect the wetlands by barricading them during the construction process to prevent them from being impacted. He feels the potential for impact and degrading the integrity of the wetlands would be more severe if the driveway were installed on the other side of the property. Mr. Aveni said the location of the garage and driveway as depicted on the site plan is the plan preferred by the Army Corp of Engineers.

Mr. Aveni said the owners are willing to plant pine trees along the property line to provide screening for the neighbor's lighting concerns. He said the plan, based on the limitations imposed by the wetlands, minimizes as much as possible the impact to neighboring properties. Mr. Aveni said there is no reason to believe that the requested variance will conflict with the spirit and intent of the zoning code. It is his understanding and interpretation of the zoning code that in cases, such as these, the Planning Commission and the City have the authority to provide a designated setback distance based on specific site plans where it is not possible to comply with the stated range. Mr. Aveni added that most of the properties along Liberty Road do not have the required setbacks. Therefore, the requested setback will be in character with other homes in the area.

Mr. Todd Victor, Ralph Victor Construction, was present and explained the house is a ranch and is not a two-story house.

Mr. Newberry said he believes the concern with the height involves how far above the current grade the house will be situated. He said the issue the neighbors have with the height of the house next door is because it is positioned in such a way that it towers over everything else in the neighborhood.

Mr. Victor displayed a site plan to assist in identifying where the house will be situated and said there is usually about 24" from the finished floor to where the grade starts.

Mr. Newberry asked if the house would contain a loft or a partial second floor. Mr. Victor replied no. Mr. Newberry estimated the house will be approximately 16' to 18' above the existing grade to the top of the peak of the roof.

Mr. Victor said he believes it will be approximately 22' above the existing grade.

Mr. Mazur does not believe 22' is excessive.

Mr. Newberry said 22' is not excessive when compared to a two-story house where there would be an additional height of 10' to 12'.

Mr. Mazur asked Mr. Aveni to indicate on the site plan the location of the wetlands on the north side of the property which would prevent the installation of the driveway.

Mayor Drucker requested a specific landscape screening plan be submitted and reviewed by the Planning Department. She believes it is important to specify trees that will maintain screening throughout the year. Mayor Drucker wants to ensure

that the neighbors have the appropriate screening. She said there have been issues in the past where general landscape screening is discussed but a specific plan was not approved which has led to issues between neighbors with no means of recourse.

The Commission further discussed the elevations listed on the site plan to ascertain where the landscape screening should be installed to prevent lights from shining in the neighbor's home.

Mr. Lobe said this application can be approved with the contingency that a specific landscape plan must be submitted and approved by the Planning Director.

Mr. Busch requested the drainage be maintained along the property line in conjunction with the landscape plan.

Mr. Mazur said the neighbors have indicated they would not be opposed to the landscape screening being installed on their property.

Mr. Aveni requested clarification and verification that the approval process for the landscape screening will be handled administratively and will not require additional meetings.

Mr. Mazur confirmed that was correct and said the Commission is trying to expedite the application since it has been a lengthy time process for the applicants.

Mayor Drucker said, in addition, the landscaping is required to be maintained by the applicant.

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 122.5' front yard setback variance, subject to the following contingencies:

- All special conditions of the wetlands permit be completed in a manner satisfactory to the Corp of Engineers and the Ohio EPA prior to the issuance of a certificate of substantial completion or occupancy
- A 100% opaque vegetative screen is provided by the developer to screen this project from the house to the south and will be maintained for a 12-month period following completion of construction
- The landscape screening plan will be subject to review by the Planning Director and the City's Landscape Architect

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond
Nay: None

Motion Carried

NEW:

5. 29800 Bainbridge Road – Cleveland Clinic 064-2011
 - 63' side street parking setback variance
 - 1' access drive width variance
 - Site plan for parking lot expansion and renovation

Mr. David McCoy, Director of Infrastructure, Cleveland Clinic, was present and said he is requesting the Commission's approval to improve the parking area at the Solon facility. He introduced Gene Arters, Senior Project Engineer, NTH Consultants.

Mr. Arters displayed a site plan of the location and indicated an area which previously contained 9 parking spaces. He said the parking spaces were removed and a rain garden has been installed to assist in decreasing the impervious area and increase the water quality for the site. Mr. Arters indicated where a sidewalk was added at the request of the City and where the right-of-way and easements are located.

Mr. Arters indicated the area where the 1' access drive width variance is requested and said the variance will allow the rain garden to remain its current size. At Mr. Mazur's request, Mr. Arters indicated all of the rains gardens on the site. Mr. Arters explained that much thought went into the design of the site to ensure the flow of the flood plain in the event flooding occurs. In addition the EPA's redevelopment code has been satisfied by decreasing the impervious area by 20% or increasing the water quality volume by 20%. They increased the water quality by creating the rain gardens/detention basin which, once grown in, will look attractive and require little or no maintenance.

Mr. Arters said the 1' access drive width variance can now be eliminated.

Mr. McCoy said the traffic signal will require a modification to the existing signal on Bainbridge Road. The proposal will re-align access onto Bainbridge Road with Nestle and add a 4-way intersection. Mr. McCoy said there will be no dedicated left-turn signal, only a stop light. He believes this will increase safety on Bainbridge Road since it is currently chaotic when attempting to exit during peak times. Mr. McCoy said Nestle has endorsed the plan.

Mr. Mazur said a letter of agreement has been received from Nestle.

At Mr. Mazur's request, Mr. Lobe reviewed the sidewalk easement and traffic signal modification. He said there are some minor modifications to the agreement which are acceptable to both the engineer and the law department. The Cleveland Clinic will prepare, file and record a perpetual easement for the pedestrian traffic on the sidewalk in question, which can only be voided by the mutual consent of both the Cleveland Clinic and the City of Solon.

Mr. Arters indicated the location of the side street parking setback variance on the site plan.

Motion by Mr. Mazur, seconded by Mr. Newberry to accept the withdrawal of the 1' access drive width variance.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

Mr. Mazur said the applicant should provide a drawing to the Safety and Public Properties Committee meeting tomorrow evening. Mr. Arters said he will have one prepared.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve a 63' side street parking setback variance.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a site plan for parking lot expansion and renovation with the following contingencies:

- The plan is required to be approved by the Safety and Public Properties Committee at the meeting of September 14, 2011
- The agreement between the City of Solon and the Cleveland Clinic regarding the easement and traffic lights be incorporated prior to the September 19th Council meeting

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

6. 6137 Kruse Drive – Davis Construction Management/Jaguar 065-2011
- 20.75" sign projection variance
 - Roof-mounted sign variance
 - Site plan for signage

Mr. Jeff Davis, Davis Automotive Group, was present. He displayed a site plan and explained this is an unusual circumstance since there are 3 franchises and 4 different brands located in one building. Mr. Davis said Land Rover has recently split into two brands; Land Rover and Range Rover. In addition, the Jaguar brand is sold from the same building and a new showroom for the Maserati brand has been added.

Mr. Davis said the front entrance sign will be changed to include Jaguar, Land Rover and Range Rover. The sign on the southern elevation will identify Land Rover and Range Rover. The north elevation entrance will include a Jaguar sign and the Jaguar leaper emblem as seen on the hoods of Jaguars will be located on the roof line of that area. In addition, there will be a sign for Maserati on the north elevation.

Mr. Davis displayed a rendering of the new monument sign and explained only the face of the sign will change.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 20.75" sign projection variance.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a roof mounted sign variance.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve the site plan for signage.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

7. Willow Street – PP# 956-039-56 – Robert Kucinic 066-2011
 ▪ 45' front yard setback variance

Mr. Mazur said based on information received from the Engineering Department, the Law Department and the Administration, this item will be tabled because the street the applicant wishes to build the house on is considered a non-dedicated street.

Mr. Lobe advised a petition for improvement of the street was received which is simultaneous with the potential development of the applicant's house. However, the street improvements and additional impervious surface may create an issue which could make the rest of the lots totally unbuildable, if they are not already. Therefore, this item should be tabled at this time for further review by the engineer.

Mr. Busch said there are wetland issues associated with the resident petition which need to be resolved with the Army Corp of Engineers. Until the issues are resolved, the petition request cannot move forward.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 7.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

8. 33275 Aurora Road – KeyBank 067-2011
 ▪ Building color variance

Mr. Major Harrison, Brilliant Electric, was present. He explained that KeyBank is incorporating a re-branding and Solon is one of 22 sites in Northeast Ohio that has been chosen for the re-branding. Mr. Harrison said one of the characteristics of the re-branding is the removal of the black portion of the signage. In most cases, the signs consist of a red logo with black KeyBank lettering. Mr. Harrison said they would like to eliminate the entire black portion of the signage and incorporate red and white coloring. He said the color changes have been approved in many other nearby towns.

Mr. Harrison displayed a sign plan and said red awnings already exist on the building and they would like to paint the gables red so the white signs will be seen. A variance is necessary to paint the gables red.

Mr. Mazur asked if a variance would be necessary if the paint color was the same as the color of the awnings.

Mrs. Crombie said the awnings did not require a variance since they were considered to be an earth-tone color, therefore, if the paint was the same color as the awnings, a variance would not be required.

Mr. Newberry said when KeyBank originally submitted for the awnings, they were also bright red and after discussion with the Commission, the color was changed to an earth-tone red color. He would like to see the paint color maintain the Code guidelines and prefers it to be an earth-tone red like the awnings. He said the KeyBank red does not fit in that category.

Mr. Mazur agreed with Mr. Newberry and said there is too much contrast between the paint color red and the color of the awnings.

Mr. Harrison said he will have to discuss the change in color with the client since the red color submitted is their corporate color and he does not believe they will be receptive to the change.

The Commission determined to table the item and allow Mr. Harrison the time to confer with KeyBank to determine if they would be receptive to a change in paint color.

Mr. Harrison said he will discuss it with KeyBank representatives and if it is determined they do not wish to change the color, he will notify Mrs. Crombie to remove the item from the agenda.

Motion by Mr. Mazur, seconded by Mayor Drucker to table consideration of Item 8.

Roll Call: Aye: Drucker, Mazur, Newberry

Nay: None

Motion Carried

COUNCIL REFERRAL:

9. Proposed amendment to Section 1261 "Definitions," of the Zoning Code, to clarify the definition of "Garage."

Mrs. Crombie said this is an amendment to the definition section specifically relating to the definition of a garage and the modified language would be designed to clarify a garage is intended for the storage of automobiles or large vehicles only. The existing definition would be changed to "a permitted structure that is designed and intended for parking and storage of automobiles, large vehicles, as defined under Section 1287.10 of this Code or any other vehicle that is determined by the City of Solon to be substantially similar to the foregoing."

Mr. Mazur said under Section 1287.10, the definition of a large vehicle is any vehicle that is 20' or greater in length and/or 8' greater in width and/or 8' in height or greater in height.

Motion by Mayor Drucker, seconded by Mr. Mazur to schedule a public hearing for September 27, 2011.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

Mr. Mazur requested a public hearing for a lot consolidation for 5075 Harper Road, PP#'s 951-42-005 and 951-42-006, be scheduled.

Motion by Mr. Mazur, seconded by Mr. Newberry to schedule a public hearing for a lot consolidation for 5075 Harper Road, PP#'s 951-42-005 and 951-42-006, for September 27, 2011.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 6135 Kruse Drive - BMW

Mrs. Crombie displayed an aerial indicating the addition that is currently under construction. She displayed a photo of the addition in its current construction phase and indicated the change in location for a door previously approved. Mrs. Crombie also indicated the addition of a man door and a large delivery door and said this area of the building will be used for storage.

Mrs. Crombie displayed a site plan indicating the change in a section of the roof elevation from the previously approved plan in order to match the roof height of the existing building.

The Commission members agreed no further review of this item was necessary.

2. 30501, 30601, and 30701 Carter Street – L’Oreal

Mrs. Crombie displayed an aerial view of the three buildings on the north side of Carter Street. L’Oreal is proposing the installation of solar panels over a large portion of the roof of each building. Mrs. Crombie said they will be installed as required by the Building Code in relation to the existing rooftop equipment. She said the applicant has said the panels will not be visible from the street. Mrs. Crombie indicated an area where the equipment necessary to support the solar panels will be located but will not be visible since it is located behind the building.

The Commission members agreed no further review of this item was necessary.

3. 29201 Aurora Road – Demag

Mrs. Crombie displayed an aerial view of the property and said Demag is proposing the installation of a generator and indicated the location which is 350’ from the

street, will be obscured by another building and not visible from the street. She said the generator is 4 ½' high.

The Commission members agreed no further review of this item was necessary.

4. 6262 Cochran Road - Swagelok

Mrs. Crombie displayed an aerial view of the property and said they are proposing an electric upgrade to the building which will require installation of a new pole. She indicated the location on the west side of Cochran Road and said the conduit will be run behind the building. She displayed another view of the building and indicated where previously approved generators were installed. Mrs. Crombie indicated the chain-linked fencing that surrounds the generators and said they propose extending the fencing by 6' and the installation of two additional pieces of equipment; a switch gear box and a transformer. Mrs. Crombie displayed a site plan of the fenced area and said the equipment will be accessed by two different gates and will open into a parking space, however, there is sufficient parking on site if elimination of a space is required.

The Commission members agreed no further review of this item was necessary.

5. 34200 Brookmeade Court - Carrington Court - Apartment Building #2

Mrs. Crombie displayed an aerial view indicating the location of the building which is now under construction. She displayed a rendering of the building and said it has been noted while marketing the apartments that some individuals prefer the additional interior space enclosing the balconies will provide, rather than having a balcony. Mrs. Crombie said a similar request was granted last year for Carrington Court by the Planning Commission.

The Commission members agreed no further review of this item was necessary.

COMMENTS FROM THE COMMISSION:

Mayor Drucker welcomed the First Watch restaurant to Uptown Solon which is now open. First Watch is open from 7:00 A.M. to 2:30 P.M. and serves breakfast and lunch. She wished them much success.

COMMENTS FROM THE AUDIENCE:

Mr. Robert Kucinic, 7500 Willow Street, spoke regarding Item 7 and said Willow Street is a dedicated street. He respects the decision to table the item and asked Mrs. Crombie to clarify the requested setback variance; he believed it was 55'.

Mrs. Crombie said the proposed setback is 55' but the amount of the variance is for 45'.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at
8:41 P.M.

Roll Call: Aye: Drucker, Mazur, Newberry
Nay: None

Motion Carried

Chairman

Secretary