

PLANNING & ZONING COMMISSION
February 28, 2012 – 7:00 P.M.

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

Present: Commission Members Mazur, Newberry (meeting only), Bentley, Councilwoman Richmond, Mayor Drucker, Law Director Lobe, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: Fire Lieutenant Benedict, Assistant City Engineer Welch

The following items remained on the Inactive Agenda:

- A. Requests from Wolf Family Trust and Larry Coven, for consideration of allowing medical and dental occupancy in the I-2 Zoning District
- B. **Willow Street – PP# 956-39-056 – Robert Kucinic – Front yard setback variance**
- C. Request from Davis Development Group, John Siragusa, Asset Management and Christine Burkholder, Kids Country, to modify the permitted uses in the C-5 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.

1. **SW Corner of Miles Road and Neptune Drive – PP#'s 951-04-016, 951-05-001, 002, 003, 004, 005 – Randy Kertesz** - numerous variances and a preliminary plan review for a new subdivision: This is a formal application and the Planning Commission has 180 days to reach a decision.

Mayor Drucker said this application is another example of not having all of the necessary information. There is no wetlands analysis which makes it difficult to determine what can be built on the property.

Mr. Mazur expressed concern regarding Lot 8 since a stream runs through it and there will be a retention basin located on it. Mr. Mazur said prior to this application, the applicant asked for input and there were no variances requested at that time. He feels the whole development should be in accordance with the Code and comply with the required **100' setbacks**. **There should be no 75' setback variances** approved for any of the parcels.

Mr. Kertesz said the subdivision can be completed without variances.

Mr. Neff said they have not yet submitted anything to the Army Corp of Engineers since it would be premature and they are only asking for preliminary input. He said he realizes they still need to gather and submit data.

Mayor Drucker wants to know what can be built on the property and until she sees a wetland delineation report, she will not comment on the subdivision at this time.

Mr. Neff does not think a wetlands study will determine what can be built on the property.

Mr. Frankland said the City will be looking for the wetlands study to be reviewed by the Engineering Department and they will have to agree to the information provided.

Mr. Mazur said having worked with the Army Corp of Engineers in the past, he is concerned as to whether or not answers will be provided within the 180 days.

Mr. Frankland said the Commission only has to act within 180 days and it is up to the applicant to get the answers.

Mr. Kertesz said they have the full delineation report and he believes a copy was given to Mr. Busch at their first preliminary meeting.

3. 30500 Bainbridge Road – Nestle USA – side yard parking setback variance, rear yard setback variance and site plan for parking expansion: Mr. Frankland said a revised plan was submitted which shows the buffering with less space between the trees and it has the approval of the City's landscape architect.

PENDING:

4. 5410 Harper Road – PP# 951-11-01 – Robert and Dianne Smith – lot depth variances and lot split: A public hearing is scheduled.

Mr. Mazur said adjacent and abutting property owners received notification of the public hearing for the lot split, however, the variances were not identified prior to the notice being sent. It was determined the Commission would move forward with the application tonight and notice will be sent to the neighbors regarding the variances and any concerns or comments can be addressed at the City Council meeting on March 5th.

5. Aurora Road and SOM Center Road – ECHO Solon – Giant Eagle (Solar Shopping Center) – various variances: Mr. Mazur said it is important to move this item along to give the Council the opportunity to thoroughly review it. Although there are still issues regarding some of the items, they will be considered with contingencies to ensure the Council's review of them. Although he would prefer to have more time to spend on this item, he feels it should be forwarded to the Council at this time.

Mr. Lobe clarified time constraints have been imposed by the seller of the property and not from ECHO trying to push this item through rapidly.

Mr. Mazur said there are numerous variances due to this item being a re-development which always produces more variances.

6. Thornbury Subdivision – Forest City Land Group: Mrs. Welch said she will ask that this item be tabled tonight. They are waiting for information regarding the Homeowners Association.

7. 34050 Aurora Road – BP America – number of signs variance: Mr. Mazur said the number of signs at the BP is no longer an issue and he will ask to remove this item from the agenda.

Mr. Mazur said the February 14th minutes will be held until the next meeting.

Mr. Frankland said there are 3 minor alterations to review.

The caucus ended at 7:19 P.M. and the meeting convened at 7:30 P.M.

Mr. Mazur presided.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

COMMENTS FROM THE AUDIENCE:

Mr. Harley Gross, 14300 Ridge Road, North Royalton, representing the Carrington Court Development, spoke in regard to Item 4. He said he wished to publicly express his appreciation on behalf of the residents of Carrington Court and Gross Builders for all of the assistance and cooperation given to them by City administration, the safety forces, Giant Eagle representatives and ECHO Development for the helpful and constructive responses received in addressing their concerns about the re-development of the Solar Shopping Center.

Mr. Gross requested clarification regarding the hours of operation. It is his understanding that the developer, Giant Eagle and the City have agreed that there will be no truck loading/unloading activities and no trash pick-up between the hours of 9:30 P.M. and 7:00 A.M. as stated in the development agreement. Trucks arriving during this time are only allowed to park in the designated area.

Mrs. Patty Siegel, 5152 Berrington Court, Mrs. Arlene Franco, 5142 Berrington Court and Mrs. Deborah Paskell, 5159 Hemington Boulevard were present to speak in regard to Item 1, the proposed development near Neptune Lake.

Mrs. Siegel said she is also speaking on behalf of the owner of Miles Market, Frank Cangemi. She said there is mention of filling in the wetlands on the plan she

viewed and re-routing streams. Mrs. Siegel said this causes her great concern and asked if the Army Corp of Engineers will be involved. She is concerned that the re-routing might negatively impact existing homes. Mrs. Siegel would also like to know if the proposed detention basin on the current plan would be sufficient to account for a 100-year flood and, if not, what happens to that water if there is a flood. She asked if an environmental study will be completed and if the wetlands are disturbed and trees are cut down, what will happen to wildlife living in that area. Mrs. Siegel asked for clarification of the requested variances. She asked if there was a regulation regarding the number of trees that can be removed since the trees assist with preventing erosion on the hillside and with providing shelter from the wind and noise from the highway.

Mrs. Deborah Paskell said her property will be adjacent to the development and there is concern regarding how it will physically affect her property. She explained that she and her husband expressed interest in Lot 16 on Berrington Court and were told that the Army Corp of Engineers would have to be involved because of the ravine which is located behind the property, therefore, they would not be able to build a house on that property. If this is the case, she questioned what is being done for this proposed development where there are numerous wetlands and streams. Mrs. Paskell said her home on Hemington Boulevard already has flooding issues on the south side of their house **and the City's Engineering Department has yet to solve the flooding that is experienced every rain and snow melt.** She said the Service Department comes to their house regularly to assist with flooding issues. Mrs. Paskell said Mr. Cangemi also has these concerns since Miles Market will also be adjacent to the proposed development. Mrs. Paskell asked if the development is built, will Mr. Kertesz and the City of Solon address the existing flooding problems on their property and any possible new flooding issues that might occur.

Mrs. Paskell said when they built their house, they requested several variances regarding the slope of their driveway, the height of the home and a walk-out **basement, and all were denied (clerk's note: no record of any variance requests were located).** Mrs. Paskell said it seems this development will require many variances and wanted to know why those might be granted while the ones she requested were not approved. She said some of the homes in this proposed development will sit on top of a ridge which will be higher than any other homes in the area. She said there will be two properties **located approximately 40' from her home** and the basement of those homes will be at the level of her roof top and most of her privacy will be gone. Mrs. Paskell said the digging and removal of trees near their property line will create massive erosion and a possible landslide issue. She asked who will be responsible for these issues that occur on her property and suggested grading be consistent with her development to avoid some of these issues. If this is done, what governmental agency will be involved. She would like to know who will assure them and be responsible for any flooding and erosion issues that might occur to the development and specifically her property.

Mrs. Arlene Franco had comments regarding the impact of the potential subdivision. She said the City of Solon works hard to maintain the environment and natural beauty in the community. She believes the aesthetics would greatly change. One

of the reasons she moved here was because of its natural surroundings and peacefulness. She is also concerned with what a new subdivision will do to the impact on property values for existing homes. Mrs. Paskell said there are already too many homes for sale on the market in Solon and increasing supply without demand for them will create too much inventory. This will drive down prices even lower than they currently are and will impact the value of her home. She is also concerned about additional traffic congestion that will be created on Miles Road and Harper Road. Mrs. Paskell said having homes of lower value so close to her home will be very detrimental to the value of the existing homes in the area. She feels she has valid concerns and protests and she strongly opposes the approval of this development near Neptune Lakes.

Mrs. Paskell asked that all residents of North Park Solon be informed of any future meetings to be held regarding this issue since not everyone received the notification.

Mr. Mazur suggested anyone who has concerns regarding this item should check the weekly agendas posted to the City website. The practice has always been to notify adjacent and abutting neighbors when variances are requested. He said this will be a long process and will not be resolved quickly.

Clerk McConoughey said notification was sent to every property owner within a 400' buffer of the proposed development, as determined by the City's GIS system. In addition, the notification was extended beyond the buffer to the residents of Woodall Road. Clerk McConoughey said some notifications have already been returned as undeliverable. She said if there is anyone in the area that was not notified, they may contact the Clerk of Council's office and ask to be added to the notification list for this item.

Mr. Rob Zimmerman, representing Cleveland Hebrew Schools, was present and spoke regarding Item 4. He said Mr. Gross already conveyed many of his thoughts regarding the re-development of the Solar Shopping Center. He said their concerns, which were mainly regarding safety, security and sound have been dealt with through a typical public process. Mr. Zimmerman said progress has been made through meetings held with all concerned. He said one of the most important items for them was the landscape plan since it is important to the Cleveland Hebrew Schools that there is proper buffering, and a fence and trees have been proposed. The hope is that the fence will be along the entire length of the school's building as it faces the Giant Eagle. In addition, there will be trees installed on the school's property and in the rear yard along with high mounding. Although a high wall would have been preferred, the City's objections to this for a variety of reasons is understood. However, the Cleveland Hebrew School will be good neighbors to Giant Eagle and continue to be good neighbors with the City. They look forward to the public process and continuing a good partnership.

APPROVAL OF MINUTES:

Mr. Mazur requested the minutes be held until the next meeting.

Motion by Mr. Mazur, seconded by Mr. Bentley to table the minutes of the February 14, 2012 meeting.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

NEW:

1. SW Corner of Miles Road and Neptune Drive – PP#'s 951-04-016, 017-2012 951-05-001, 002, 003, 004 and 005 – Randy Kertesz
 - Not parallel to street variance – Lot #8
 - Not parallel to street variance – Lot #9
 - Not parallel to street variance – Lot #10
 - 25' front yard setback variance – Lot #1
 - 25' front yard setback variance – Lot #2
 - Preliminary plan for subdivision

Mr. Randy Kertesz, President of Kertes Enterprises, and Mr. Dan Neff, Neff and Associates Engineers, were present. Mr. Kertesz addressed the concerns of the neighbors who spoke earlier. He said he has been developing for approximately 40 years and the same questions have been asked in the past by people when land is being developed near them. Mr. Kertesz said they were all valid questions and concerns and he will try to address them as best as he can.

Mr. Kertesz said it is understood that when a home is purchased next to vacant land, it is always hoped that the land will remain vacant. He said this was land that was part of an estate that was sold and he would now like to develop it. Mr. Kertesz said the flooding issues are very important. He has developed in the City of Solon in the past and has worked with the Engineering Department, Planning Department, Mayor's office and the Planning Commission. Mr. Kertesz said he wants to ensure that water from his development will stay in the development with the assistance of retention ponds and any water courses within the development as approved by the Solon Engineering Department.

Mr. Kertesz offered his business card to anyone who has specific concerns and encouraged them to call him with any questions so he can address them rather than waiting for the next meeting. Mr. Kertesz said if anyone would like, he will come to their home with his engineer to go over the plans in detail. He said he has done this in the past and understands that nobody likes change and they would like to try to make it as little of an impact as possible.

Mr. Kertesz said information regarding storms and wetland issues will be dealt with by Mr. Neff. He said a wetlands delineation has been completed by Foresight Engineering. He said the parcel is 22 acres and the Code requires one acre lots to build on. The plan is to only build 13 homes and thereby leave some land as open space. Mr. Kertesz said the land that the neighbors currently live on was once vacant land with animals living on it and the same thing will happen now, the animals get displaced. He said it is up to nature where the animals migrate to.

Mr. Kertesz said he is not certain what the prices of the new homes will be. He said

they will not be inexpensive homes although they may be smaller than some of the surrounding homes because the trend now is to build smaller homes. He said this is based on economics and the economy of today. Regarding the question about 13 additional homes on the market and if it will negatively impact the price of homes around it, Mr. Kertesz said 13 homes can go on the market any day in Solon or in a surrounding community.

Mr. Kertesz said as far as erosion and drainage issues are concerned, the City's Engineering Department will make sure that water from the development remains on the development property. This might require installing swales and trees may have to be removed. Once the water is in the swales, it will move into catch basins, then to detention ponds where it will remain on the property. He said in another development he was involved with, the neighbors yards were always flooding before the development, however, in working with the Engineering Department, a detention pond that was 10% larger than what was required was installed and stopped the flooding. Mr. Kertesz said his company will not just listen to comments, they will act on the comments to the best of their ability to try to help overcome any concerns.

Mr. Kertesz said regarding this development, a pre-submission meeting was held with officials from the City and it was noted the property could be developed without some of the variances. He has already asked Mr. Neff to modify the plan to show no variances for the setbacks on lots 1, 2, 11 and 12. He said the lots are deep enough so they are able to do this.

Mr. Neff displayed a site plan indicating lots 1, 2, 11 and 12 and said they were attempting to mimic Woodall Road where there is 75' setback variances. However, if it is preferred to have the larger setback of 100' that can be achieved. He said the other variances were for back lots 8 and 10 for the orientation of the house. Mr. Neff said this can be modified, if necessary. He said the variances sought were more for aesthetic reasons.

Mr. Neff said an independent wetlands study has been completed and discussed with the Engineering Department and additional copies are available. The impact will be to 0.26 acres of wetland and under the nationwide permit, Mr. Kertesz is entitled to up to 0.50 acres. It is understood that approvals must be obtained because there will be stream impact. One will be enclosed in a 3-sided culvert and the other will be re-routed for a total of 260' of stream relocation and under the nationwide permit, they are entitled to 300'. There is a total of 0.56 acres of identified wetland on the entire property. Mr. Neff said as far as storm water is concerned, the City requires 100-year storm standards. This will be accomplished with two basins. In addition, the existing lake will be modified and the structure improved which will assist with handling water from the property.

Mr. Neff said once departments approvals are received, including another review of the delineation report by the Engineering Department, a final jurisdictional letter of approval from the Army Corp of Engineers on the delineation is necessary and then the processes for permitting. However, they will not submit for permitting until they have completed the preliminary process with the City, as required. Mr. Neff

said this is not a short journey and it will take time to go through all of the necessary details to satisfy the Code and address any concerns from the neighbors.

In response to Mr. Mazur's question, Mr. Frankland said trees can be removed within 30' of the house location and this is enforced by the Building Department. Trees cannot be removed from vacant land but when house building begins, trees can be cleared for the driveway and the front yard and then a 30' buffer in the rear yard from the house, per policy of the Building Department.

Mr. Mazur said he would prefer a plan without variances and, therefore, will not support the variances for lots 1, 2, 11 and 12. Mr. Kertesz said they will be re-submitted without variances.

Mr. Mazur said he will support the not parallel to the street variances since it is typically permitted and makes sense aesthetically.

Mr. Newberry agreed with Mr. Mazur and will not support the front yard setback variances. Mr. Newberry said regarding the not parallel to the street variances, he thinks there is potential for some creative design to the houses, thereby, eliminating the need for that variance. He does not believe there is enough information at this point to make a decision and feels this item should be forwarded to the different committees and departments for review. During this time, the developer can complete his due diligence and return with all of the required reports within the 180-day study period the Commission has to make a decision.

In response to Mayor Drucker's question regarding easements, Mr. Kertesz said Mr. Cangemi is willing to provide an easement, however, they still have details to discuss. He also contacted the owner of the property behind the development to determine if he could go through their lot since it is shorter and an easier angle, although it could still be done without utilizing the neighbor's property. He was told that no decision has been made yet. Mr. Kertesz explained there are flooding issues along the property line that he might be able to assist with. He said he has been trying to schedule a meeting to discuss this further but has been unable to do so because of scheduling issues.

Mr. Kertesz said he understands that nobody wants to see development taking place around them. However, he would like to be able to meet with the neighbors and address their concerns. Hopefully, this will help ease their concerns, possibly assist with existing problems and lessen the impact as much as possible.

Mr. Mazur asked if Mr. Kertesz owns the property for the proposed development. Mr. Kertesz explained that he is under contract and has a specific period of time to obtain the necessary approvals from the City before they make their decision.

Mr. Bentley agreed that the Commission does not have enough information to make any decisions at this point. He also believes there are creative ways to avoid the setback issues.

Mr. Kertesz said he is willing to work with all of the committees and understands

that this review was only preliminary and he did not anticipate any decision this evening. He realizes there are many aspects to the proposal which require review by the appropriate department and he intends to develop the property in harmony with the City and its Code requirements.

Mr. Mazur said a copy of the wetlands study needs to be submitted as soon as possible to the Engineering Department. Mr. Kertesz said he believed it had been sent, however, will send a report electronically and a hard copy tomorrow.

Mayor Drucker asked Mr. Kertesz to forward the wetlands report to the attention of Keri Welch, the Assistant City Engineer since Mr. Busch is not in this week.

Motion by Mr. Mazur, seconded by Mayor Drucker to refer this item to the Safety and Public Properties Committee and the Public Works Committee.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

2. **29500 Fountain Parkway – Teel Properties, LLC** 018-2012
 ▪ Site plan for expanded loading area

Mr. Paul Teel Jr., President and owner of Techtron Systems, Mr. Jamie Bryan, CEO of Techtron Systems, and Mr. David Young, Project Architect, were present.

Mr. Young said this is a new company that has relocated to Solon and modifications need to be made to accommodate them. He displayed a site plan and said most of the modifications will be made to the interior of the building. However, there are proposed minor changes to the exterior as well. Mr. Young said the addition of two overhead doors and a man door was previously approved. The applicant is requesting the addition of a small paved area to the loading area to access the two doors previously approved since a handrail and guardrail were added due to the different elevations. Mr. Young said the area to be paved is so small, it does not require any specific state or national requirements as related to water quality. It is, however, necessary to get the approval from the City to move forward with this project.

Motion by Mr. Mazur, seconded by Mayor Drucker to approve the site plan for the expanded loading area.

Mr. Newberry said although he understands this is a very small area to be paved and that it falls below the threshold of requirements for NPDES storm water management, State regulations require that any project which involves an increase in impervious area needs to do what is best to improve the water quality that runs off that area. He said there is no exemption under the NPDES requirements, only less requirements for smaller projects.

Mr. Young said they believe the water quality is appropriate.

Mr. Mazur said it is noted that the Engineering Department stipulated the addition of ODOT Type 6 curbing will be installed.

Mr. Young said when it comes to water quality, this type of curbing does not always make sense when trying to direct the water to a certain location. Mr. Young said this area drains and sheets to the back of the building, therefore, it would only make sense to install this type of curbing if it assists with directing the water to the proper location. He said the Engineering Department is working with them to make this determination.

Mr. Mazur agreed that the Engineering Department should make this final determination.

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

Motion Carried

In response to Mr. Mazur's question, Mr. Teel said the business includes electronic manufacturing and currently has 83 employees but is still in need of additional employees. He said they are pleased with the growth of the business and the new facility and look forward to moving to Solon. Mr. Teel said they will occupy the entire building.

3. 30500 Bainbridge Road – Nestle USA 019-2012
- 18' 6" side yard parking setback variance from residential property
 - Rear yard setback variance
 - Site plan - parking lot expansion

Mr. Frankland said the City's landscape architect suggested the trees located along the west side of the property line be planted closer together. He recommended the spacing be 10' to 12' and the applicant has agreed to comply with this recommendation.

Mr. David Gentile, Applebrook Designs, was present representing Nestle USA for the parking lot expansion. He displayed a plan indicating the parking area which currently has 142 spaces. Mr. Gentile said they propose the addition of 67 spaces, which would consist of 32 spaces on the west side of the property and 35 spaces on the south east side of the property. The current parking on the west side of the property is 11' 6" off of the property line abutting residential housing. He indicated the additional parking marked as Phase A will also align with 11' 6". Mr. Gentile said parking is located 4' off of the south side of the property and the new parking will match. He said the setback is 5' from the rear yard. Mr. Gentile said on the south east side, another variance is required to extend the asphalt almost to the property line in order to maintain a truck turning radius out of the path of cars. The landscape architect submitted a plan increasing the number of trees from 12 to 18 along the west side.

Mr. Mazur noted the south border faces the railroad tracks. In response to Mr. Mazur's question, Mr. Gentile said he believes all of the lots are consolidated.

Mr. Frankland said the City's GIS indicates the lots have not yet been consolidated. He said this can be verified and considered as a condition of approval.

Motion by Mayor Drucker, seconded by Mr. Newberry to approve an 18' 6" side yard parking setback variance from residential property for 30500 Bainbridge Road.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

Motion by Councilwoman Richmond, seconded by Mr. Bentley to approve a rear yard setback variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the revised site plan conditioned on the owner producing a lot split should the lots not yet be consolidated.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

PENDING:

4. 5410 Harper Road – PP# 951-11-010

016-2012

Robert & Dianne Smith

- Lot split
- 352.03' lot depth variance – Parcel 1
- 19.02' lot depth variance – Parcel 2
- 280.12' lot depth variance – Parcel 3

Mr. Ken Hejduk, Hejduk, Cox & Associates was present representing the Smiths. He displayed a site plan indicating the Smith property located on the west side of Harper Road, between Cannon Road and Hawthorn Valley Parkway. He said the property consists of a 7 acre parcel which the Smiths would like to split into 3 parcels. Mr. Hejduk said variances are necessary for the depth to width ratio for the project.

Mr. Mazur said the variances were not listed on the public hearing notification, however, the Commission will proceed with the application. The Clerk will notify the adjacent and abutting neighbors of the variances and if there are any objections, they will be addressed at the March 5th Council meeting.

Mr. Mazur opened the public hearing and asked for comments.

There were no comments, therefore, the public hearing was closed.

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a lot split with a 352.03' lot depth variance for Parcel 1.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a lot split with a 19.02' lot depth variance for Parcel 2.

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

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a lot split with a 280.12' lot depth variance for Parcel 3.

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

Motion Carried

5. **Aurora Road and SOM Center Road – ECHO Solon – Giant Eagle** 011-2012
(Solar Shopping Center) - 1/24 tabled – additional plans submitted
- a) - 12% total green space variance
 - b) - Total number of parking spaces w/o interruption of green space variance
 - c) - 2,635 sq ft maximum building area variance
 - d) - Maximum building height variance
 - e) - Building material type variance
 - f) - 10' front yard building setback variance (drive through canopy)
 - g) - 25' front yard building setback variance (Get Go building)
 - h) - 22' front yard building setback variance (Get Go gasoline canopy)
 - i) - 12' side yard building setback variance (Giant Eagle loading docks)
 - j) - 15' side yard accessory building setback variance (outparcel dumpsters)
 - k) - 20' rear yard accessory building setback variance (dumpsters behind the renovated plaza)
 - l) - 5' front yard parking setback variance (parking along SOM Center)
 - m) - 15' side yard parking setback variance (parking adjacent to BP property)
 - n) - 25' rear yard parking/sidewalk setback variance
 - o) - 10' Parking lot setback from building variances
 - p) - Street access drive setback variance (southernmost SOM Center drive)
 - q) - Total number of wall signs variance (to permit 9 signs)
 - r) - Sign location variance
 - s) - 22' building space setback variance (GetGo building)
 - t) - 721 sq ft accessory building area variance (GetGo building)

Mr. Phil Bishop, ECHO Solon, said he was remiss in stating the following information previously. Not only is the Planning Commission responsible for enforcing City ordinances but the Ohio Supreme Court is designated to enforce State ordinances. He read the criteria required for granting variances established by the Ohio Supreme Court and said he believes they meet all the necessary criteria.

Mr. Bishop said although it is not their intent to circumvent the process, there is a limited timeline established in the sales agreement from the current owner which requires purchase by April 12th. Therefore, they need to expedite the project.

Mr. Bishop displayed a rendering of the 11,000+ sq ft proposed retail center, and said minor details have been added. He indicated where spandrel glass has been added to enhance the appearance on all four sides, adding to the look of Western Reserve architecture.

Mr. Bishop said the re-development is happening in phases and the current Giant

Eagle will remain open during construction. In the last phase it will be razed and a new tenant area will be constructed on the southern end of the existing retail space. Changes in the details have been made, such as; on the north elevation (facing Aurora Road) spandrel glass has been added, awnings, canopies and some vertical features in an effort to break up some of the larger walls that were represented in previous elevations. In addition, some of the architectural Western Reserve features have been wrapped onto the rear elevation which can be seen when proceeding westerly from Aurora Road. This is to assist in keeping with the Western Reserve theme and will be visible from Aurora Road.

Mr. Bishop explained some of the elevations appear not to match, however, it is an optical illusion and he indicated the area and explained the details. He said this will be a substantial upgrade to the existing center and it meets the requirements of the Master Plan. They believe it will be a great asset to the City.

Mr. Bishop displayed a site plan and said previously narrow landscape strips were planned in front of the Giant Eagle parking lot, however, they have been eliminated. He indicated 3 landscape islands with increased width have been added to enhance the green space making it more attractive. Mr. Bishop said this created legitimate offset concerns from the Engineering Department, therefore, a consistent width across the front of the Giant Eagle was established for safety purposes.

Mr. Bishop said in response to past comments regarding dumpsters and enclosures, some of the dumpsters that were to be located behind the existing retail have been relocated. He said only one will be located against the adjacent property for the retail use on the southern end and two other dumpsters have been relocated to accommodate the uses for the retail in the northern end of the existing center.

Mr. Bishop said trees have been added in front of the buildings, a decorative fence has been added, which is similar to the fencing at the BP on the corner of SOM Center Road and Aurora Road. It is architectural fence approximately 15' to 20' wide with the end cap columns to accent the entrances. Mr. Bishop said there were changes made to the size of trees, calipers and spacing on the landscape plan which has been approved by the City's landscape architect.

Mr. Bishop said with regard to the neighbors and their concerns for noise, safety and security, they are proposing what they believe is a viable solution for all parties involved. He displayed the proposed landscaping, a combination of evergreens and 4-season landscaping as dictated by the development agreement. There will be a landscape mound south of the Giant Eagle with a 6' high privacy fence to assist with the neighbor's concerns. The same concept will be utilized on the eastern edge between the shopping center and Carrington Court but with a shorter knee wall at the base of the mound for additional height. Due to safety concerns expressed by the Police and Fire Chiefs, the wall is required to be shorter.

In response to Mayor Drucker's question, Mr. Bishop said there will be openings in the wall areas and indicated the locations on the plan. He said it was determined by the safety forces that this is necessary for safety and security. Mr. Bishop

indicated where the fence will continue and once again become a 6' fence due to the restrictions in use and wetlands issues. He believes they have addressed all of the concerns regarding noise, safety and security. Mr. Bishop indicated an area where only minor landscaping can be installed due to the wetlands.

Mr. Bishop said they are still working with the staff to determine the most appropriate fencing material to be used.

Mr. Bishop explained that Giant Eagle has their own tractor/trailer trucks which deliver anywhere from 4 to 6 times per day. As determined by the development agreement, they will be obligated by the hours listed. Unfortunately, there may be a time when a truck will show up and it is not the designated time of day to unload it. Mr. Bishop said they do not want the truck idling for hours, therefore, designated parking will be located behind the existing retail area for these occurrences.

Mr. Bishop indicated on the plan where fencing will extend beyond the Hebrew School. He said a fence will be installed from the property line to the corner of the Giant Eagle building. This will assist with noise, security and safety in conjunction with dense plantings. Everything will be planted behind the fencing on the neighbor's property.

Mr. Mazur said the mounding will help prevent headlights from shining on the properties.

Mr. Bentley asked for clarification on the location of landscaping and mounding and whether the Police and Fire Chief were in agreement. Mr. Bishop reviewed the various locations and what is to be installed in each area.

Mayor Drucker said the landscaping has been thoroughly reviewed by the Police, fire and Engineering Departments, however, final approval has not been determined.

Mr. Mazur said the Commission's goal tonight is to forward this item onto City Council for their March 5th meeting. This will give them 3 meetings to further review it and provide input. There are still issues with the plan that are not finalized and typically the Commission would wait until there is a resolution to the issues. However, since timing is of the utmost importance, conditions will be placed on the Commission's approval to the Council. The Council will then have the opportunity to resolve the issues before they make the final decision.

Mr. Bishop believes they have shown their willingness to work with the City since they entered into the agreement in September and said they are willing to do almost anything requested and reasonable and will continue that practice.

Councilwoman Richmond asked when the project is scheduled to begin and the approximate completion date.

Mr. Bishop said the sales agreement states that closing must take place by April

12th. Construction would begin immediately and will be completed in phases. The last phase should be completed by late fall/early winter of 2013.

Mr. Bishop displayed a plan for the GetGo which was the last item discussed with staff to determine architectural details. He said various modifications and changes have been made and the final version now includes; columns, spandrel glass, awnings and canopies which create the same theme of the Giant Eagle in the Western Reserve style. **In response to Mr. Mazur's question regarding the sign shown in the rendering, Mr. Bishop said signage has not yet been discussed or approved and is only in the rendering to give perspective to the various sides of the building. He said Giant Eagle will return in the future to present a complete sign package.**

Mr. Mazur said the turning radius for fuel delivery should also be discussed.

Mr. Bishop said turning templates have been submitted and he indicated where the fuel trucks will be driving in, unloading and exiting. He said this detail will be presented to City staff for final review and is one of the final details to be reviewed.

Mr. Mazur strongly believed that the Development Agreement stated that the size of the GetGo is supposed to be 3% of the major tenant. This would make the authorized square footage of the GetGo approximately 2,800 sq ft., however, according to the plan it is 3,500 sq. ft. and would require a 20% variance, which Mr. Mazur will not approve.

Mr. Bishop said Mr. Avolio will answer questions regarding the GetGo.

Mr. Pat Avolio, Director of Real Estate Development for Giant Eagle was present. He said this re-development has been discussed for many years and he wished to thank all concerned for their efforts.

Mr. Avolio said since this project originated, there have been changes in the business aspect of the GetGo. He said a 2,000 sq. ft. GetGo was recently opened in Bainbridge, however, it was found that it is not meeting the needs of the functionality of the business model in some of the components that have been added. Components that have been added include; interior seating area with 12 **seats, more offerings with their "old fashioned sub" program and improving their beverage section with more choices.** Mr. Avolio said this fits in very well within the context of development and in the Master Plan and how the site is situated. He said this is considered a prominent feature due to its proximity to SOM Center Road and the offerings are considered a benefit to the community and the overall development setting.

Mr. Avolio asked if the original square foot requirement was in the Zoning Code or in the Development Agreement. Mr. Mazur believes it is in both. Mr. Avolio said he did not realize this information was in the development agreement. However, things have changed since the change in the zoning district was approved in **November, 2009.** Mr. Avolio said with the addition of a café and WiFi and the other programs, it will be beneficial to Solon. He said business models have since changed.

At Mr. Mazur's request, Mr. Avolio explained freshly prepared subs will be prepared on site with the "old fashioned subs" program, 12 interior seats and the coffee and beverage bar has been expanded. The majority of the elements changed have been with the food offerings. There will be a coffee and soda bar, a milk shake program, beverage coolers, and the sale of beer, depending on licensing requirements and typical convenience items.

Mr. Mazur reiterated the zoning district change as approved by the voters and the development agreement specifically stipulate that the GetGo can only be 3% of the major tenant, therefore, he cannot support the variances.

Mr. Bentley asked how many parking spaces would be available at the GetGo. Mr. Avolio said 19 spaces and 2 are accessible stalls. He said customers will park at the fuel station and walk into the store rather than pulling into an individual parking space.

Mr. Mazur asked Mr. Avolio if they could accommodate a 700 sq ft reduction. Mr. Avolio said it would eliminate some of the special offerings and programs and the seating area, which from an architectural perspective, enhances and benefits the overall theme. He said normally this would be put into a 5,600 sq. ft. building. Mr. Avolio said they have already reduced it as much possible in order to fit into the smaller footprint.

Mr. Newberry asked how this GetGo compared to the one recently opened in Broadview Heights. Mr. Avolio said this one is approximately 2,000 sq. ft. smaller.

Mr. Mazur said one of the conditions of this approval will be the traffic engineer's review of the turning templates.

Mr. Bentley asked what the distance is between the GetGo and the adjacent Sprint building. Mr. Avolio believes it to be approximately 5' and it is right on the property line.

Mayor Drucker asked Fire Lieutenant Benedict if this would interfere with their services.

Fire Lieutenant Benedict said they would not have reason to be on the side of the building and, if it was necessary to put out a fire, it would be done primarily from the front of the building with only a slight chance from the rear of the building.

Mr. Newberry said his concern with the buildings being so close to each other is if one caught on fire, it would be easy for the other one to it to also catch on fire.

Fire Lieutenant Benedict said the walls will have to be built according to the Building Code to meet the separations required for that short of a setback.

Mr. Newberry said this can be applied to the GetGo, however, does not increase the fire rating for the walls of the adjacent existing building. He believes that building

was built in the 1960's.

Mr. Frankland said these issues were discussed with the Fire Department and the Building Department. The Building Department will enforce the Building Code which are also the safety requirements for the State of Ohio. Mr. Frankland said Mr. Boshane has an opinion on how this should be achieved and it has been discussed with Mr. Avolio and Giant Eagle and those requirements will have to be met.

Mr. Mazur said he is not convinced that the GetGo should be the size requested. Although there is a new business plan, the signed agreement and our Code should not be ignored. He cannot support the size of the building.

Mr. Avolio said he is uncertain if the size limitations are stated in the development agreement. He believes it was in the attached exhibits but that there was flexibility associated with them. He understands it was in the Zoning District change which was approved by referendum in 2009 for that supermarket which was to be built.

Mr. Mazur believes it is in the development agreement. Mr. Lobe said he and Mr. Frankland were uncertain if the size of the GetGo was included in the new agreement.

Mr. Mazur reiterated a number of times his belief that the size of the GetGo was included in the development agreement.

Mayor Drucker said she understands that the Giant Eagle will provide prepared foods and a café style sitting area. She questioned why the GetGo would provide the same services.

Mr. Avolio said they will operate as separate businesses with a separate reporting structure. The offerings at the GetGo will differ from the Giant Eagle. Mr. Avolio said with the convenience store element, the coffee and beverage programs are frequently utilized as well as the purchase of subs. This will be appealing to people who wish to get something quickly and it will take less time at a convenience store than the supermarket. Although some of the offerings will overlap, the supermarket is associated with people coming in for a longer duration of time.

Mayor Drucker asked if the seating areas within the GetGo are ever used. Mr. Avolio said they are used, especially with offering the WiFi Café services. They are now competing with other quick service types of restaurant locations where people will come in with their laptops and stay to have lunch. Mr. Avolio said the recently constructed GetGo in Broadview Heights has similar amenities and programs in a larger building and people are using the services.

Mr. Newberry said he was at the GetGo in Broadview Heights last week for fueling purposes and was surprised to see most of the parking spaces were filled and there were more people inside the store than at the fueling tanks.

In response to Mayor Drucker's question about other locations in the area where

the GetGo offers the same type of conveniences, Mr. Avolio said it is a concept they are just starting to implement in the area. He said there are more places on the west side where the amenities are offered in the GetGo and they are working on adding them to locations on the east side but some of the areas require zoning changes, etc. He said these programs are found to set them apart from other competitors and there is a competitor now in Ohio with similar offerings.

Mr. Mazur stated the contingencies that will be included in the motion for site plan approval.

a. Motion by Mr. Bentley, seconded by Mr. Mazur to approve not more than a 12% total green space variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Richmond
Nay: Newberry

Motion Carried

b. Motion by Mr. Mazur, seconded by Mayor Drucker to approve a total number of parking spaces without interruption of green space variance.

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

Motion Carried

c. Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a 2,635 sq ft maximum building area variance for the Giant Eagle.

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

Motion Carried

d. Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a maximum building height variance for the Giant Eagle.

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

Motion Carried

e. Motion by Mr. Newberry, seconded by Mr. Bentley to approve a building material type variance (quik brick) for the Giant Eagle and re-developed areas of the center which does not apply to the GetGo or the out-parcel buildings.

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

Motion Carried

f. Motion by Mr. Bentley, seconded by Mr. Mazur to approve a 10' front yard building setback variance for the drive thru canopy for the Giant Eagle.

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

Motion Carried

g. Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 25' front yard building setback variance for the GetGo building.

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

Motion Carried

h. Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a 22' front yard building setback variance for the GetGo gasoline canopy.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

i. **Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a 12' side yard building setback variance for the Giant Eagle loading docks.**

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

j. **Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 15' side yard accessory building setback variance for outparcel dumpsters.**

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

k. **Motion by Mr. Bentley, seconded by Mr. Mazur to approve a 20' rear yard accessory building setback variance for the dumpster behind the renovated plaza.**

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

l. **Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 5' front yard parking setback variance for parking along SOM Center Road.**

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

m. **Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a 15' side yard parking setback variance for parking adjacent to BP property.**

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

n. **Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a 25' rear yard parking/sidewalk setback variance as indicated on the submitted site plan.**

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

o. **Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 10' parking lot setback from building variance on the side of the Giant Eagle as indicated on the site plan.**

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

p. **Motion by Mr. Bentley, seconded by Mr. Mazur to approve a street access drive setback variance for the southernmost SOM Center Road drive.**

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to remove the cross access issues/variances because they have been added to the contingencies on the site plan approval.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Richmond

Nay: None

Motion Carried

q. Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve the 22' building space setback variance for the GetGo building.

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

Motion Carried

r. Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a 721 sq ft accessory building area variance for the GetGo building.

Mayor Drucker said although she has reservations regarding the size of the building, she will vote yes to refer this item to the Council. She does not wish to delay the development project and noted the Planning Commission is a recommending body. However, her concerns are based on what is stated in the development agreement and comments from residents concerned about the size of the GetGo.

Mr. Mazur said he will vote no on the motion and wishes to make City Council aware that this requires a 20% variance which is not an insignificant percentage of square footage.

Roll Call: Aye: Bentley, Drucker, Richmond
Nay: Mazur, Newberry

Motion Carried

s. Motion by Mr. Mazur, seconded by Mr. Newberry to approve the site plan for the Giant Eagle redevelopment with the following contingencies:

1. Review and approval by the City Traffic Engineer of line of sight issues relating to pillar/fence/landscape installations occurring at the Aurora Road and SOM Center Road entrance/exit points.
2. Review and approval by the City Traffic Engineer for fuel truck access provisions to and from the GetGo.
3. Safety Forces approval of the location of landscaping and spacing of access gaps through the proposed buffer strip fence.
4. Buffer strip fence to be "brown in color" - color to be approved by the City.
5. No approvals for project signage will be granted at this time.
6. Incorporate benches and bicycle racks into the project site plan to accommodate pedestrians with location and design to be approved by the City.
7. Safety Forces and Building Department approval of proposed GetGo setback from Sprint building prior to issuance of building permits.
8. Any modification to the approved building facade to accommodate future tenants will be subject to City review. (Planning Director will report any

changes to the Planning Commission as minor alterations.)

9. All landscaping shall be permanently maintained, and any dead plantings replaced with the same species and height as called for on the approved landscape plan.
10. Compliance with all Engineering requirements including storm water mitigation, final approval of sanitary sewer analysis and wetland delineation Report.
11. City approval of a lot split/consolidation plat prior to the issuance of any building permits and indicating on the plat cross access to D.O. Summers, Dairy Queen, Sprint, Perlick/Caplan property, Fifth Third Bank and a possible pedestrian crossing to Carrington Court Development

Mr. Bishop said in regard to the cross access agreements, they are willing to designate those areas on their side of the property line. However, he does not want to imply that they will be responsible for obtaining agreements from adjacent property owners.

12. Hours for the operation of loading and unloading trucks and trash removal shall be limited to the hours of 7:00 A. M. to 9:30 P.M. and trucks and equipment shall be staged in a remote area not adjacent to any occupied residential building.
13. The ornamentation of the peak on the Giant Eagle building shall be indicated on the site plan.
14. The buffering and knee wall shall require the approval of the safety forces, the Engineering Department and the landscape architect.

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

Motion Carried

Mr. Bishop thanked the Commission for their input and said they look forward to the successful start and completion of the project.

Mayor Drucker asked Mr. Bishop to bring as much of the completed information as possible to the next Council meeting for them to begin their review.

6. Thornbury Subdivision – Forest City Land Group – tabled 11/29/05 pending Engineering approval and placed on Inactive Agenda – 12/14/09 applicant request to remain on Inactive Agenda – 2/28/12 placed on Active Agenda and tabled – NO NEW MATERIAL
 - Phase 7 – Dedication plat
 - Phase 8 – Dedication plat

Mrs. Welch said she does not have new information, however, the Engineering

Department is working with Forest City to get the appropriate information. She requested this item be tabled.

Motion by Mr. Mazur, seconded by Councilwoman Richmond to table consideration of Item 6.

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

Motion Carried

7. **34050 Aurora Road – BP America – 12/14/09 applicant request to be removed from Inactive Agenda – 1/12/10 Commission determined application should remain on Inactive Agenda – NO NEW MATERIAL**
 - Number of signs variance (to permit 16)

Motion by Mr. Mazur, seconded by Mayor Drucker to remove this item from the agenda since it is no longer applicable.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. **28925 Fountain Parkway – MRI Software**

Mr. Frankland displayed an aerial and indicated the location where a new generator is proposed. He said there is already a generator located in this area and the proposal is to add a pad in front of it for the new generator. Mr. Frankland displayed a photograph of the generator. He said evergreens will be added to surround the area for screening.

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

2. **33629 Aurora Road – Frozen Oasis Yogurt**

Mr. Frankland displayed pictures of the former D.O. Summers Building in the Solon Square Plaza. He indicated where a man door has already been installed on the north side of the building for deliveries. He said approval of the door is necessary for them to move forward with the project.

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

3. **6663 SOM Center Road – City of Solon**

Mr. Frankland displayed an aerial of the Solon Community Park property where a house located adjacent to the parking lot with a detached garage is being used for storage. The house is in disrepair and the proposal is to demolish the house but maintain the garage for storage purposes. Mr. Frankland said the Code considers the garage an accessory building to the house and if the house is demolished, it will become an accessory building to the park. He said parks and houses are permitted uses in that district, however, approval is needed to maintain the garage on the property once the house is demolished. Mr. Frankland said the garage will

be screened by existing vegetation.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker said the Giant Eagle project with ECHO Development has been long awaited and she would like to commend ECHO for their willingness to work with the City. She said a great amount of time and work has gone into this project by many people and she wished to thank everyone involved. She especially wished to thank Mr. Frankland, the safety forces, John Busch and Keri Welch in the Engineering Department.

Mayor Drucker also thanked **the Clerk's office**, who work behind the scenes dealing with all of the paperwork and last minute details.

Mayor Drucker is glad to see this project moving forward and believes it is very important for the community.

Councilwoman Richmond thanked everyone as well for all of their work on the Giant Eagle project, especially Mr. Frankland. She also thanked Mr. Lobe for his efforts which were instrumental in getting this project to this point.

Mayor Drucker also thanked Mr. Lobe.

Councilwoman Richmond asked everyone to keep the victims and their families of the Chardon shooting in their thoughts and prayers.

Councilwoman Richmond said this weekend is "The Taste of Solon" at Signature of Solon. Tickets are still available and she will be one of the judges. She hopes to see everyone there.

Mayor Drucker said Saturday night, March 3rd is the Funfest at the Community Center. This is a great event with 300 to 400 people usually in attendance.

Mr. Newberry thanked City staff for all of their efforts with the Giant Eagle project. He reminded everyone that Tuesday is a very important day and encouraged everyone to vote.

Mr. Frankland thanked everyone for the compliments.

Mr. Lobe thanked everyone who assisted with the Giant Eagle project as well. He **especially wanted to publically thank the Clerk's office.** Mr. Lobe said he is one of the biggest offenders asking for last minute items and the items always appear in his mail box.

Mrs. McConoughey thanked everyone for their comments.

Mr. Mazur encouraged everyone to go to the Funfest this weekend as it is a great

event. He said The Taste of Solon is from 4:00 P.M. to 7:00 P.M. Sunday, March 4th. Tickets are available for \$25 each. Call the Chamber of Commerce at 248-1050 for tickets.

COMMENTS FROM THE AUDIENCE:

Mrs. Agnes Norton, 35385 Aurora Road, spoke regarding Item 4, Giant Eagle. She asked that the residents of Aurora Road be considered regarding the staging area. Mrs. Norton said she would like the car access into the GetGo to be considered carefully since it is so difficult to get in and out of the GetGo in Twinsburg.

Motion by Mr. Mazur, seconded by Councilwoman Richmond to adjourn the meeting at 9:39 P.M.

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

Motion Carried

Chairman

Secretary