

PLANNING & ZONING COMMISSION
September 24, 2012 – 7:00 P.M.

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

Present: Commission Members Bentley, Mazur and Newberry, Councilwoman Richmond, Mayor Drucker, Prosecutor Stolarsky, 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. **Willow Street – PP# 956-39-056 – Robert Kucinic – Front yard setback variance**

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. **Thornbury Subdivision – Forest City Land Group - dedication plats:** Mr. Stolarsky said the parties involved are very close to having all of the issues resolved and the necessary agreements completed. He believes this item will be finalized at the next meeting.
2. **Solon Square Shopping Center – PP# 954-03-004 – Mid-America Management Corporation - side yard setback variance and site plan for façade alterations:** Mr. Frankland said he believes the applicant will attend the next meeting and present new information.
3. **6477 SOM Center Road – ECHO Solon, LLC –** Mr. Frankland said a work session was held on Friday and the applicant will attend the next meeting with alternative proposals.
4. **35730 Bainbridge Road – Dale Barstow – maximum front yard pavement coverage variance and minimum distance between driveways variance:** Mr. Barstow was present and said he believed the Planning Department would have contacted him to discuss the application prior to this meeting but that did not occur. Therefore, he is unaware of the changes the Commission recommended since he was not present at the last meeting. Mr. Barstow said he would like to review and discuss the alternatives but is unaware of them at this time.

Mr. Mazur suggested Mr. Barstow meet with the Planning Director to discuss alternatives and the Commission can table the item tonight.

Mr. Frankland said if Mr. Barstow agrees to the alternative plan, variances would be unnecessary.

Mr. Barstow agreed to meet with the Planning Director to discuss the alternative plan and Mr. Frankland said the Planning Department will call Mr. Barstow to schedule a meeting.

6. **29300 Cannon Road - Nestlé Foods** - minimum side street drive aisle setback variance, minimum total parking space variance to allow 262 total parking spaces, maximum access drive width variance, minimum drive aisle width variance, maximum lighting level variance, grass height variance: Mr. Frankland said a photometric plan was received indicating zero spillover at the property lines, therefore, the maximum lighting variance is no longer necessary.

Mayor Drucker said a revised plan was received and the minimum total parking space variance has been revised to allow 265 total parking spaces.

Mr. Frankland said although the area has been re-configured, the amount of paved area has remained the same.

Mr. Newberry believes it is important to review the variances and explain the diagram for the lighting during the meeting.

NEW:

8. **6235 Sharondale Drive – Richard Lascala – cumulative side yard setback** variance, maximum storage building area variance, number of storage buildings variance and a storage building height variance: Mr. Mazur said it has been determined that the maximum storage building area variance is actually 126.4 sq ft and not 120 sq ft as previously indicated.

Ms. Linda Reed, the adjacent neighbor, submitted a 1997 survey of her property which she believes indicates the requested variance is under estimated.

9. **6200 Som Center Road – Omni Property Companies (Solon Office Campus) –** sign setback from right-of-way variance and sign height variance: Mr. Mazur said the Engineering Department is concerned that the sign is in the right-of-way.

Mr. Newberry said the sign on SOM Center Road is the sign being reviewed tonight. The sign on Solon Road is located in the right-of-way.

Mrs. Welch will provide information regarding right-of-way acquisition pertaining to the Solon Road sign.

Mr. Frankland said only one sign is being considered because the other sign is in

the right-of-way. The applicant is attempting to change it, therefore, they are voluntarily discontinuing the non-conforming use and it now becomes an issue.

10. **29825 Solon Road – First Energy – site plan for partial building demolition and reconstruction:** Mr. Mazur said a revised plan was received prior to the caucus.

Mr. Frankland said it is important to verify that the number of parking spaces are not being altered and the aisle widths are not being reduced and are sufficient.

14. **6459 SOM Center Road – D. O. Summers Cleaners – Brett Goldberg - Number of wall signs variance to permit 2:** Mr. Mazur expressed concern regarding the traffic flow and does not believe the current signage accurately describes the flow of traffic in the manner which the City previously approved. The rendering depicted an exit sign on the awning and Mr. Mazur believes this will be confusing. The Commission determined this issue should be referred to the Traffic Engineer for review.

16. **29605 Aurora Road – Mac’s Convenience Stores, LLC “Circle K” - Changeable copy sign display area color variance:** Mr. Mazur said the requested sign is unique to the City and a portion of the sign advertises a specific soft drink at a certain price. He asked what happens when the price of the soft drink changes.

Mr. Rick Self, representing the applicant, was present and said the panel would be replaced if the price of the soft drink changes. He noted the signage is a registered trademark and used for marketing to attract customers.

The caucus ended at 7:21 P.M. and the meeting convened at 7:30 P.M.

Chairman Mazur presided.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

COMMENTS FROM THE AUDIENCE:

Ms. Linda Reed, 6239 Sharondale Drive, was present and commented regarding Item 8 which concerns the applicant proposing to extend the depth of his present garage along the sidelines of their common properties. During the Caucus, she submitted a 1997 survey to the Commission which she believes indicates the applicant under estimated the amount of the variance necessary.

Ms. Reed said Mr. Lascala, the applicant, showed her the method he used to determine his calculations, however, he believed the property fence was on his **property line and it is actually 4’ inset on her property line which is indicated on the submitted survey.**

Ms. Reed believes there are other factors that should be considered that will cause practical hardships to her. She explained that the existing garage for the proposed

extension is not original to the home and was added when the original garage was converted into a family room. Ms. Reed said there is approximately 40' between Mr. Lascala's garage and her home and they also have abutting driveways.

Ms. Reed said if the proposed extension is approved for Mr. Lascala's garage, it will completely block the side view from her property because when the garage was added, the owner of her property at that time added shrubbery and privacy fencing. She said in addition to her view being obstructed, ventilation to the side of her home will be blocked and, as she has a cedar-sided home, it will be affected by mold and mildew.

Ms. Reed said since Mr. Lascala widened his driveway and installed a parking pad to the property line, she has had water seepage into her basement. She feels that if the variance is approved and more foundation is added, it will cause additional drainage problems. Ms. Reed was informed by a friend who is a contractor that if Mr. Lascala stores items with fuel in the new storage extension, it could be a possible fire hazard since it will be located close to her garage.

Ms. Reed said she has concerns regarding the aesthetics and is concerned about how the changes might affect her property value.

APPROVAL OF MINUTES:

Motion by Mayor Drucker, seconded by Mr. Bentley to approve the minutes of the September 11, 2012 meeting.

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

1. Thornbury Subdivision – Forest City Land Group
 - Phase 7 – Dedication plat
 - Phase 8 – Dedication plat

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

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

2. Solon Square Shopping Center – PP# 954-03-004 067-2012
Mid-America Management Corp.
 - 15' side yard setback variance
 - Site plan – façade alterations

Motion by Councilwoman Richmond, seconded by Mr. Newberry to table consideration of Item 2.

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

3. 6477 SOM Center Road – ECHO Solon, LLC – 084-2012
 - 1,187 sq ft minimum structure area variance – Redbox movie kiosk

- Color variance – Redbox movie kiosk
- 1,187 sq ft minimum structure area variance – ice vending machine
- Color variance – ice vending machine
- Accessory structure/equipment variance – ice vending machine
- Outdoor display of merchandise variance – 3-tier merchandiser
- Outdoor display of merchandise variance – (3) bulk merchandisers

Motion by Mr. Mazur, seconded by Mayor Drucker to table consideration of Item 3.

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

Nay: None

Motion Carried

4. 35730 Bainbridge Road – Dale Barstow 090-2012
- 4.5% maximum front yard pavement coverage variance
 - 14' minimum distance between driveways variance

Motion by Councilwoman Richmond, seconded by Mr. Newberry to table consideration of Item 4.

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

Nay: None

Motion Carried

5. 6931 Elmwood Drive – Geraldine Boscarello – 093-2012
PP#'s 955-33-172, 955-33-173, 955-33-184 and 955-33-185
- Lot consolidation

Ms. Geraldine Boscarello was present. Mr. Frankland displayed a site plan indicating the four parcels Ms. Boscarello proposes to consolidate which will amount to .62 acres when combined. He believes Ms. Boscarello is considering an addition and possibly a storage building on the property which would be difficult if the parcels are not consolidated.

A public hearing was scheduled and Mr. Mazur opened the public hearing and asked for comments.

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

Motion by Mayor Drucker, seconded by Mr. Bentley to approve the lot consolidation for 6931 Elmwood Drive, PP#'s 955-33-172, 955-33-173, 955-33-184 and 955-33-185.

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

Nay: None

Motion Carried

6. 29300 Cannon Road - Nestlé Foods 096-2012
PP#'s 951-28-014, 951-28-019, 951-28-020, 951-28-021,
951-28-023, 951-28-024 and 951-28-025
- Lot consolidation
 - 70' minimum side street building setback variance (from Route 422)
 - 40' minimum side street drive aisle setback variance
 - Minimum total parking space variance to allow 262 total parking spaces
 - 12' maximum access drive width variance

- 5' minimum drive aisle width variance
- Maximum lighting level variance
- Grass height variance
- Site plan – new building

Mr. Roberto Reniero, Head of Research & Development, Nestlé – Solon was present. He said Nestlé plans to build a new Product Technology Center in Solon which will be their 12th such research and development facility. This center is necessary due to the growth and complexities of Nestlé's frozen food business and will service global business as well as local business.

Mr. Reniero said Nestlé has been located in Solon since 1968 and owns approximately 55 acres consisting of offices, labs, test kitchens, culinary space and a food manufacturing facility where many of Nestlé's products are prepared. He gave a brief description of some of the Nestlé products. Mr. Reniero said there are nine manufacturing facilities located in the country and 1,900 people are employed at the Solon facility.

Mr. Reniero said approximately 10 years ago, an innovative research and development center located in Sweden was moved to Solon and is referred to as the Solon Campus. In 2010, Nestlé acquired a division of Kraft's frozen pizza located near Chicago, however, the R&D Center in Solon supports the business from Ohio. He said when the new center opened, there were 20 employees but business has grown and in order to support new business, a new R&D Center is necessary.

Mr. Reniero said a great amount of investment is being made in the new R&D Center and Nestlé believes this is a key component in developing their products and maintaining their leadership in nutrition, health and wellness. The new facility will consist of 144,000 sq ft of offices, labs and the plant. The capital investment will be approximately 53 million dollars. The approximate 75 people who will work there will be mainly highly skilled scientists and engineers and eventually there may be as many as 30 new jobs added. Mr. Reniero explained that because this is a global company, many of the employees will travel on a regular basis.

Mr. Reniero said the plan will complement the adjacent Metroparks along Hawthorn Parkway and the building will be modest, the design will be elegant but restrained and every aspect complies with the City's zoning regulations. In addition, they will follow Leadership in Energy and Environmental Design standards for LEED certification and they are hoping to attain silver ranking. Mr. Reniero said throughout the planning of the project, Nestlé has tried to be sensitive to the environment, the community and to their nearby neighbors.

Although Mr. Mazur said the first item for review will be the lot consolidation, a consolidation plat was not available.

Mr. Frankland said the consolidation can be considered administratively upon submittal of the proper plat. However, Nestlé cannot start building without the completion of the lot consolidation. Mr. Frankland indicated the parcels to be

consolidated on an aerial view. He indicated the current, main Nestlé facility and the property rezoned by the voters for the project.

Mr. Mazur asked if the consolidation will include the current, main Nestlé facility.

Mr. Frankland said the consolidation will be separated into two lots, one for the new R&D facility and one for the existing plant.

Mr. Frankland said the cross access agreement can also be required as a contingency to be reviewed by the Law Director.

Mr. Newberry agreed the parcels indicated were those approved by the voters.

A public hearing was scheduled and Mr. Mazur opened the public hearing and asked for comments.

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

Motion by Mr. Newberry, seconded by Councilwoman Richmond to recommend approval of the lot consolidation for PP#'s 951-28-014, 951-28-019, 951-28-020, 951-28-021, 951-28-0123, 951-28-024 and 951-28-025 contingent upon the submittal of a surveyed plat indicating the lot consolidation to the Engineering Department with all appropriate signatures.

Mr. Mazur advised the applicant to have a plan available for the Council meeting.

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

Motion Carried

Mr. Rudy Verner, Chief Engineer for Research and Development, Nestlé, displayed a revised rendering of the new R&D facility. He indicated the area along Cannon Road and said three rows of pine trees have been added for screening purposes with a 5' high mound and some flowering trees.

Mr. Verner indicated the entrance drive and said it has been relocated 75' to the east, shifting it further from the residential neighbors. In addition, a row of pine trees has been added to the triangle in the entrance/exit drive to enhance and limit the view of the site.

Mr. Verner indicated the area in the rear and said the parking has been reconfigured to provide more clearance for emergency vehicles. The lighting issue has been addressed and the new photometric plan indicates zero light levels at all property lines. This was accomplished by relocating light fixtures.

Mr. Frankland said the landscaping plan was reviewed by the City's Landscape Architect and it was determined that the new plan contains more than is required. It was believed that the plan indicates as much screening as possible for the site. In response to Mr. Mazur's question, Mr. Frankland said the height of the trees will be 14' high in the back row, 12' high in the middle row and 10' high in the front row on a 5' high mound.

Mayor Drucker said she appreciates the changes Nestlé has made and thanked them for addressing the concerns made by the Commission and the residents.

Mr. Mazur read the variances as a matter of record.

Mayor Drucker asked Mr. Frankland to provide an explanation of the variances and why they are necessary. She feels it will be helpful to assist residents in understanding the variances. Mayor Drucker also said it is important to note that some of the variances were created because of requests from the City.

Mr. Frankland indicated the new rendering and said many of the variances have been caused by the request from the City for the building to be as close to Route 422 as possible to have as little impact on residents as possible. He indicated the area and said the 70' minimum side street setback is actually for Route 422. The requirement is for the building to be 150' from the Route 422 right-of-way line but it will only be located 80' from the Route 422 right-of-way line, thereby requiring a 70' variance. The same issue created the need for the 40' minimum side street setback variance because the drive that goes around the side of the building is required to be 80' from the right-of-way line and is located 40' from the right-of-way line.

Mr. Frankland said the parking space variance is necessary because 750 parking spaces are required according to the City's Zoning Code, which is based on the square footage of the building assuming it is an office building. However, this will be an R&D Center and will not have a high density use. Therefore, 265 parking spaces will be installed and 750 parking spaces were required, creating a 485 space variance.

Mr. Frankland indicated the area off of Cannon Road and said the drive is allowed to be a maximum of 28' which includes both lanes. However, since a boulevard is planned and it will contain green space in the center, it will be wider than 28'. The area will be a total of 40' wide, thereby requiring a 12' variance. The next variance for a drive aisle width is due to the drive aisles being narrower than normally required. The Code calls for a 20' width and each drive will have a 15' width, which has been approved by the Fire Department.

Mr. Frankland said the maximum lighting level variance has been eliminated.

Mr. Frankland indicated areas on the rendering and said the grass height variance is due to the use of native grasses which are not meant to be mowed. This is considered an ecologically sensitive manner in which to develop property and helps to achieve LEED certification. However, he recommended that the area of grass located along Cannon Road be mowable grass.

Mr. Newberry said he appreciated the rotation of the entrance drive off of Cannon Road and although it is not what he expected, he feels it was an artful method of solving the problem to move the driveway further away from residences. He is concerned about the utility and drainage plan and the storm drain line that runs

into the limited access area for Route 422, encroaching through the right-of-way fence. Mr. Newberry asked if the process with ODOT has begun to attain the easement for the break in the line.

Mr. Verner said the process has not yet begun to acquire the easement with ODOT.

Mr. Steve Black, Stellar Group, the design builders for the new facility, was present. He said they are still reviewing the process with the Engineering Department and the issue with the easement right-of-way is currently being reviewed. They will perform their due diligence and the necessary process to get the permits. Mr. Black said they just received information from the City regarding the adjacent lift station **informing them that it does not have the capacity for Nestlé to be able to utilize it.** Therefore, the alternative is to go across Route 422 to the existing sanitary line. He said this was Mr. **Busch's recommendation to be the closest and most economical route.** Mr. Black said this will also keep the sanitary lines from the new facility away from the residential areas.

Mrs. Welch said the Engineering Department is working with the Stellar Group to begin the permit process with ODOT.

Mr. Newberry said he intends to support the proposal.

Mr. Mazur said the variances are minimal considering the complexities of the project and create an overall better and more attractive project for the City.

Mr. Newberry asked for clarification regarding the photometric plan and asked to view it on the rendering. He found it difficult to see the numbers on the plan that was submitted to the Commission.

Mr. Black referred to the lighting plan and said since the landscaping was redone and lighting fixtures were moved, the lighting calculations were also recalculated. It was noted the red lettering indicates lighting greater than zero and as it tapers off, the blue lettering represents zero at the property lines.

Mr. Frankland verified this and said the Planning Department has a full size plan which he was able to read.

Mr. Mazur asked if there were any further comments from the Commission or the audience regarding this item.

Mrs. Welch said the Engineering Department requested that a sidewalk along Cannon Road be installed. She said the plan indicates a sidewalk on the west side **of the driveway on Cannon Road.** She asked if Nestlé would be willing to install a sidewalk along the east side of the driveway on Cannon Road. Mr. Verner said yes they will add the sidewalk on the east side.

Mrs. Welch said the Engineering Department would also like to have the sidewalk continue and be connected to the Metroparks sidewalk along the Hawthorn Parkway **and asked if Nestlé would be willing to do this.** Mr. Verner said they will do this as

well.

Mr. Mazur said there will be contingencies added to the motion for the site plan which will include the continuation of the sidewalk to connect to the Metroparks and along the east side of the Cannon Road driveway, the cross access agreement and the mowable grass area along Cannon Road.

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 70' minimum side street building setback variance (from Route 422).

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

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a 40' minimum side street drive aisle setback variance (from Route 422).

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

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve the minimum total parking space variance to allow 265 total parking spaces.

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

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 12' maximum access drive width variance.

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

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a 5' minimum drive aisle width variance (for entrance drive and exit drive).

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

Motion by Mr. Mazur, seconded by Mayor Drucker to accept the withdrawal of the maximum lighting level variance since the photometric plan indicates zero light spillover at all property lines.

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

Motion by Mayor Drucker, seconded by Mr. Bentley to approve the grass height variance.

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

Motion by Mr. Newberry, seconded by Councilwoman Richmond to approve the site plan for the new building with the contingencies that the sidewalk be extended across the full frontage of the property east to west along Cannon Road, that the sidewalk per agreement with the Metroparks will be connected to the sidewalk along Hawthorn Parkway, the area along Cannon Road in front of the mounding be planted with mowable grass and the cross access easement in a form acceptable to

the Law Director for the property line between the existing plant and the new R&D Center be prepared.

Mayor Drucker said this easement is not for employees to exit to Cannon Road and delivery trucks will only access the new facility from Harper Road.

Mr. Newberry said the purpose of the cross access easement is in case Nestlé ever sells either one of the properties, there will already be an agreement to get vehicles across the property line.

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

Motion Carried

7. **34960 Pettibone Road – Phillip & Pam Shimits** 097-2012
- 30' fence setback from street right-of-way variance
 - Fence type variance
 - Minimum 25% aggregate opening variance
 - 2.5' fence height variance

Mr. Philip Shimits was present and displayed a photograph of his property indicating the trees along the road. He explained the evergreen trees are dying and he would like to replace them with a privacy fence which will start in the front of his property and extend approximately 70' just past the deck area. Mr. Shimits is requesting a 6' privacy fence with no openings.

Mayor Drucker viewed the property and understands the request for the privacy fence. She said it appears that the backyard was previously fully screened with trees, however, all of the trees are now dying from all of the roadwork that was done. **Mayor Drucker said Mr. Shimits' entire backyard is now being exposed with the addition of the sidewalk, the bike lane and the connecting road for the Forest Hills Development.** She said this type of fence is not what is normally approved, however, she believes this is the type of fencing necessary for this unique property to regain some of its privacy.

Mr. Shimits displayed a photograph of the proposed fence which is a high-grade vinyl fence which will be sunk into the ground with concrete. He said he is hiring someone to install the fence and remove the trees.

Mayor Drucker asked if the line of arborvitae trees recently installed will remain. Mr. Shimits said they will remain and they will be covered for the winter to help survive the winter season.

Mr. Shimits said many of the trees are dying because they were improperly pruned when the sidewalks were installed.

In response to Mr. Newberry's question, Mr. Shimits said the fence color is white.

Mr. Newberry said he has no issues with the fencing location or the color and he understands why Mr. Shimits wants to install the fence. He asked Mr. Shimits if he

might consider the style fence with the lattice top since it might prevent the variance for the aggregate opening.

Mr. Shimits has no interest in installing the fence with the lattice top.

Mr. Frankland said the lattice top fence would not eliminate the need for the variance, the aggregate opening requirement is across the entire surface of the structure.

Mr. Mazur said he viewed the property and commended Mr. Shimits on the manner in which he maintains his property. He asked Mr. Shimits to indicate on the photograph the proposed location for the fence for his clarification. Mr. Shimits displayed a drawing and explained where the fence would begin on the side of his home to ensure privacy, to prevent the view of his pole barn in the rear yard and to prevent rubbish being thrown into his side yard.

Mr. Mazur said he has a problem with a white fence and asked Mr. Shimits if he would consider a brown fence. Mr. Shimits said he will not consider a brown fence, especially since he has a gray house and believes a white fence will look better.

Mr. Mazur asked if he would consider a board-on-board fence with openings. Mr. Shimits said a board-on-board fence is not appropriate to ensure privacy.

Mr. Bentley said he understands the need for this type of fence, however, would have preferred a different color fence.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a 30' fence setback from street right-of-way variance.

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

Motion by Mr. Newberry, seconded by Councilwoman Richmond to approve a fence type variance.

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

Motion by Mr. Bentley, seconded Mr. Mazur to approve a minimum 25% aggregate opening variance.

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

Motion by Councilwoman Richmond, seconded by Mr. Bentley to approve a 2.5' fence height variance.

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

8. 6235 Sharondale Drive – Richard Lascala 098-2012
 ▪ 4.5' cumulative side yard setback variance

- 120 sq ft maximum storage building area variance
- Number of storage buildings variance to permit 2
- 4" storage building height variance

Mr. Richard Lascala was present.

Mr. Mazur said there are items to clarify for this application. He said it appears this is not actually for a storage facility as originally believed and Mr. Lascala's neighbor has submitted a document that leads to questions regarding the location of the property line. Mr. Mazur feels the item should be tabled until the actual property line is determined.

Mr. Frankland said the information submitted from the neighbor during the caucus has not yet been reviewed.

Mr. Lascala said he was unaware that there were four variances associated with the application. Initially he contacted the City about the possibility of adding another shed to his property and was told he would not be able to do so. However, he was informed that he could add onto his garage because he was under the allowable amount of square footage. Mr. Lascala was later told that what he considers a garage is not actually a garage according to the City because there was no man door connecting them. However, he will install a man door.

Mr. Newberry asked what the purpose and intent of the addition is.

Mr. Lascala said to park his car in the winter and to store items, such as patio furniture.

Mr. Newberry asked if a driveway will be added to the east end of the garage.

Mr. Lascala said there will be no driveway added.

Mr. Lascala said the current garage is 18'6" x 18'6" and he can barely fit two cars in it. He said the garage was there when he bought the property. It was his plan to drive into the garage from the back of the addition.

Mr. Frankland said providing a man door is added to connect the buildings, it can be considered a garage and be in compliance with the Code but currently it is considered two different buildings. In response to Mr. Newberry's question regarding the height variance, Mr. Frankland said it will be a garage so it would not require a variance. The only variance required would be the cumulative side yard setback, however, the neighbor submitted documents which dispute the amount of the variance.

Mr. Newberry feels there are enough unanswered questions related to this item to table it this evening. He said the applicant should also submit a new plan indicating there is a manner of communication between the two parts of the garage or it becomes just a storage building again. Mr. Newberry would also like the applicant to provide a survey or boundary marker that portrays where the record of property

line is to resolve the issues between Mr. Lascala and his neighbor. Mr. Newberry said there is enough discrepancy on the plan the neighbor submitted and Mr. Lascala's plan which makes him very concerned about where the property line actually is.

Mr. Mazur said typically when a neighbor objects to a variance, he gives it a lot of credence. He is also concerned about the property line.

Mr. Lascala said his neighbor has a 24' x 24' garage which also blocks her side view.

Motion by Mr. Mazur, seconded by Councilwoman Richmond to table consideration of Item 8.

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

Motion Carried

9. 6200 SOM Center Road – Omni Property Companies 099-2012
(Solon Office Campus)
- 5' sign setback from right-of-way variance
 - 2.2' sign height variance

Mr. David Smith, A Sign Above, was present representing the applicant and displayed a rendering of the proposed sign. He said the request is for the sign on SOM Center Road to be replaced and to maintain the existing 5' setback from right-of-way and a height variance of 2.2' allowing the new sign to be 9.2' in height as opposed to the Code allowance of 7'.

Mr. Newberry questioned the size of the existing signs on SOM Center Road and Solon Road.

Mr. Smith said they are both a little over 4'.

In response to Mr. Newberry's question, Mr. Frankland said a variance is not required for width. He said the Code requires that the sign match, in some form, the color of the building. It was verified by the Planning Department that the color of the sign matches the color of the doors of the building. Mr. Frankland said the actual color is a brick red although the copies make it appear to look pink.

Mr. Mazur asked if the height of the sign could be reduced.

Mr. Smith said in order to gain as much square footage for the tenants and to keep the fonts at a desirable height to read safely from the road and to maintain enough space for each tenant to have their name on the sign, this is the design that was determined to be the best fit.

Mr. Mazur referred to the top portion of the sign and asked if it could be removed to reduce the height of the sign.

Mr. Smith said if the top portion of the sign was removed, it would not reduce the

sign by 2'. He believes that the top portion of the sign allows it to be more aesthetically pleasing and the desire was to install an attractive sign.

In response to Mr. Newberry's question, Mr. Frankland said a 4" minimum letter height is permitted on changeable copy signs because it is a changing message.

Mr. Newberry is also concerned about the height of the sign and feels the sign could be reduced. He said "Solon Office Campus" should be the prominent text on the sign and although the tenants' names are important, he feels a 5" or 6" letter height would be adequate. However, he does feel that the top portion of the sign should not be removed as it makes the sign more attractive.

Mr. Bentley asked about line-of-sight issues.

Mr. Frankland said if this item is approved as requested, he would recommend that Fire Lieutenant Benedict and the Planning Department review the sign for any potential line-of-sight issues.

In response to Mr. Mazur's question about the size of letters in the tenant's name banner, Mr. Smith said depending on the length of the name, it would be approximately 4 1/2" and a shorter name might be a larger font.

Mr. Newberry said he does not think the setback is an issue since the sign has always been in that location.

Mayor Drucker said she viewed the area and said when traveling north on SOM Center Road, the current sign cannot be seen until you are upon the drive or past it because it is somewhat hidden. She believes a larger sign with the names of the tenants would be a benefit to the tenants. Mayor Drucker said this is a congested area and difficult to drive by slowly to determine where the building is if trying to find the building. She also feels that removing the top portion of the sign will make it unattractive and only save a few inches to reduce the variance. Mayor Drucker said providing the color is brick red, she does not have an issue with the size of the sign. She asked the applicant to review the landscaping around the area of the sign because it appears to be overgrown and she found it difficult to view the sign. Although she knew where the building was, for someone unfamiliar with the area it would be difficult for them to see and they would probably pass it by.

Councilwoman Richmond agreed with Mayor Drucker and would not want to see the **top portion of the sign removed. She feels the tenants' names should be on the sign in a viewable manner since she would be looking for their name instead of the "Solon Office Campus" name. Councilwoman Richmond believes the sign would help the tenants and she will support the request.**

Dr. Richard Arnstine, an orthodontist, one of the condominium owners and a tenant since the facility opened 28 years ago, was present. He said he has been requesting signage with his name for 28 years. Dr. Arnstine said many of his patients have said it has taken them up to 20 minutes to find the office and he would like the opportunity to have people find his office more readily instead of

being late for an appointment. He said the signage on SOM Center Road would allow him and the other tenants to have their names be seen and make it easier to identify their location. **Dr. Arnstine agreed that "Solon Office Campus" should be at the top of the sign and he hopes the size of the lettering is large enough to be seen from the road, especially from a safety standpoint and to provide an opportunity for his business to grow and develop so he can continue to provide his services to the community. He believes it is appropriate to install the sign.**

Mr. Tom Finley, Omni Properties, was present and said the sign is primarily for the tenants who have a need to expand their businesses. He said as the leasing management company, they have never had more vacancies and it has never been more difficult to attract tenants than in the last three years. Mr. Finley said they have tried everything to attract tenants and have not been very successful. It is believed that they have to conduct themselves differently and create an avenue that will permit existing tenants and new tenants the opportunity to market and identify themselves. It is becoming increasingly difficult to maintain current customers and attract new ones. Therefore, it is believed the sign identification will assist the current tenants. He believes a hardship exists without the benefit of a sign and it is time for one to be installed. Mr. Finley said the vacancy level is extensive and they need to take care of their current tenants.

Mr. Mazur said although he questioned the height of the sign, he now believes there is a definite need for the sign and he will support the variances.

Dr. Scott Rose, a dentist, was present and has been a tenant for over 20 years. He said he has seen large bright signs advertising names elsewhere and he is only asking for a sign with his name on it. Dr. Rose said when he looks across the street, he sees large neon signs and the sign that was presented tonight for the **"Solon Office Campus" was very tasteful, elegant and matches the building.** The main issue is that patients, especially new patients, will be able to identify them. Dr. Rose said now he tells new patients to look for Carter Lumber across the street from them because they have a big sign for identification purposes.

Mr. Mazur said the reason the Commission reviews signage and has guidelines to follow is to prevent and eliminate some of the issues Dr. Rose is speaking of.

Dr. Rose said he appreciates the review process but in today's economy, a sign is necessary.

Mr. Mazur said the Commission's packets contained two sign renditions, one on SOM Center Road and one on Solon Road. The Engineering Department determined that the Solon Road sign cannot be considered by the Commission because it is in the right-of-way. Therefore, this item will have to be discussed with the Administration because the Commission is not empowered to discuss that in this forum.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a 5' sign setback from right-of-way variance for 6200 SOM Center Road, Omni Property Companies.

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

Motion Carried

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a 2.2' sign height variance.

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

Motion Carried

Mr. Stolarsky asked if the line-of-sight contingency is necessary to add to the motion.

Mr. Mazur said he did not feel there was an issue and it was unnecessary to add the contingency to the motion.

10. 29825 Solon Road – First Energy

100-2012

- Site plan for partial building demolition and Reconstruction

Mr. Joseph Steines, GPD Group, was present representing the applicant. He displayed an aerial view of the property and said currently there is an existing, open parking canopy with no wall. The proposal is to remove the open canopy portion of the building and leave the existing building of offices and the area where maintenance of vehicles takes place. Mr. Steines said the proposed section will be for the storage of vehicles made up of an enclosed garage with bays. The building will have an 8' masonry screen wall around the base and the portion above will be prefabricated. Mr. Steines believes this will greatly improve the appearance of the property. The site will not be changed other than the width of the building will expand by 5' and mandatory Code lighting by the man doors will be added. There will be no additional site lighting, change in parking, removal of trees or additional planting to the site.

Mr. Newberry said during the caucus a new site utility plan was received and upon review, his only concern is to ensure that the parking count has not been materially changed. He feels that should be added as a contingency to any approval.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the revised site plan for 29825 Solon Road for partial building demolition and reconstruction with the contingency that the applicant work with the Planning Department to ensure that the parking counts and site area uses have not materially changed.

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

Motion Carried

11. 34370 Aurora Road – Echo Solon, LLC (Pet Supplies Plus)

101-2012

- 29 sq ft maximum wall sign area variance

Mr. Lou Belknap, Agile Signs, was present representing the applicant. He displayed a diagram and indicated the area where Pet Supplies Plus, who is relocating to the Solon Village shopping center, will utilize three of the store rental units. He

displayed a rendering of the units and said **the amount of frontage is 71'**. Mr. Belknap said the sign band is not centered over all three units but will be centered over the main entrance to the store.

Mr. Belknap said the applicant is concerned about sign visibility from SOM Center Road because they are located 700' away from the road and there will be out parcels in front of their location. The applicant submitted a request for a 17.74 sq ft variance, however, the Planning Department determined that was a miscalculation and the actual variance is for 29 sq ft.

Mr. Belknap said since the applicant is relocating to this shopping center, there is concern about the disadvantage of not having direct site from street level as they have had in the past. He explained that the copy and wording of the sign is a corporate layout and the applicant would like to maintain it for readability and visibility from SOM Center Road.

Mr. Bentley requested Mr. Belknap indicate the location of the units once more on the rendering. He asked for clarification about the sign band location and Mr. Belknap indicated the three units Pet Supplies Plus will occupy while only having signage over the main entrance.

Mayor Drucker asked if other Pet Supplies Plus stores have grooming and dog wash on their signs.

Mr. Belknap said no they do not but not all Pet Supplies Plus locations offer those services. The significant difference is grooming is a full service given to the clients and the dog wash service is where the client comes in and services their own pet with necessary supplies provided by Pet Supplies Plus.

Mayor Drucker asked what is typically printed on a Pet Supplies Plus sign and Mr. Belknap was unsure.

Mr. Bentley suggested creating two smaller signs and using two of the sign bands, one sign to advertise Pet Supplies Plus and the other to advertise the services.

Mr. Mazur said the size of the sign is based on the entire frontage.

Mr. Frankland said if this was to be considered, the item would have to be tabled in order to determine the correct calculations.

Mr. Mazur will not support the request for the wall sign variance. This is the first request for signage in that area of the shopping center and it was previously determined that all the signs should stay within the sign band and within the Code requirements. In addition, the name of each store in the shopping center will be located on two ground-mounted signs located at both entrances. Therefore, identification from SOM Center Road and Aurora Road will not be an issue for the stores. Mr. Mazur prefers the signs to stay within Code.

Mr. Newberry agreed with Mr. Mazur. He does not agree with the argument about

not being seen from SOM Center Road since there is a building between Pet Supplies Plus and SOM Center Road and the sign will not be directly visible anyway. Mr. Newberry encouraged the applicant to reconsider the signage. He said at a previous meeting, the Commission determined it would be appropriate to leave a 10" edge around the sign band, making the sign panel visible.

Mr. Newberry asked if the motion is made to approve this variance and it fails, will they be able to return with a new application within Code.

Mr. Stolarsky said if this request is denied, the Code provisions will allow the applicant to return with a new sign application.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 29' sq ft maximum wall sign area variance for Pet Supplies Plus.

Mayor Drucker asked Mr. Belknap if he would rather have the item tabled to have the opportunity to make changes to the sign based on the comments made by the Commission.

Mr. Belknap said he would prefer to have the item tabled and give the applicant a chance to submit a compliant sign.

Mr. Newberry withdrew his motion and Mr. Bentley withdrew his second.

Mayor Drucker recommended the applicant work with the Planning Department to determine an appropriate size sign.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to table consideration of Item 11.

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

Motion Carried

12. 7196 SOM Center Road – Our Redeemer Lutheran Church 102-2012
- 3' sign setback from street right-of-way variance
 - 0.8 ft. sign width variance
 - 1.3 sq ft maximum sign area variance

Ms. Maryann Serafino, ES Sign Group, was present representing the applicant. She displayed a rendering of the proposed sign and said the variance for the setback is no longer necessary since it was determined that the sign can be moved to stay within the Code requirements.

Ms. Serafino said a small 0.8 sq ft width variance is proposed. She said it is important to have the name of the church and the pre-school on the sign with the size of the letters viewable from the road.

Mayor Drucker said currently there are two smaller signs which will be removed and replaced by one new sign. Ms. Serafino said this is correct.

Mr. Mazur said he understands the need for the width and sign area variance and is pleased to have the setback variance removed.

Mr. Newberry agreed with Mr. Mazur.

Motion by Mr. Newberry, seconded by Mr. Bentley to **accept the withdrawal of the 3' sign setback from street right-of-way variance by the applicant.**

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

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a 0.8 ft sign width variance.

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

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 1.3 sq ft maximum sign area variance.

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

13. **33549 Solon Road – Price Family Partnership** 103-2012
▪ **10' minimum sign setback from street right-of-way variance**

Mr. Rob Previte was present and said he is proposing to move his sign a little closer to the road so he does not have to remove trees. The sign will be located outside of the right-of-way.

Mayor Drucker said the sign would be located approximately along the same area where the other businesses' signs are located and a very nice mature tree will not have to be removed. She will support the variance.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a 10' minimum sign setback from street right-of-way variance.

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

14. **6459 SOM Center Road – D. O. Summers Cleaners – Brett** 104-2012
Goldberg
▪ **Number of wall signs variance to permit 2**

Mr. Drew Goldberg was present representing the applicant. He displayed a rendering of the proposed sign for the rear elevation of the business. Mr. Goldberg explained the rendering received in the packet indicates the business name on two lines which is caused by the sign generating program. However, the actual sign will only have one line of information. It is believed that this is necessary with development that is taking place around their location to assist customers with identifying their business.

Mr. Mazur said the rendering also has the word exit on the canopy, however, that is

not being considered at this time. As discussed during the caucus, the Commission feels there is some confusion with the signage regarding the traffic flow through the D.O. Summers property. This issue should be referred to the traffic engineer for his review.

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a number of wall signs variance to permit 2 and refer the information to the traffic engineer to review and study for traffic flow recommendations.

In response to Mayor Drucker's question, Mr. Mazur said the traffic flow and signage can be reviewed and changed at any time. When the D.O. Summers remodel plan was approved, the driveway off of SOM Center Road was for entering only and there was supposed to be no exit into Solon Village. However, the current signage is very confusing, therefore, it is recommended that the traffic engineer review this signage.

Mr. Newberry said there is concern that the exit sign on the east elevation of the canopy might encourage people to go in that direction to reach SOM Center Road.

Mr. Mazur said there is no left turn at the adjacent bank property and this property is **approximately 5' away**. He believes it does not make sense to allow a left turn at this property either and that this is a safety issue.

Mr. Goldberg said they originally wanted drive thru exit on the canopy, however, this would have required another variance.

Mr. Mazur preferred no wording be installed on the canopy at this time to allow the traffic engineer the opportunity to review it.

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

Motion Carried

The Clerk clarified that the Commission wants the signage to be forwarded to the Council and a separate referral made to the traffic engineer for traffic control.

The Commission agreed.

15. **PP# 954-03-019 - west of 33770 Aurora Road – City of Solon** 105-2012
- Site plan for replacement fence

Mrs. Welch was present, representing the Service Department in their request for new fencing. She displayed an aerial view of the property owned by the City and used for overflow parking which is west of CVS on the corner of SOM Center Road and Aurora Road.

Mrs. Welch displayed a photograph of the current **6'** wood fencing indicating the areas of disrepair. She displayed a photograph of vinyl fencing and said this is the fence that is proposed in a brown color.

Mr. Frankland said although the application was for a 6' replacement fence, Service Director Bandiera verbally approved a 5' replacement fence which will require no variance.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve the site plan for a replacement fence for PP# 954-03-019.

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

Nay: None

Motion Carried

16. 29605 Aurora Road – Mac's Convenience Stores, LLC "Circle K" 106-2012
- Changeable copy sign display area color variance

Mr. Rick Self, representing Mac's Convenience Stores, doing business as Circle K was present. He displayed a rendering of the proposed sign and said they are trying to stay within the same sign dimension that was approved when the business was Sunmart.

Mr. Self said he was made aware that the Commission has issues with some of the requests. He would like to hear what the issues are and hopefully be able to explain the requests.

Mr. Newberry said one item which caught his attention was the difference in the colors for gasoline and diesel. He explained the changeable copy Code allows only one color. Mr. Newberry said his initial reaction was to deny the sign, however, he did some research and noticed that other communities are allowing the two colors; red to signify regular gas and green to signify diesel. He now understands the reasoning for the two colors and finds this acceptable.

Mr. Newberry said another issue is with the Polar Pop 69¢ sign. When the former business asked for a similar variance with more color and variety on their sign, the gasoline price was permitted with a solid color background and the "java lane" symbol was allowed as a variance because it was part of the corporate logo for that vendor. He is concerned with the Polar Pop sign because there are a number of colors and the Code allows one color and one background color. Mr. Newberry said it is appropriate for the Circle K logo to remain on the sign for corporate identity and he feels the two different colors to differentiate the type of gasoline is also appropriate. However, he finds it difficult to approve the Polar Pop signage.

Mr. Self explained the Polar Pop 69¢ sign was changed in November of 2011 and prior to that time it was 59¢ for a period of approximately 5 years. Therefore, he does not consider this changeable copy but a key marketing feature used for many locations. Mr. Self offered some alternatives to limit the colors and reiterated the importance of Polar Pop 69¢ remaining since this is a national marketing tool for Circle K.

Mr. Self suggested as an alternative, making the entire background blue and the regular and diesel colors and the background opaque at night. Mr. Self explained the two different colors for regular and diesel is a national standard being used for easier identification purposes since not every station offers diesel.

Mr. Mazur said since he received this information, he has also paid particular attention to service station signs and has no issue with the green signage for diesel. However, the signage for regular and diesel is considered by the City Code to be changeable copy and the Code states only two colors are allowed. This sign contains white, black, red, green and blue, five colors.

Mr. Self does not consider black a color. He said he also submitted a sample sign without the diesel in green.

Mr. Mazur had no issue with the green color for diesel. He visualizes three colors, a black background, red for regular and green for diesel. However, he does not understand the white quartering aspect on the sign.

Mr. Self said the white quartering is the actual panels and is the way the sign is built into divider bars but it is one continuous sign. This is not what he considers to be a changeable copy sign. The normal changeable copy is when copy can be changed, this is just a pricing sign where only numbers can be changed with no other capabilities of motion or animation. He believes that the background color could be changed to black but he believes this will be unattractive. He could make it black opaque for the evening to satisfy not having a large amount of color during the evening.

Mr. Newberry asked to view the rendering with the former sign. He suggested making the cabinet the same color as the sign face.

Mr. Mazur recommended the item be tabled to allow Mr. Self to submit a revised plan incorporating recommendations from the Commission and the inclusion of the sign base.

Mr. Self understands that the sign is considered unique but since the business is located in an industrial area, it was believed the sign would be appropriate.

Mr. Mazur said this is the gateway to the City for many and he would like to have the spirit and intent of the Code reflected in the sign.

Mr. Self will consider the suggestions made, however, he feels the sign he presented does not contain as much information as others he has viewed. He asked for input regarding material for the base of the sign.

Mr. Frankland said the base is required by Code to match some aspect of the building. He recommended Mr. Self meet with the Planning Department to try to incorporate some of the Commission's suggestions to determine suitable signage.

Motion by Mr. Mazur, seconded by Mr. Bentley to table consideration of Item 16 so the applicant can meet with the Planning Department.

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

Nay: None

Motion

Carried

17. 34204 Aurora Road – ECHO Solon, LLC (Giant Eagle) 107-2012
- Number of free standing signs variance to permit 2
 - 2'- 9½" free standing sign height variance (for each sign)
 - 2' free standing sign width variance (for each sign)
 - .41 sq ft free standing sign area variance (for each sign)

Mr. Lou Belknap, Agile Sign, representing ECHO Solon, LLC was present and displayed a rendering of the new Giant Eagle signs. He explained that a great deal of care went into the preparation of the signs; including, meetings with the Planning Director and the City Architect. Mr. Belknap believes they have reached a decision for a sign that will be very appealing.

Mr. Belknap said one of the variances is necessary because the property, by Code, is permitted to have one sign. However, there are two major entrances for the business and two signs are requested. He indicated on the rendering where one sign will be located on Aurora Road and one sign on SOM Center Road.

Mr. Belknap said the actual square footage of the sign meets Code guidelines but was changed by the height. Some of the design aspects require variances, such as, the height which was changed when the brick columns and cornices were added to make the sign more appealing and attractive and to bring it off of the ground.

Mr. Belknap said removal of a planting area on Aurora Road has taken place and temporary wooden arches were installed to give the Fire Department and the Planning Department an idea from a safety perspective where the new sign will be located.

Mr. Frankland and Fire Lieutenant Benedict viewed the site and determined the location will not block line-of-sight.

Mr. Belknap said no setback variances are necessary. Although the sign will be changed to say "Market District", it will not change the sign cabinet structure and there will only be a face change to the copy with Giant Eagle at the top. Mr. Belknap said there will be a solid brick foundation which will match the building brickwork and the top of the cabinet will be a formed welded aluminum construction.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve the number of free standings signs variance to permit 2.

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

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a 2' – 9½" free standing sign height variance (for each sign).

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

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 2' free standing sign width variance (for each sign).

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a .41 sq ft free standing sign area variance (for each sign).

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

There were no minor alterations to present.

COMMENTS FROM THE COMMISSION:

Mayor Drucker reminded everyone that the Solon Center for Arts will be performing "La Traviata" beginning this weekend with performances on Friday, September 28th at 7:30 P.M., Sunday, September 30th at 3:00 P.M. and Saturday, October 6th at 7:30 P.M. Tickets are available at the Solon Center for the Arts.

Mr. Mazur said a second annual "Cash Mob" is being sponsored by the Solon Chamber of Commerce on Wednesday, October 3rd from 5:00 P.M. to 7:00 P.M. at a secret location followed by a happy hour at a Solon restaurant. The locations will be announced on the Chamber's website at noon on October 3rd.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at 9:45 P.M.

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

Motion Carried

Chairman

Secretary