

**PLANNING & ZONING COMMISSION**  
**February 26, 2013 – 7:17 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
- B. 6235 Sharondale Drive – Richard Lascala – 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
- C. 35730 Bainbridge Road – Dale Barstow – maximum front yard pavement coverage variance and minimum distance between driveways 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. PP# 951-41-011 – (located off of Woodall Road) – Wurm Family – frontage on an unimproved street variances and various setback, street and side yard setback variances: Mr. Stolarsky said he has no new information and recommended this item be moved to the Inactive Agenda.
  - 2. 5252 Naiman Parkway – Global Signal Acquisitions (Crown Castle) – modification of existing Sprint antennas: A public hearing is scheduled.
- Mr. Frankland said the requested structural information has been provided so the item can now be forwarded to the Council for their review.
- 3. 34310 Aurora Road – ECHO Solon, LLC (Giant Eagle) – square foot maximum building size variance and site plan modification: Mr. Mazur said the Fire Chief has reviewed the areas of concern and has submitted recommendations.

Mr. Pat Avolio, Director of Real Estate Development, Giant Eagle was present and said he has reviewed the Fire Chief's recommendations and agreed with them.

NEW:

5. 33311 Aurora Road – Solon Square LLC – sidewalk grading, lighting variance, façade alterations and site plan modifications: Mr. Majeed said they are no longer requesting the lighting variance and will return at a later date for the lighting review. The only considerations this evening are regarding elevation changes and the canopy renovations.

Mr. Mazur said the lighting variance will be removed and the applicant will submit another plan in the future.

6. 35155 Solon Road – David & Patricia Vealey – cumulative side yard setback variance and garage location variance: Mr. Mazur said the Planning Director has identified another variance. A 2' distance between abutting properties variance is necessary.

Mayor Drucker asked if there were any responses from surrounding neighbors after receiving the notification.

It was determined that no department has received any responses from surrounding neighbors regarding concerns about the garage location.

Mr. Mazur said it appears from the plan that the garage will be well screened.

7. 34055 Solon Road – PP#'s 952-17-004, 952-17-005, 952-17-006, 952-17-007, 952-17-021 and 952-26-008 – Centre Pointe Building (Davis Development Group) – lot consolidation: Although a public hearing is scheduled, the applicant has requested this item be withdrawn.

Mr. Frankland has 4 minor alterations to present and briefly reviewed them.

Since there is only one item on the March 12<sup>th</sup> agenda, Mr. Mazur suggested cancelling the meeting.

Mrs. McConoughey said the second meeting in March is scheduled for Tuesday, March 26<sup>th</sup>, which falls on the second day of Passover and asked if the meeting should be rescheduled.

The Commission discussed the issue and determined the meeting will be rescheduled to Wednesday, March 27<sup>th</sup>.

The caucus ended at 7:26 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:

There were no comments from the audience.

APPROVAL OF MINUTES:

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the minutes of the February 12, 2013 meeting.

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

Nay: None

Abstain: Richmond

Motion Carried

PENDING:

1. PP# 951-41-011 – (located off of Woodall Road) - Wurm Family 006-2013
  - Lot split
  - Frontage on an unimproved street variances – Parcels 1 & 2
  - 18' front yard setback variance – Parcel 1
  - 20' front yard setback variance – Parcel 2
  - 20' rear yard setback variances – Parcels 1 and 2
  - Not parallel to street variances - Parcels 1 and 2
  - 10' driveway side yard setback variances – Parcels 1 and 2

Mr. Stolarsky said no new information has been received for this item.

Motion by Mr. Mazur, seconded by Mr. Newberry to move Item 1 to the Inactive Agenda.

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

Nay: None

Motion Carried

2. 5252 Naiman Parkway – Global Signal Acquisitions (Crown Castle) 009-2013
  - Modification of existing Sprint antennas

Mr. Greg Thompson, representing the applicants, was present to answer questions regarding the proposed Sprint tower modifications. He explained the tower is owned by Global Signal Acquisitions/Crown Castle and Sprint leases space on the tower. The applicant will be modifying the tower by replacing antennas currently located on the tower. In addition, the applicant will remove two existing ground cabinets and replace them with two new cabinets on the existing platform.

Mr. Mazur said when applications regarding cell towers are received by the City, they are reviewed by a consultant and Mr. Frankland said the consultant's review indicates there are no concerns.

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

Mr. Bob Vallerelli, Property Manager of Raintree Park, where the tower is located, was present. He requested that the same level of attentiveness regarding trucks entering and exiting, debris disposal, etc., and courtesy be given to the tenants of Raintree Park during the antenna modification as was given to them when the towers were installed.

Mr. Thompson agreed and said he will request that there is no interruption of the businesses in Raintree Park and that the modification be coordinated with the land owner.

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

Mr. Newberry said he believes the antennas are currently flush mounted and the proposal is to install them on a platform projecting out from the tower.

Mr. Thompson confirmed this to be accurate.

Motion by Mr. Bentley, seconded by Councilwoman Richmond to approve the modification of existing Sprint antennas at 5252 Naiman Parkway.

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

Nay: None

Motion Carried

3. 34310 Aurora Road – ECHO Solon, LLC – (Giant Eagle) – 010-2013  
Pat Avolio
- 1,000 square foot maximum building size variance
  - Site plan modification – 2/7 revised elevations submitted

Mr. Pat Avolio, Director of Real Estate Development, Giant Eagle, was present. He displayed a rendering of the new Giant Eagle indicating the area for the additional 1,000 square feet.

Mr. Avolio said at a previous Commission meeting, it was requested that the sidewalk striping be modified in order to line up for better access to SOM Center Road. He provided a rendering indicating this modification. Mr. Avolio noted the location on the rendering for the curbside express which was reviewed by the Safety and Public Properties Committee, the Engineering Department and the Fire Chief. The Fire Chief recommended approval contingent upon Giant Eagle's agreement that if any modifications for safety are required, they will be implemented immediately. Mr. Avolio agreed to the Fire Chief's recommendation and said safety for patrons and team members is very important to them.

Mrs. Welch said at the previous meeting, it was discussed that Atwell, the designer for the site, would supply the green space calculations since changes had been made to the site plan.

Mr. Avolio said this information will be provided to the Engineering Department, as well as the information for the sanitary sewer tap-in fees.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve the 1,000 square foot maximum building size variance.

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

Motion Carried

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve the site plan modification contingent upon acceptance of the recommendations in the Fire Chief's memo dated February 25, 2013 and compliance with the Engineering Department's requirements.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to accept as a procedure the submission of an outdoor merchandising plan to the Commission as a minor alteration from the Planning Department as it is requested from season to season.

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

Motion Carried

NEW:

4. 34190 Aurora Road – Best Cuts – Joel Frezel 011-2013  
▪ Number of wall signs variance to permit (2)

Mr. Joel Frezel, Ace Lighting, was present representing Best Cuts. He said the proposal is to add a sign to the rear of the building which is within the allowed size approved for other businesses in that location.

Mr. Mazur said this is an outparcel building where other similar signs have typically been approved.

Motion by Mr. Mazur, seconded by Mr. Bentley to approve the number of wall signs variance to permit 2 for Best Cuts.

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

Motion Carried

5. 33311 Aurora Road – Solon Square LLC 012-2013  
▪ ~~2.2 average foot candle lighting intensity variance~~  
▪ Site plan modifications – sidewalk grading, lighting and façade alterations

Mr. Matt Majeed, MCG Architecture, was present. He displayed a rendering of the property indicating where the elevation creates issues with the canopy for the vacant 6,000 square foot portion of the building. The proposal is to remove the two deep canopies on either side of Earth Fare, cutting them back and infilling any exposed brick and installing a standing seam metal awning that matches the proposed end cap and the rest of the shopping center colors.

Mr. Majeed said the grading for the vacant space needs to be modified because the finished floor elevation was approximately 12" below the sidewalk line. It was determined that the grade along the sidewalk will be re-worked, while still meeting all ADA slope codes.

Mr. Mazur said the Engineering Department previously requested information from the applicant regarding storm water management based upon the additional modifications and asked if that information was received.

Mr. Greg DeVan from CT Consultants said the letter was recently sent to the Engineering Department, however, Mrs. Welch said she has not seen the letter yet.

Mr. Bentley asked for clarification regarding the brick colors because they appear darker in the rendering.

Mr. Majeed said no brick colors will change, the colors identified on the rendering will be used and the rendering appears darker because of copier issues.

Mr. Mazur said it was determined during the Caucus that the lighting variance will be removed and reviewed at a later date. He suggested that as the project proceeds, the applicant might want to consider decorative lighting such as the lighting being installed at Solon Village.

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the applicant's withdrawal for the 2.2 average foot candle lighting intensity variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve the site plan modifications which include the sidewalk grading and the façade alterations.

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

Motion Carried

6. 35155 Solon Road – David & Patricia Vealey 013-2013
- 6' cumulative side yard setback variance
  - Detached garage location variance
  - 2' distance between abutting properties variance

Mr. Dennis Totarella, Brittain Construction, and Mrs. Patricia Vealey were present. He displayed a lot plan indicating the location of the current garage, which has a side entry. Mr. Totarella indicated an area just beyond the current driveway pad for the proposed new detached garage.

Mr. Frankland said a detached garage location variance is necessary because the Code requires the garage to be in the rear yard. However, due to a projected portion of the house, it is unable to be located there and the issue becomes more of a technicality.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 6' cumulative side yard setback variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a detached garage location variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 2' distance between abutting properties variance, as 15' is required and only 13' feet is achieved.

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

Motion Carried

7. 34055 Solon Road – PP#'s 952-17-004, 952-17-005, 952-17-006, 952-17-007, 952-17-021 and 952-26-008 – Centre Pointe Building – (Davis Development Group)
- Lot consolidation

014-2013

Mr. Mazur said the applicant requested this item be withdrawn.

Motion by Mr. Mazur, seconded by Mr. Bentley to accept the request of the applicant to withdraw Item 7 from the agenda.

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

Motion Carried

8. 38855 Aurora Road – Grantwood
- Site plan for pavilion and bocce ball courts

015-2013

Mr. Tom Romeo, Solon Italian Club, was present. He displayed a rendering indicating the new pavilion the Solon Italian Club proposes constructing at Grantwood which will be located next to the current pavilion and will contain three bocce ball courts. Once completed, the Solon Italian Club will donate it to the City for recreational use. Mr. Romeo said bocce ball has become very popular and it is believed the construction of the courts will increase attendance at Grantwood.

Mayor Drucker extended her thanks and appreciation to the Solon Italian Club and said they are very active in the community and are always giving to the community. She believes this has also spurred the interest of other civic clubs; such as, the Solon Rotary Club and the Solon Kiwanis Club, who are involved with the Safety Town project.

Motion by Councilwoman Richmond, seconded by Mayor Drucker to approve the site plan for a pavilion and bocce ball courts at Grantwood.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

## 1. 6477 SOM Center Road – GetGo

Mr. Frankland displayed an aerial view of the property indicating an area containing trees that are blocking the sign. The proposal is to move the trees back.

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

## 2. 30701 Carter Street – L’Oreal

Mr. Frankland displayed a plan indicating an area on the east side of the building where the proposal is to add an overhead garage door. This proposal will necessitate the use of two parking spaces. Mr. Frankland indicated another area where two parking spaces will be added. He feels approval of the proposal should be contingent upon the Fire Department reviewing and approving the ingress and egress ability of their vehicles.

The Commission members agreed with Mr. Frankland’s recommendation.

## 3. 30340 Solon Industrial Parkway – Tamaran

Mr. Frankland displayed an aerial view of the property indicating the side of the building where the proposal is to add a glass door entryway.

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

## 4. 30500 Bainbridge Road - Nestlé

Mr. Frankland displayed an aerial view of the former Keithley building. He indicated the rear of the building where Nestlé is proposing to add 17 windows, relocate a trash compactor and add a new vinyl awning which will project out from the building, contain vinyl windows on the sides and an opening in the front.

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

Motion by Mr. Mazur, seconded by Mayor Drucker to cancel the Planning Commission meeting scheduled for Tuesday, March 12<sup>th</sup>.

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

Nay: None

Motion Carried

Mr. Mazur said the next Planning Commission meeting is scheduled for Tuesday, March 26<sup>th</sup>, which is the second day of Passover. Therefore, it has been determined the meeting will be rescheduled.

Motion by Mr. Mazur, seconded by Mr. Newberry to reschedule the Tuesday, March 26<sup>th</sup> Planning Commission meeting to Wednesday, March 27<sup>th</sup>.



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

Motion Carried

COMMENTS FROM THE COMMISSION:

Mayor Drucker reminded everyone that the Recreation Department will host the Annual Blue Ribbon Fun Fest this Saturday, March 2<sup>nd</sup>, from 6:30 P.M. to 9:00 P.M. at the Solon Community Center and all are welcome.

Councilwoman Richmond thanked the Solon Italian Club for their generosity in regard to the donation of the new bocce ball courts and pavilion at Grantwood.

Mr. Newberry also thanked the Solon Italian Club. He announced that on Wednesday he became a grandfather for the first time.

In turn, Commission members congratulated Mr. Newberry.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Councilwoman Richmond to adjourn the meeting at 8:00 P.M.

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

Motion Carried

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Chairman

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Secretary