

PLANNING & ZONING COMMISSION
March 27, 2013 – 7:00 P.M.

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

Present: Commission Members Mazur and Newberry, Councilwoman Richmond, Mayor Drucker, Prosecutor Stolarsky, Planning Director Frankland, Acting Secretary Letourneau

Absent: Commission Member Bentley

Also Present: Fire Lieutenant Benedict, Project Engineer Maver

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
- D. PP# 951-41-011 (located off of Woodall Road) – Wurm Family – Lot split, frontage on an unimproved street variances, front yard setback variances, rear yard setback variance, not parallel to street variances and driveway side yard setback variances

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.

NEW:

- 1. 31945 Burlwood Drive – Christopher Wollaeger - accessory structure location variance and a minimum front yard setback variance: Mr. Mazur said the Commission requested that the landscape screening be perpetually maintained.
- 2. 6130 Kruse Drive – Levin Mattress (formerly Audio Visions) - total number of wall signs variance and site plan for alteration to building (awning): Mr. Mazur asked for a sample of the awning color and he was told by Mr. Bill Kelleher from Century Sign that the two colors selected, burgundy and ivory, will match the colors in the neighboring tenant's awning (Panera Bread).

3. 6445 Windy Willow Drive – Kenneth Porter - maximum accessory structure area variance: Mr. Porter was present and said he wants to build a shed to store a 12' sailboat he built.

5. 30500 Bainbridge Road – Nestlé U.S.A - front yard parking setback variance, side yard parking setback variance, parking space dimension variance, parking setback from building variance, front yard parking landscape screening variance, total number of free standing signs variance, free standing sign height variance and site plan: Mr. Mazur said Mr. Frankland has identified an additional variance for a free standing sign area variance for the flag.

Mr. Frankland said adequate landscaping will be added to the front yard parking although a variance is required.

COUNCIL REFERRAL:

6. Proposed amendment to permit the manufacture, assembly, restoration or remanufacture of automobiles in the I-2 Zoning District: Mr. Mazur recommended the Commission wait to review this item until a more detailed draft is submitted by Mr. Frankland.

Mr. Frankland said he will present eight minor alterations during the meeting.

The caucus ended at 7:23 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. Newberry, seconded by Councilwoman Richmond to approve the minutes of the February 26, 2013 meeting.

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

Motion Carried

NEW:

1. 31945 Burlwood Drive – Christopher Wollaeger
 - Accessory structure location variance
 - 12' minimum front yard setback variance

016-2013

Mr. Christopher Wollaeger was present and displayed a site plan of his property indicating the location for the installation of a proposed new generator due to the frequent power outages in the area. The area he indicated is located in the front of the property, adjacent to the garage and is screened by large shrubbery. Mr. Wollaeger explained the difficulties involved with installing the generator in the rear yard.

Mr. Wollaeger displayed photographs of the front of his home indicating the landscaped area containing a beech wood tree and shrubbery which would screen the generator from viewing it from the street. He displayed a photograph of the generator unit which measures 2' x 2' x 4' and said it will be placed on a pad and will be powered by natural gas. He referred to the photograph indicating the main gas line location which he said can be easily accessed for the installation.

Mayor Drucker said this neighborhood is in a mature area of Solon where power outages do occur more frequently.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve an accessory structure location variance with the contingency that the landscape screening be maintained.

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

Motion Carried

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a 12' minimum front yard setback variance.

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

Motion Carried

2. 6130 Kruse Drive – Levin Mattress (formerly Audio Visions) - 017-2013
Century Sign Co.
- Total number of wall signs variance – to permit (2)
 - Site plan - alteration to building (awning)

Mr. Bill Kelleher, Century Sign Co., and Mr. Scott Frazer, Levin Furniture were present. Mr. Kelleher displayed a photograph of the store location and indicated the rear entrance which is adjacent to the rear entrance into Panera Bread. In order to identify the door as the rear entrance into Levin Mattress, a separate awning is proposed containing the company name. Mr. Kelleher said two colors will be used; burgundy and ivory, which will match two of the colors displayed in the adjacent Panera Bread awning.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a total number of wall signs variance to permit 2.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve the site plan alteration to the building (awning) contingent upon colors (burgundy and ivory) matching awning colors of neighboring tenant (Panera Bread).

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

Motion Carried

3. 6445 Windy Willow Drive – Kenneth Porter 018-2013
▪ 48 sq ft maximum accessory structure area variance

Mr. Ken Porter was present. He displayed an aerial view of the property indicating the location where a shed is proposed to store his sailboat. He said upon review of his plan, he believes he can reduce the size of the shed necessary to store the sailboat by modifying the trailer size. Mr. Porter displayed a rendering of the proposed shed and explained the modifications he will make. He said the rear yard is heavily wooded and very private and the shed will not be seen from the street.

In response to Mr. Mazur's question regarding driveway access to the shed, Mr. Porter said no additional pavement will be installed and he will use his garden tractor to move the sailboat in and out of the shed.

The Commission discussed reducing the size of the variance based upon Mr. Porter's comments. However, it was determined that the original 48 square foot variance would be approved and Mr. Porter would have the option to build a smaller shed if he preferred to do so.

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a 48 square foot maximum accessory structure area variance.

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

Motion Carried

4. Solon Square Shopping Center – Mid-America Management 019-2013
▪ Structure color variance (light poles)
▪ Site plan - new exterior lighting

Mr. Michael Geyer, Venture Lighting, was present and displayed a site plan. He said the proposal is to add new poles and exterior lighting at the Solon Square Shopping Center. He explained that two outdated 40' existing poles will be removed and the feeders and wiring will be gained through trenching and boring methods. These areas will be backfilled with concrete and topped with asphalt. Mr. Geyer said that once the project is completed, the parking lot will be re-topped and re-stripped.

Mr. Geyer said the installation of the new fixtures will include 15 new 20' poles which will contain 30 new 320 watt metal light fixtures and six new floodlights of 320 watts will be focused on the entrance to the new Earth Fare store. He said all new items installed in the parking lot will match the existing colors of Key Bank. Mr. Geyer referred to the site plan indicating two 70' existing poles which will be maintained and retrofitted with 575 watt fixtures. The existing poles are white and the new poles will also be white to match.

Mr. Geyer displayed a site plan indicating the location of the new poles and referred to the photometric plan which indicates the lighting will be very low with very little spillover. He said the foot candles meet the Code requirements.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve the structure color variance (white) for the Solon Square Shopping Center.

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

Nay: None

Motion Carried

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve the site plan for new exterior lighting.

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

Nay: None

Motion Carried

5. 30500 Bainbridge Road – Nestlé U.S.A. 020-2013

- 5' front yard parking setback variance
- 18' side yard parking setback variance
- Parking space dimension variance
- 3' parking setback from building variance
- Front yard parking landscape screening variance
- Total number of free standing signs variance – (flagpole banner)
- Free standing sign height variance (flagpole banner)
- *20 sq ft free standing sign area variance (added during meeting)*
- Site plan - front yard parking and landscaping

Mr. David Gentile, Applebrook Design, was present. He displayed a site plan indicating a location on the northwest side where the proposal is to install an additional five parking spaces along the front and three parking spaces on the east side of the building. Mr. Gentile said landscaping will also be added along the front of the building. Mr. Gentile said additionally three flagpoles will be added to the north side of the building to hold the American flag, the State of Ohio flag and the Nestlé flag.

Mr. Craig Cawrse, landscape architect, was present and displayed a rendering indicating where the landscape screening is proposed. He said detention basins located on the property make it difficult to landscape and he indicated their locations on the rendering. Mr. Cawrse indicated where a bio swale will be installed for water runoff and will assist with water quality.

Mr. Mazur said as a point of clarification, the three flags are considered banners and variances are necessary.

Fire Lieutenant Benedict said he has no issues with the three compact car parking spaces being added and feels there will still be adequate room to maneuver safety vehicles if necessary.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a 5' front yard parking setback variance.

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

Nay: None

Motion Carried

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve an 18' side yard parking setback variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a parking space dimension variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 3' parking setback from building variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a front yard parking landscape screening variance.

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

Motion Carried

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a total number of free standing signs variance (flagpole banner).

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Mazur to approve a free standing sign height variance (flagpole banner).

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a 20 sq ft free standing sign area variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve the site plan for front yard parking and landscaping.

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

Motion Carried

COUNCIL REFERRAL:

6. Proposed amendment to permit the manufacture, assembly, restoration or remanufacture of automobiles in the I-2 Zoning District.

Mr. Frankland said this amendment will allow for the comprehensive restoration of cars but would not permit general maintenance for auto body work.

Mr. Mazur said this item will be tabled until it is further reviewed by Mr. Frankland.

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

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

Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 33321 Aurora Road - Earth Fare

Mr. Frankland displayed a rendering of the Earth Fare indicating the previously approved awning which extended 11' from the wall. He displayed another rendering and noted the awning will not extend as far from the wall.

Mr. Newberry believes the shorter awning is more appropriate and will not have to be braced to prevent wind damage.

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

2. 33321 Aurora Road - Earth Fare

Mr. Frankland displayed a rendering of Earth Fare and the other three recently approved tenant spaces. He indicated the lighting fixtures in a double row and said the City architect feels only a single row of lighting fixtures is appropriate. Mr. Frankland said the lights are not bright and are considered an architectural element.

The Commission agreed with the City architect's recommendation and felt no further review of this item was necessary.

3. 30801 Carter Street – GLT Companies

Mr. Frankland displayed an aerial view of the property indicating the east side elevation. The proposal is to install a dumpster, overhead doors and a loading ramp and a dock leveler. Mr. Frankland said a canopy and ADA ramp will be reviewed and added in the future.

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

4. 34055 Solon Road – UH Building (formerly CSU)

Mr. Frankland displayed an aerial view indicating the rear of the building. The mail kiosk is currently located inside the building and the proposal is to move the mail kiosk to the outside of the building and build it into the wall. He said it will project out slightly and the colors will match the current building.

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

5. 29200 Aurora Road and 6168 Cochran Road – Pressco Technologies

Mr. Frankland displayed an aerial view of the area indicating the buildings involved. He said the proposal is to add satellite dishes, which will not project above the roofs of the buildings, in order to communicate between the buildings.

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

6. Solon Village

Mr. Frankland displayed a photograph of the GetGo sign located on SOM Center Road indicating the landscaping. He indicated one of the trees which is blocking the sign and said they would like to remove this tree. Mr. Frankland noted more trees were installed in this area than was required.

Mr. Frankland displayed a site plan indicating an area of green space near the Sprint building. The owner expressed concern about two of the trees, indicated as circles on the site plan, blocking the building as they mature. Mr. Frankland said he viewed the site and agreed that the trees will become an issue as they mature. He said Solon Village has agreed to remove the two trees and will relocate them closer to the Giant Eagle building

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

7. Solon Village

Mr. Frankland displayed a site plan of the area north of Starbucks and indicated a transformer that is unscreened and very visible. The proposal is to add landscape screening along the front of it. The landscape plan has been reviewed and approved by the City's landscape architect.

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

8. 6025 Kruse Drive – Rusty Bucket

Mr. Frankland displayed a photograph of the Rusty Bucket and said they have expanded the restaurant and moved into the space previously occupied by Commodore Tuxedo. The proposal is to remove the door to the newly acquired unit and install a matching glass front, thereby, creating one unit.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker offered condolences to Carol McConoughey and her family for the loss of her husband.

Mayor Drucker said she hoped those who celebrated Passover enjoyed it and she wished all of those people celebrating this weekend a Happy Easter.

In turn, Commission members expressed their condolences to Mrs. McConoughey and her family.

COMMENTS FROM THE AUDIENCE:

Mr. Neil Zwick, 39765 Alsace Court, spoke regarding the intersection of Parkway Drive and Solon Boulevard. He explained that while reviewing meeting minutes, he was surprised to see the issue regarding how difficult it is to see the oncoming Solon Boulevard traffic at the stop bar on Parkway Drive due to the slight curve in the road and the St. Rita's monument sign. He said approximately 10 years ago he received a ticket at this location and challenged it in court. He was held accountable for the ticket and he does not believe he was given the opportunity to fairly defend himself. Mr. Zwick questioned if he may have any recourse now.

Mr. Mazur advised there is no form of recourse through the Planning Commission.

Motion by Councilwoman Richmond, seconded by Mr. Newberry to adjourn the meeting at 8:22 P.M.

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

Motion Carried

Chairman

Acting Secretary