

**PLANNING & ZONING COMMISSION**  
**October 15, 2013 – 7:00 P.M.**

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

Present: Commission Members Bentley, Mazur and Newberry, Mayor Drucker (not in caucus), Councilwoman Richmond (not in caucus), Prosecutor Stolarsky, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: Fire Lieutenant Eisenhuth, Assistant City Engineer Welch (not in caucus)

The following items remained on the Inactive Agenda:

- A. Willow Street – PP# 956-39-056 – Robert Kucinic – Front yard setback variance
- B. PP# 951-41-011 (located off of Woodall Road) – Wurm Family – Lot split, frontage on 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.

PENDING:

- 1. 33000 Solon Road – AT&T (tower owner) – Sprint (replacement antennas) - site plan for new replacement antennas and equipment: A public hearing is continued.

Mr. Frankland said the applicant was contacted after the last meeting, however, there has been no response or new information received.

Mr. Mazur asked Mr. Frankland to contact the applicant and tell them they are requested to attend the next meeting.

- 2. 29855 Solon Road – Clairmont Solon LLC – minimum landscape screening variance: Mr. Frankland said a new plan was reviewed by the City's landscape architect who approved it as equal in quality to the originally approved plan.

Therefore, the screening variance is no longer required and only the site plan needs approval.

3. 30100 Wedgewood Drive – Lad Vacik Estate/Steve Hendricks – variances, lot consolidation and site plan: Mr. Mazur said local residents have submitted correspondence indicating their objections to the application.

Mr. Stolarsky recused himself from Item 3 and Item 8.

4. Stonecreek Estates – Cannon Road – Rick Dinallo – plat modification and lot consolidation: Mr. Mazur said although a public hearing is scheduled, the applicant requested the item be tabled. Therefore, the item will be tabled but the public hearing will still be held and continued until the next meeting.

NEW:

5. 5131 Lake Vista Drive – Katherine Okrez – PP#'s 951-05-033, 951-05-034 – lot consolidation: Mr. Mazur said a public hearing will be scheduled.

6. 6231 SOM Center Road – Wolis Inc. (Marc's) – wall sign variance and maximum sign area variance: Mr. Mazur requested the Planning Department research the current sign on the Sears Grand building. Although a sign for Earth Fare was recently approved for 249 sq ft, this was due to the side yard setbacks.

7. 35800 Solon Road – Gerry Praizner – various variances: Mr. Mazur said he viewed the site and spoke with the applicant. In addition, correspondence has been received from Fire Lieutenant Eisenhuth about safety concerns with the fireplace.

8. 30401 Wedgewood Drive – Ruth Wolfson – fence setback and height variances: Mr. Mazur said there is concern about the fence location, which cannot be installed in the right-of-way.

9. 33505 Solon Road – Solon Road Partners (Matthew Puflea) – site plan for garage addition and architectural alterations: Mr. Mazur said correspondence has been received regarding the historical considerations for this location.

Mr. Frankland briefly reviewed 4 minor alterations.

The caucus ended at 7:15 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:

Mrs. Joyce Chevrier, 30600 Wedgewood Drive, was present to speak about Item 8. She has concerns regarding the placement of the fence. She would like clarification regarding the fence location to determine if she will be able to view it.

Mrs. Pat Fenoglio, 30150 Wedgewood Drive, agreed with the comments made by Mrs. Chevrier.

APPROVAL OF MINUTES:

Motion by Mr. Bentley, seconded by Mr. Newberry to approve the minutes of the September 24, 2013 meeting.

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

Motion Carried

PENDING:

1. 33000 Solon Road – AT&T (tower owner) and Sprint 064-2013  
(replacement antennas)
  - Site plan for new replacement antennas and equipment

The public hearing was continued from the last meeting. Mr. Frankland said no new information has been received.

Mr. Mazur requested the Planning Department contact the applicant and request their attendance at the next meeting.

Motion by Mr. Mazur, seconded by Mayor Drucker to table consideration of Item 1, and continue the public hearing.

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

Motion Carried

2. 29855 Solon Road – Clairmont Solon LLC 074-2013
  - 10% minimum landscape screening variance

Mr. Matt Bendula and Mr. Bryan Gray, CUI Services, were present. Mr. Bendula said a revised plan was submitted and he displayed the rendering.

Mr. Gray said the City landscape architect approved the revised plan which will now eliminate the need for the minimum landscape screening variance.

Mr. Frankland confirmed that the City landscape architect indicated the revised plan will provide screening in compliance with the Code and the use of materials and aesthetics are equal to the originally approved plan.

Mr. Newberry thanked the applicants for submitting the revised plan and bringing the landscaping into compliance.

Motion by Mr. Bentley, seconded by Councilwoman Richmond to remove the variance for the 10% minimum landscape screening variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve the revised landscape plan as reviewed and approved by the City landscape architect.

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

Motion Carried

3. 30100 Wedgewood Drive – Lad Vacik Estate/Steve Hendricks 076-2013
- Variance to not combine non-conforming lots of record (Vacik)
  - .29 acre minimum lot area variance
  - Lot consolidation - 5315 Harper Road (Hendricks 951-34-004)
  - Site plan for plat modification

Mr. Stolarsky recused himself from items 3 and 8.

Mr. Chris Vacik was present. He displayed a lot plan indicating a small parcel labeled 1A that Mr. Steve Hendricks would like to purchase. Due to the orientation of Lot 1 on Wedgewood Drive, the back yard will face Harper Road and Lot 1A will be in its side yard. Mr. Vacik said Mr. Hendricks is concerned that Lot 1A, which is currently green space and looks like part of his back yard, will be used for swing sets, etc. He, therefore, would like to purchase Lot 1A.

Mr. Steve Hendricks, 5315 Harper Road, was present and said it is his goal to preserve the area as green space. He said the parcel has many trees and he would like it to remain unspoiled.

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

Mrs. Pat Fenoglio, 30150 Wedgewood Drive, was present and said her property is adjacent to the lots for sale. Although she is in favor of the parcel being maintained as green space, there is no certainty that Mr. Hendricks will maintain it as such.

Mrs. Fenoglio is concerned that if Lot 1A is sold to Mr. Hendricks, the property on Wedgewood Drive will be smaller which may cause a smaller home or a disproportionately sized home to be built, thereby, possibly reducing the value of the other homes on Wedgewood Drive. She has concerns about privacy as well and would like to see Lot 1A remain green space. Mrs. Fenoglio is also concerned about setting a precedent with the other property owners located on the north side of Wedgewood Drive potentially selling their rear parcels to the home owners on Harper Road. She said this would change the entire sub-division plan for Wedgewood Drive.

Mr. Dan Richards, 30300 Wedgewood Drive, was present and said he opposes the variance request. He wants the wooded areas in the rear of the properties on the north side of Wedgewood Drive to be maintained as such. Mr. Richards said if the variance is approved and the lot purchased, the sub-division will be greatly altered. He believes this would be contrary to the goals of the Solon Zoning Code which favor one acre lots when constructing a home. The size of the lot would be reduced which would warrant a smaller home be built on the property and this would devalue that property, the adjoining properties and the entire Holly Hills sub-division.

Mr. Richards referred to the Duncan vs. Middlefield practical difficulty ruling when determining the outcome of a variance request. He listed the various items to consider when approving a variance and the reasons he believes are valid for not granting this variance. Although he would like to see this parcel remain as green space, Mr. Richards does not believe there are any qualifying reasons for this variance to be approved or, at the least, it should be tabled tonight for further discussion.

Mr. Vacik said he wished to address the concern of the property being devalued because of the lot size. He displayed a lot plan and said all of the homes in Holly Hills were developed on ½ acre lots or slightly under ½ acre. Mr. Vacik said the addition of the rear lots to the properties on the north side of Wedgewood Drive took place after the development was almost completed. Therefore, the size of the home that can be built in the neighborhood will not change and will be similar in size to the existing homes.

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

Mayor Drucker asked if all of the lots on Wedgewood Drive on the north side had been consolidated.

Mr. Frankland said none of the property owners have consolidated their parcels. However, they are required by Code to be consolidated.

Mr. Bentley asked for clarification regarding the ownership of the rear parcels.

Mayor Drucker said the property owners on the north side of Wedgewood Drive purchased the parcels in the rear of their properties. However, the property owners have not yet consolidated the two parcels they each own. She said this should be considered by the property owners to consolidate the two parcels and make them one parcel since this is required by the City Code.

Mayor Drucker said a similar instance occurred when she was Councilwoman for Ward 1. She said even if homes were built prior to the one acre zoning requirement, it would not be appropriate to make properties even less conforming to the one acre requirement. She will not support the variance.

Mr. Mazur said two residents have spoken in opposition of the variance and three residents sent correspondence opposing the variance. He agreed with the Mayor and does not believe the variance request is appropriate to make a lot sub-standard and he will not support the variance.

Mr. Newberry asked the size of Lot 1A and Mr. Frankland clarified Lot 1A is .29 acres.

Mr. Newberry said the front lot is .63 acres and, therefore, overall the property is approximately 9/10 of an acre.

Mrs. Terry Vacik said she is a realtor and just sold Lot 26 which is adjacent to Lot 1 and it is only .53 acres. She said this was permitted with no additional lot in the rear of the property.

In response to Mr. Newberry's question, Mr. Hendricks said his property on Harper Road is approximately  $\frac{3}{4}$  of an acre.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a variance to not combine non-conforming lots of record at 30100 Wedgewood Drive(Lots 1 and 1A).

Roll Call: Aye: None

Nay: Bentley, Drucker, Mazur, Newberry, Richmond Motion Failed

Motion by Councilwoman Richmond, seconded by Mr. Newberry to approve a .29 acre minimum lot area variance.

Roll Call: Aye: None

Nay: Bentley, Drucker, Mazur, Newberry, Richmond Motion Failed

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a lot consolidation for 5315 Harper Road (Hendricks 951-37-004) and 951-38-034.

Roll Call: Aye: None

Nay: Bentley, Drucker, Mazur, Newberry, Richmond Motion Failed

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a site plan for plat modification.

Roll Call: Aye: None

Nay: Bentley, Drucker, Mazur, Newberry, Richmond Motion Failed

Mayor Drucker recommended the property owners on Wedgewood Drive consolidate their two parcels and create one property to be in compliance with the City Code.

4. Stonecreek Estates – Cannon Road – Rick Dinallo - 081-2013  
PP#'s 951-37-006, 951-37-007, 951-37-008, 951-37-017, 951-37-018
  - Plat modification and lot split/consolidation

Mr. Mazur said the applicant requested this item be tabled tonight, however, the scheduled public hearing will still take place and be continued at the next meeting.

A public hearing was scheduled and Mr. Mazur opened the public hearing. There were no comments and Mr. Mazur tabled the item and said the public hearing will remain open.

Motion by Mr. Mazur, seconded by Councilwoman Richmond to table consideration of Item 4 and have the public hearing remain open.

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

Motion Carried

NEW:

5. 5131 Lake Vista Drive – Katherine Okrez – PP#'s 951-05-033, 080-2013  
951-05-034
- Lot consolidation

Motion by Councilwoman Richmond, seconded by Mayor Drucker to schedule a public hearing for the lot consolidation of PP#'s 951-05-033 and 951-05-034 on October 29, 2013.

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

Motion Carried

6. 6231 SOM Center Road – Wolis Inc. (Marc's) 082-2013
- Maximum number of wall signs variance - to permit (2)
  - ~~52~~ 13 sq ft maximum sign area variance

Mr. Jeff Long, Archer Sign, was present representing the applicant. He displayed a rendering of the proposed sign. Mr. Long said based on the size of the building and the distance from the highway, it was believed the requested size was appropriate. He said the building is located approximately 535 feet from SOM Center Road. He said the additional sign is to promote the pharmacy section of the store. Mr. Long said the applicant has invested substantially in the upgrades to the building and intends to remain in Solon for many years.

Mr. Mazur said he had the Planning Department research the size of previous signs in the shopping center. It was determined the previous sign on this building was 146 sq ft. Mr. Mazur feels this was very visible from SOM Center Road. He said the sign on the adjacent Sears Grand building is 159 sq ft. Mr. Mazur does not feel a 35% increase is necessary and believed the previous 146 sq ft sign was appropriate.

Mayor Drucker feels it would be appropriate to match the Sears Grand sign at 159 sq ft. She said the improvements made to Marc's have been substantial and have greatly improved its appearance. Mayor Drucker said she would have supported the variance for the larger sign but since there is objection from some of the Commission members, the 159 sq ft sign should at least be considered.

Mr. Mazur agreed with Mayor Drucker and said he would support the variance to permit a 159 sq ft sign. He said the smaller temporary sign that is currently on the building is very visible since it is bright red and he does not feel it is necessary to have as large a sign as originally requested.

Mr. Newberry agreed with Mr. Mazur and added most people already know where the Marc's in Solon is located.

Mr. Mazur said he has no issues with the request for the second sign advertising the pharmacy.

Mr. Bentley agreed with Mayor Drucker and would have supported the original variance for the larger sign. He added that not everyone is from Solon who shops in Solon and some might not be aware of Marc's location.

Councilwoman Richmond said she would also support the request for the larger sign. There are many businesses located in front of Marc's, which do not necessarily obstruct the building, but the area is busy in that location. She will support the variance for the 159 sq ft sign.

Mr. Mazur said the other stores located near Marc's have smaller signs and are still visible from the street. However, he will support the variance to permit the 159 sq ft sign.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 13 sq ft variance to permit a 159 sq ft sign for 6231 SOM Center Road (Marc's).

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

Motion Carried

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a maximum number of wall signs variance to permit (2).

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

Motion Carried

7. 35800 Solon Road – Gerry Praizner 083-2013
- 7' minimum side yard setback variance
  - Location variance for outdoor fireplace
  - 8' minimum side yard setback variance – (outdoor fireplace)
  - 3' maximum width variance – (outdoor fireplace)
  - 10" maximum depth variance – (outdoor fireplace)
  - 2.5' minimum setback from building variance – (outdoor fireplace)

Mr. Gerry Praizner was present and said he is building the outdoor fireplace himself and was unaware that he needed a permit. He has started the work on the fireplace and apologized for not applying for the necessary permit. Mr. Praizner explained that his home is located on a corner lot and private outdoor space is lacking. The location chosen for the fireplace in the rear yard was selected for the privacy it offered.



Mr. Praizner displayed a rendering indicating where a retaining wall has been installed. The retaining wall was added to assist with preventing water from running into the walkout basement and would then connect to a flat surface.

Mr. Praizner believes his interpretation of the requirements for size and height of the outdoor fireplace was being met based on the grading of the property. Mr. Praizner displayed another rendering indicating the side view and said he does not believe it will be obtrusive to his neighbors.

Mr. Praizner referred to a memo from the Fire Department and said it was his intention to have the outdoor fireplace be fueled by natural gas and not wood.

Fire Lieutenant Eisenhuth said he met with Fire Chief Shaw, who was involved with writing the code as it relates to outdoor fireplaces. They determined that the fireplace was installed too close to the house to be used as a woodburning fireplace. However, if used with natural gas, there would be no embers or smoke. Fire Lieutenant Eisenhuth said it would be difficult to enforce this if the home is ever sold and another owner may decide to use it as a woodburning fireplace.

Mr. Newberry asked for clarification regarding a swale shown on the plat plan.

Mr. Praizner said the swale has only been moved slightly to divert it away from the house and is basically in the same location.

Mr. Newberry said it is not unusual for the plat plan to not be followed exactly. However, he asked to see photographs since he does not want the neighbor to experience water issues because of the retaining wall and the location change of the swale.

Mr. Praizner said he does not believe he needs the two minimum side yard setback variances and thinks there was misinterpretation of the grade levels. He displayed a photo and said the adjacent neighbor's house is 75' away and he submitted a letter from them which says they have no objections to the outdoor fireplace and cannot even see it from their home. Mr. Praizner indicated the location of the swale in the photo.

Mr. Newberry said he still has concerns about the proximity of the fireplace to the house and although Mr. Praizner will only use natural gas in the fireplace, he is unsure how a future owner of the home would be required to do the same. He is unsure he could support the location variance request.

Mr. Praizner said the flame will actually be located 14' from the house and, therefore, he will only need a 1' variance.

Mr. Newberry said based on the Planning Department's determination of the fireplace location and the guidelines that must be followed, he will not doubt their interpretation of the measurements.

Mr. Mazur said if the applicant had followed the appropriate application procedure and submitted this item to the Commission before the project was started, he would have been able to have the necessary guidelines and expertise of the various City Departments to meet the Code requirements. It is unfortunate that Mr. Praizner started the project before he received feedback from the City and the project does not meet the Code standards. Mr. Mazur said he does have serious concerns about the variances requested. Mr. Mazur said in the past he has stated that he would support a variance without a permit, after the fact, if he would have voted for the variance if it had been presented in the appropriate manner.

Mr. Mazur said he also is concerned that Mr. Praizner might have continued work on the project after he was told not to. Mr. Mazur visited the property to view the project on Thursday and it appears that more work has been done than the pictures taken by the Planning Department indicate.

Mr. Praizner said he has not worked on the project since he was told to stop.

Mr. Bentley said there is a large tree in the photograph and asked Mr. Praizner how close the tree is to the fireplace.

Mr. Praizner said between 12' to 14' away from the fireplace, which is another reason he would install a natural gas fireplace.

Mayor Drucker said although she understands that Mr. Praizner has put much time, effort and money into this project, it is difficult for her to consider it favorably when there is correspondence from the City's Fire Department stating it should not be permitted due to safety concerns. She would not have an issue with the variances requested if the Fire Department did not have safety concerns.

Councilwoman Richmond asked if there is anything that can be done to salvage the project. She suggested the item be tabled and reviewed by the appropriate City departments. Councilwoman Richmond agreed with Mayor Drucker and said it is difficult to approve a project when the Fire Department is recommending it not be approved. She said upon review, it might possibly be determined the project can be modified to meet the Fire Department's safety concerns.

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

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

Nay: None

Motion Carried

8. 30401 Wedgewood Drive – Ruth Wolfson 084-2013
- 30' minimum fence setback from side street right-of-way variance
  - ½' maximum fence height variance

Ms. Ruth Wolfson explained she would like to install a fence to prevent trespassing on her property. She said there was a recent incident where someone wandered into her yard and started defacing her property by removing sections of stone from

a retaining wall. The person was apprehended by the police. However, she did not take any legal action since nobody was injured and the person lives in a nearby group home.

Ms. Wolfson's property borders the metroparks and she said foxes and coyotes are coming into her yard and on her patio. Ms. Wolfson said she is concerned for the safety of her toy dogs and herself. She contacted the animal warden and was informed that Solon does not remove the animals but would have to destroy them. Ms. Wolfson said she did not want this to happen.

Ms. Wolfson displayed a photograph indicating her landscaped property. She said evergreens line her property and the proposed fence would be on the inside of the landscaped area. Ms. Wolfson is proposing a 4' aluminum black fence and she displayed a photograph of the proposed fence. She said her neighbor also has a 4' fence.

Mr. Mazur said he believes the variance calculations made by the Planning Department were based on the fence being installed outside of the tree-lined landscaped area.

Mr. Frankland said the calculations were made based on the submitted drawing which appeared to have the fence installed up to the right-of-way. However, it can be approved contingent upon the fence being located behind the trees and the Planning Department will determine the correct variance.

Motion by Mr. Newberry, seconded by Mr. Bentley to grant a minimum fence set back from the street right-of-way variance with the calculation to be determined by the Planning Department so that the fence is positioned behind the trees with a contingency that the trees are maintained.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a ½' maximum fence height variance.

Mayor Drucker asked Ms. Wolfson why she wanted the fence to be 4' in height.

Ms. Wofson said the fence across the street is 4' in height and she believes it will look more uniform. In response to Mayor Drucker's question, Ms. Wolfson said the fence across the street is a chain-link fence.

Mr. Newberry said aluminum fences are typically in 4', 6' and 8' heights.

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

Motion Carried

9. 33505 Solon Road – Solon Road Partners (Matthew Puflea) 085-2013  
▪ Site plan for garage addition and architectural alterations

Mr. Stephen Ciciretto, Architect, and Mr. Matthew Puflea were present. Mr. Ciciretto displayed a photograph of the recently renovated building on Solon Road. He displayed another photograph indicating the driveway that leads to the garage located in the back of the building. Mr. Ciciretto noted two other buildings located on either side of the garage, one approximately 10' high and one 14' high. He explained the garage was renovated with new siding and paint. Mr. Ciciretto said two of the parking spaces designated for the site are located in the garage, however, the garage was built so long ago that the lack of height prevents certain vehicles from being parked in the garage. He said the garage doors are only about 6 1/2' tall.

Mr. Ciciretto said the proposal is to keep the foundation and the sides of the garage and make some adjustments to the garage with an addition for storage of trash and yard maintenance equipment. He displayed a plan indicating the layout of the garage and storage area which will include 8' garage doors and architectural features to match the renovated house. Mr. Ciciretto said since the walls will be higher, they will better match the buildings located on either side of the garage.

Mr. Mazur said the Historical Society was asked about the garage since this is located in the historical district and Mr. Shimits said the garage has no historical value.

Mr. Bentley said the design fits conceptually and perfectly with the renovation to the building.

Mr. Puflea said for safety and security, he would also like to add one light to the garage since the garage is accessed at night and it is very dark back there.

In response to Mr. Newberry's question, Mr. Puflea said the garage will be in the same footprint as the current garage with the exception of the small storage area which will be attached but have its own foundation.

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a site plan for garage addition, demolition and architectural alterations contingent upon applicant's compliance with Zoning Code Section 1275.08.

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

Motion Carried

#### MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

##### 1. 5057 Harper Road - Nestle

Mr. Frankland displayed an aerial view indicating a temporary alteration to the main Nestle plant off of Harper Road. He indicated the portion of the building where interior changes will be made to move product through the building. A "staging" area will be fenced and is proposed for one year while interior changes are made. Fence and concrete barriers will be installed to channel traffic. The parking lot will

be restriped to create an aisle rather than parking spaces. Manual gates will also be installed. Mr. Frankland said the plan has been approved by the Fire Department.

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

2. Briar Hill Drive - Briar Hill Lake

Mr. Frankland displayed an aerial view of the property in which the applicant is proposing to install landscaping. He displayed a drawing proposing four 5' to 6' high plants to screen mechanical equipment from the adjacent property to the east.

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

3. 32001 Cannon Road - Church of the Resurrection

Mr. Frankland displayed an aerial view of the property and explained the applicant's proposal to add curbing to the parking lot to bring it into compliance with the code.

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

4. Solon Park Apartments – Swimming pool

Mr. Frankland displayed an aerial view of the property and a picture of a lifeguard station that was installed. The request is to change the shiny metal panels of the lifeguard station to a grayish color.

Mr. Newberry asked Mr. Frankland the result of the commission's request to dull the shiny roof of the shelter. Mr. Frankland said it is the same material and was told by the applicant the material will weather over time or it would possibly be etched to make it gray. Mr. Frankland said the same requirements will be made for the panels as the Commission made for the roof.

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

Mr. Mazur reviewed the items of the Inactive Agenda.

Mr. Mazur asked the clerk to send a letter to the applicant of Inactive Item A, Robert Kucinic, to determine if Mr. Kucinic wishes to proceed with the application. Otherwise, the application will be removed from the agenda.

Mr. Stolarsky provided an update for Inactive Item B submitted by the Wurm Family. He advised a probate estate was opened in Portage County and a fiduciary was appointed. Mr. Mazur asked Mr. Stolarsky to contact the applicant.

COMMENTS FROM THE COMMISSION:

Mr. Newberry reminded residents to vote at the November 5<sup>th</sup> election.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mayor Drucker to adjourn the meeting at 8:50 P.M.

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

Nay: None

Motion Carried

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Chairman

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Secretary