

**PLANNING & ZONING COMMISSION
November 12, 2013 – 7:15 P.M.**

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

Present: Commission Members Bentley, Mazur and Newberry, Mayor Drucker, Councilwoman Richmond, Prosecutor Stolarsky, Planner II Crombie, Secretary McConoughey

Absent: Planning Director Frankland

Also Present: Fire Lieutenant Eisenhuth, Assistant City Engineer Welch

The following items remained on the Inactive Agenda:

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

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. 6630 Solon Blvd. & Duneden Ave. – PP#'s 954-05-189 & 954-05-190 and PP#'s 954-05-196 & 954-05-197 – Lot consolidations and minimum area variance to not combine non-conforming lots of record: In response to Mr. Mazur's question, Mrs. Crombie said the minimum area variance applies only to the lots to be consolidated on Solon Boulevard.
2. 29000 Aurora Road – Aurora Commerce, LLC (Cleveland Clinic) – various parking variances: Mrs. Crombie said the landscape plan is still under review and the item should be tabled.

NEW:

3. 34310 Aurora Road – ECHO Solon (Giant Eagle for Huntington Bank) – sign modification: Mr. Mazur said based on the memo received from Mr. Frankland, there is an issue with the distance the letters project out on the proposed sign.

Mayor Drucker is concerned that the plan has changed from the original approved plan. The current lettering is brushed aluminum and this proposal calls for stainless steel. Mayor Drucker would like to see a plan that displays the two materials to determine the difference. She explained that much time and effort went into the

planning of the sign package for the Market District to create uniformity and she would be reluctant, at this time, to approve the request. Although she has no objection to the green color for the logo, she feels the word "Huntington" should match the rest of the lettering on the building.

7. 34200 Aurora Road (Unit 6) – ECHO Solon (Menchie's) – number of wall signs variance to permit 3: Mr. Mazur viewed the location and said the opposite end unit, Starbucks, has 3 signs. Therefore, he feels it is appropriate to permit Menchie's to also have 3 signs.

8. 36895 Halton Court – Dean & Jane Comber – various accessory variances: Mr. Mazur asked the applicant if he received the approval of the Homeowners' Association. Mr. Comber was present and said he received approval from the Homeowners' Association.

Mr. Newberry questioned the need for the location variance.

Mrs. Crombie said the location variance is necessary because the structure will not be located fully behind the house and only a portion of it will be located in the rear yard.

Mr. Mazur asked Mr. Comber to submit a copy of the approval from the Homeowners' Association to the Clerk's office prior to the November 18th Council meeting.

10. 5200 Harper Road – Judith Wardley (owner) – William Cervino (applicant) – lots splits/consolidations: Mr. Mazur said there is a building located on the property and asked the applicant if it will be removed.

Mrs. Crombie said a variance would be necessary to keep the shed on the property providing the lot split is approved. Therefore, since there is no request to keep the shed, it would have to be removed as part of the lot split approval.

Mr. Cervino said he was unaware that the shed would have to be removed as part of the lot split approval, however, if the lot split is approved, he will remove the shed.

Mrs. Crombie briefly reviewed 3 minor alterations.

The caucus ended at 7:25 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 Mr. Bentley to approve the minutes of the October 29, 2013 meeting.

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

Nay: None

Motion Carried

PENDING:

1. 6630 Solon Blvd. & Duneden Ave. – 087-2013 7
PP#'s 954-05-189 & 954-05-190 & PP#'s 954-05-196, 954-05-197 –
Estate of Richard A. Long - Nancy Haas Burroughs, Executrix
- Variance to not combine non-conforming lots of record
 - Lot consolidation of two parcels on Duneden Ave. - PP#'s 954-05-189 and 190 (to form one parcel)
 - Lot consolidation of two parcels on Solon Blvd. – PP#'s 954-05-196 and 197 (to form one parcel)
 - Minimum area variance (Solon Boulevard)

Ms. Nancy Burroughs, Executrix, was present and said the Longs have been long-time residents of the City of Solon. Ms. Burroughs displayed an aerial view of the properties and noted the four parcels. She indicated the two properties located on Solon Boulevard and the location of the home which straddles the two properties. Ms. Burroughs indicated the two properties in the rear of the home which front on Duneden Avenue.

Ms. Burroughs said the proposal is to consolidate the two parcels on Solon Boulevard and the two parcels on Duneden Avenue. She further explained the lot sizes that will be created upon consolidation and that they will be in character with the area based on the surrounding lot sizes.

Ms. Burroughs said the adjacent neighbors to the property on Duneden Avenue were contacted and given an opportunity to purchase the property, however, were not interested in doing so. Therefore, it is now her responsibility as Executrix to sell the property in the most beneficial manner for the beneficiaries.

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

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

Mr. Newberry said the consolidations appropriately take into consideration the City's Master Plan goals.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a variance to not combine non-conforming lots of record.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a lot consolidation of two parcels on Duneden Avenue, PP#'s 954-05-189 and 954-05-190 (to form one parcel).

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a lot consolidation of two parcels on Solon Boulevard, PP#'s 954-05-196 and 954-05-197 (to form one parcel).

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

Motion Carried

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a minimum area variance (Solon Boulevard lots only).

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

Motion Carried

2. 29000 Aurora Road – Aurora Commerce, LLC (Cleveland Clinic) 091-2013 5
- 0.4' minimum parking aisle width variance (west side parking lot)
 - 0.7' minimum parking space depth variance (west side parking lot)
 - 1.2' minimum parking aisle width variance (east side parking lot)
 - 0.05' minimum parking space depth variance (east side parking lot)

Motion by Mr. Mazur, seconded by Mayor Drucker to table consideration of Item 2.

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

Motion Carried

NEW:

3. 34310 Aurora Road – ECHO Solon (Giant Eagle for Huntington Bank) 092-2013 6
- Site plan for sign modification

Mr. David Detar, Sign Erectors, was present representing the applicant. He displayed a photograph of the Market District building depicting the proposed sign and its location. He said the letters will be stainless steel and the logo will be the standard Huntington green.

Mayor Drucker said the original sign package for the project was approved with brushed aluminum lettering. This proposal is calling for stainless steel lettering and she is concerned that it will look different from the rest of the lettering on the building. She asked if the letters will match the other brushed aluminum letters on the building which were approved with the sign package.

Mr. Detar said based on the drawings he received from the manufacturer of the Huntington signs, the letters will be made of stainless steel. In response to Mayor Drucker's question, he said he is unaware of what the rest of the letters on the building are made of and unfamiliar with the approved sign package.

Mayor Drucker said an entire sign package was previously approved and included the material to be used and the size of the letters. Although she has no issue with the green logo, she is hesitant to approve the Huntington lettering in a material different than previously approved. Mayor Drucker said she would prefer to see samples of the stainless steel and the brushed aluminum to compare how they will appear on the building.

Mr. Detar said stainless steel lettering will appear a little darker than the brushed aluminum lettering. He asked if the approval could be made contingent on the letters being made with brushed aluminum.

Mayor Drucker said there is also an issue with the projection of the letters. The current proposal is for a 1" projection and the rest of the lettering on the building projects out 4½".

Mr. Mazur said he would also like to see samples of the two materials.

Mr. Newberry feels the item could be approved with the contingency that brushed aluminum letters will be installed with a 4½" projection to match the rest of the lettering on the building.

Mr. Bentley said based on the photograph, the letters also appear to be in a different font style.

Mr. Newberry said the different font is due to a trademark issue. He said regardless of what bank is at this location, the font style would be different. Mr. Newberry said he has no objection to a different style font, however, would like to see the color and projection match the rest of the lettering on the building.

Mr. Mazur prefers to have the applicant return with a plan indicating the changes before approving the application.

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

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

Nay: None

Motion Carried

4. 29201 Aurora Road – Demag Cranes and Components Corp. 093-2013 5
 ▪ 211.33 sq ft maximum wall sign area variance

Mr. Jay Summer, Fast Signs, and Mr. Dan Konstantinovsky, Terex, were present. Mr. Summer displayed a photograph of the building indicating the DEMAG lettering on the front. Mr. Summer explained that Demag has been purchased by the multi-national corporation, Terex. He said Terex has a different logo and tag line and

Terex has agreed internally not to change the Demag name but to only add the Terex tag line to the building. Mr. Summer indicated where the tag line will be installed under the Demag lettering. He noted the picture was taken at the end of the driveway and it is clear that the additional letters will not impact the sign greatly since the letters are only 2' high.

Mr. Newberry does not feel this will be a significant change and noted Demag is a long-established company in the City.

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a 211.33 sq ft maximum wall sign area variance.

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

Nay: None

Motion Carried

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| 5. | 6137 Kruse Drive – Davis Development Group | 094-2013 | 6 |
| | ▪ Re-approval of sign projection variance | | |
| | ▪ Re-approval of roof mounted sign variance | | |

Mr. Lou Belknap, Agile Sign, was present representing the applicant. He said this project was approved by the Commission over a year ago. However, the approval has expired and the applicant is seeking re-approval for the same plan with no changes. He displayed a rendering of the previously approved plan.

Motion by Councilwoman Richmond, seconded by Mr. Newberry to re-approve a sign projection variance for 6137 Kruse Drive.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to re-approve a roof mounted sign variance.

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

Nay: None

Motion Carried

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| 6. | 29825 Solon Road – Cleveland Illuminating Co. | 095-2013 | 6 |
| | ▪ Accessory structure location variance | | |

Mr. Robert Breetz, Cleveland Illuminating Co., was present. He said the application is to install a structure with a card reader and keypad and he displayed a photograph of the structure.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve an accessory structure location variance.

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

Nay: None

Motion Carried

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| 7. | 34200 Aurora Road (Unit 6) – ECHO Solon (Menchies) | 096-2013 | 6 |
| | ▪ Number of wall signs variance to permit 3 (2 existing) | | |

Mr. Steve Coven, Menchies, was present. He displayed a site plan indicating the location of Menchies, which is on an end cap. Mr. Coven said they have a sign on the front and rear of the building and are requesting to add one to the side of the building.

Mr. Mazur said the building on the other end is Starbucks and they have three signs. He feels this is an appropriate request.

Motion by Mr. Mazur, seconded by Mayor Drucker to approve a number of wall signs variance to permit 3.

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

Motion Carried

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| 8. | 36895 Halton Court – Dean & Jane Comber | 097-2013 | 1 |
| | <ul style="list-style-type: none"> ▪ 696 sq ft maximum accessory structure area variance ▪ 1' – 9" maximum accessory structure height variance ▪ Accessory structure location variance | | |

Mr. Gary Gardner and Mr. Dean Comber were present. Mr. Gardner said the Comber home is approximately 6,700 sq ft and sits on a 1.1 acre lot at the end of a cul-de-sac. He displayed an aerial view of the property indicating the heavily wooded, dedicated green space. Mr. Gardner indicated the surrounding properties and noted the Comber back yard is not visible to any of them.

Mr. Gardner displayed another aerial view which indicated the roof line of the home and the rear yard. He said the proposal is to build a structure over the existing barbeque area that would serve as a pool house/auxiliary structure. The Combers have recently installed an in ground swimming pool and Mr. Gardner indicated the location on the aerial view.

Mr. Gardner said the proposal is to build an accessory building larger than the Code normally permits which would require a 696 sq ft variance. In addition, as the design has progressed, an attempt to match the roof line of the home will exceed the 12' maximum allowed since it will be approximately 14' which would necessitate the 1' – 9" structure height variance.

Mr. Gardner displayed another aerial view with a rendering of the pool's location and the barbeque area. He displayed a rendering of what the area will look like upon completion indicating the accessory structure with the change in roof line to match the home's roof line. Mr. Gardner said it is a large entertainment area and although he understands the requirements of the City's Code, this home does not meet the average standard. He said if an accessory structure was built according to Code, it would not service the pool or have the amount of storage area necessary for such a large entertainment area and it would look out of scale compared to the home. Mr. Gardner said the Code would permit the addition of an auxiliary garage, however, it would be on the driveway side of the house, facing the street and visible from the street. He feels the requested proposal is a more appropriate location and solution to the various uses of the accessory structure.

Mr. Gardner displayed photographs of the back yard from different angles and indicated the newly installed pool, the location for the accessory structure and indicated the heavily wooded area surrounding the yard.

Mr. Newberry agreed with Mr. Gardner and feels the Code was not written with the consideration of a home this size and he does not believe the proposed accessory structure will be out of scale or overpowers the primary home.

In response to Mr. Bentley's question about the rendering indicating the change in the roof line, Mr. Comber said the roof line will match the home and the siding will be stucco to match the primary home and the arch will also be added to the accessory structure to mimic the home.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 696 sq ft maximum accessory structure area variance.

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

Motion Carried

Motion by Mr. Bentley, seconded by Mr. Mazur to approve a 1' – 9" maximum accessory structure height variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mayor Drucker to approve an accessory structure location variance.

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

Motion Carried

9. 34055 Solon Road – Davis Group/Center Pointe Bldg. 098-2013 6
(University Hospitals)
▪ Maximum number of wall signs variance to permit (3)

Mr. Lou Belknap, Agile Sign, was present representing the applicant. The proposal is to add a sign to the building which can be viewed from the Route 422 off ramp. He displayed a rendering of the sign and a picture of the building. Mr. Belknap said the objective is to be able to see the sign and locate the building before exiting the ramp.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve a number of wall signs variance to permit 3.

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

Motion Carried

10. 5200 Harper Road – Judith Wardley – (owner) 099-2013 5
William Cervino (applicant) – PP# 951-15-003
▪ Lot split

Mr. William Cervino, 29975 North Park Boulevard, was present. He is seeking approval, in advance of purchasing, to split PP# 951-15-003, an almost four acre parcel on Harper Road into two parcels. Mr. Cervino said one of the parcels will have an existing home on it and the other will be a buildable two acre lot. He displayed a lot plan indicating the two parcels. Mr. Cervino said during the Caucus, it was brought to his attention that a shed is located on one of the parcels which he will remove and asked for a reasonable amount of time after closing on the property.

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

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

Mayor Drucker said there was a previous proposal for this parcel which requested the parcel be split into three separate parcels and this would have been non-conforming to the City Code. However, she will support this request.

Motion by Mayor Drucker, seconded by Councilwoman Richmond to approve the lot split for PP# 951-15-003 with the contingency that the shed will be removed after the closing of the property and when weather permits.

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

Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. 30801 Carter Street – GLT Company

Mrs. Crombie displayed an aerial view of the property indicating the front of the building. The applicant previously received approval to install a sidewalk that would lead from the parking lot to the front of the building where a window was removed to install a door. However, during the final construction, it was determined that instead of a 30' sidewalk, a 55' sidewalk would be necessary to accommodate the distance from the parking lot to the new front door. Mrs. Crombie said the parking spaces will be re-stripped to comply with ADA compliance and additional landscaping will also be installed.

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

2. 30505 Bainbridge Road – North Solon Office Park

Mrs. Crombie displayed an aerial view of the property indicating the location of the sign for the building which is surrounded by trees. She displayed photographs of the sign and said the proposal is to modify the existing sign plaque to accommodate a multi-tenant sign since it is a multi-tenant building. Mrs. Crombie said, in addition, the landscaping located immediately in front of the sign will be removed and the surrounding trees and shrubbery will be trimmed to make the sign more visible.

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

3. 30405 Solon Road – Graphic Source

Mrs. Crombie displayed an aerial view of the property indicating the first two units which Graphic Source will occupy. She said the proposal is to remove a window in the rear of the building and replace it with a 10' x 10' door. Mrs. Crombie displayed a photoshop rendering depicting how the proposed door will appear on the building.

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

COMMENTS FROM THE COMMISSION:

Mayor Drucker said Councilwoman Richmond only has one more Commission meeting to attend and the Ward 3 Council vacancy will be advertised soon. She encouraged any interested Ward 3 residents to apply for the open position.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mayor Drucker, seconded by Mr. Bentley to adjourn the meeting at 8:10 P.M.

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

Motion Carried

Chairman

Secretary