



**WARD 3 NEWSLETTER**  
**February, 2019**  
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I hope everyone has had a good start to the New Year and has survived the recent cold spell without issue. I know the Service Department is doing their best to keep the roads clear and to make it easy for residents to get around. I want to remind everyone to be patient and drive with caution when there are major snow events.

#### **Update on the Trail Project**

Recently, an engineering study was put before Council for a vote to better understand the cost of the proposed trail. I made the motion to table the study (put it on hold) until the Mayor conducted meetings with residents to get a better understanding of their concerns.

Over the past month, the Mayor has had meetings with several neighborhoods that abut the trail to directly hear from them and get their input on the trail project. Privacy is one of the primary concerns of those residents and they want the Mayor to know how the trail may impact them. There are also concerns about the cost, maintenance, the wetlands, storm water management and screening (including, but not limited to, fencing and trees).

Some of the residents who have attended various meetings have provided feedback indicating that if the City is to perform an engineering study that the scope would need to be expanded based on the potential impacts of the project. This study would need to include aspects that were not

included in the initial proposal, such as the cost of screening, storm water management plans and wetlands studies. I have also asked that residents who abut the proposed trail have input on the scope of the study if this moves forward. This will increase the cost of the study, but will also help answer outstanding questions.

I am continuing to talk to residents and raise their concerns with the Administration. Before the City can move forward with the construction of the trail, we must work with the residents that abut the trail and come to an agreeable solution.

#### **November Ballot Items**

There were several re-zoning issues that were placed on the November ballot.

#### **Issue 110**

The proposed re-zoning of a 103 acre parcel off Bainbridge Road near Thornbury was defeated 70%-30% Citywide. This parcel of land will continue to be zoned 1 acre residential. To date, the Developer has not come back to the City with a plan on what he would like to do with the property. If there are any updates, I will make sure to communicate those to the residents.

#### **Medical Use and Auto Service Re-zoning**

Two zoning items that passed both in their home Wards and Citywide were zoning items in the industrial area. One of these items was to allow auto services off of Old South

Miles and a portion of Aurora Road. The other item was to allow certain medical offices in the office buildings in the industrial area.

These two re-zoning issues are good examples of the City adding uses to parcels of land that make sense.

### **Multi-Use Zoning Code**

The Planning Commission recently reviewed draft zoning language for multi-use zoning. This zoning is being created with the intent to promote development within the central retail district of the City. It would allow a diverse mixture of commercial and office use (within the Central Business District), while providing housing opportunities for underserved markets.

The intent of this project is to promote development on parcels of land such as the former Liberty Ford site and other retail areas within the City.

### **Update on Commercial Projects**

Chick-fil-A, on SOM Center Road, has been delayed due to plans to move a water line. Cleveland Water has yet to approve the plans that have been submitted. Demolition of the building took place the first week of December and construction is anticipated to start in April.

The Omni Senior Living facility on Bainbridge Road is preparing for construction and has recently started clearing trees. There is also testing for asbestos on the site which will have to be completed prior to the start of any construction.

Pouring of the foundation should be starting in the coming weeks for the independent living building and the assisted living building. The completion date for this project is the fourth quarter of 2019. Omni Development also expects to have their plans approved, construction started and

occupancy by the summer of 2019 for their Corporate Headquarters.

The owner of the Mobil station that will replace the former Shell station on Aurora Road and Solon Boulevard is planning to begin construction in March, 2019 with the project expected to be completed in June, 2019.

### **The Sears Plaza**

The owners of the Sears Plaza recently came before the Planning Commission with new plans for the site which included upgrades to the exterior of the building and re-paving of the parking lot. The two prospective tenants for this location are Aldi and Hobby Lobby.

As in the past, the current administration has been introducing developers that have an interest in doing a mixed-use development on this site and would have cooperation from adjoining property owners along SOM Center Road. Unfortunately, there has not been any positive feedback. The costs of doing this project were upwards of \$20 million just to acquire the properties and the economics did not make sense for potential buyers.

The City is continuing to work with prospective commercial tenants to fill vacant store fronts in town.

Other announced and potential projects in the City include:

- Yours Truly – A new Yours Truly, the 10<sup>th</sup> in the area, will occupy the former Donatos and Dave's Cosmic Subs. This will be a great family friendly addition to Solon that will resemble their new concept in Chagrin Falls.
- Wendy's – There has been interest of Wendy's returning to Solon where the Pizza Hut currently resides. This would include demolition of the building and constructing a new restaurant with a drive-thru.

- Thai Restaurant – Owners of a new Thai Restaurant have been meeting with the Planning Commission about potentially opening a restaurant in the Solon Square shopping center.

### **SOM Center Road Beautification**

Approval was given for a study to determine the costs of adding landscaping and signage at the exit of the eastbound and westbound ramps of State Route 422 onto State Route 91. Also included in this study is the refacing of the railroad trestle over State Route 91. While the City would like to see current property owners invest in their property, it is also time for the City to step up and invest and upgrade the look of the Central Business District for the area the City owns or controls. We can't expect others to upgrade if we are not willing to do so ourselves.

### **Traffic Studies**

The City recently commissioned a traffic study on Aurora Road near Flanders Drive. I requested the Safety and Public Properties Committee authorize a study of this area due to resident complaints and challenges turning out of and into Thornbury from Aurora Road. The results of the traffic study recommended a turning lane be added on Aurora Road to Flanders Drive. As a follow-up, the City will be doing a more comprehensive traffic flow and design project on Aurora Road east of Liberty Road to the City boundaries.

### **Solon Senior Center Update**

The Department of Senior Services' mission is to enrich, assist, and engage the lives of older adults. The department offers an array of programs and services to foster the independence of these Solon residents.

As we enter into the winter season, our weather can impact the safety of older adults. The City of Solon offers supportive services such as snow removal and rubbish

collection to assist these residents in remaining safe and active. Both services are available to qualified residents and applications are available at the Senior Center or on the [Active Adults and Senior Services](#) section on the City of Solon website.

Whether it is you who may benefit from our services, or a neighbor who could use assistance, please take the time to inquire about these and the other services provided, such as:

- Transportation
- Social work consulting
- Support Groups
- Nutrition and support programs
- And many more

You can also reach out to the Department of Senior Services at 440-349-6363 for more information.

### **Service Department Update**

Recently, Bill Drsek was promoted to Public Works Commissioner for the City of Solon. In addition to his oversight of the Service Department and Water Reclamation Department, he will now also manage the Engineering and Construction Departments. To help fill in his role at the Service Department, the City welcomed back Tom Bandiera as the Director of City Services.

The City has also completed an addition to the salt barn. This addition provides the City with more capacity to store road salt and provide higher service levels to the residents. Please remember to be careful and provide plenty of distance between yourselves and the snow plows when you see them on the road.

### **Fire Department**

The Fire Department has received three saunas donated by the Rotary Club. They are an important part of the Fire

Department's Cancer Prevention Program. They are small units with stationary bicycles. The idea is the personnel ride the bike in the dry heat sauna to sweat out the toxins that are absorbed during firefighting. A unit has been installed in each station at no cost to the City.

We are also moving ahead with the City's first electronic messaging sign that follows the City's Master Plan. This sign, located at the Harper Road Fire Station, will be used by all City Departments to display fire safety messages as well as general City information.

### **2019 Budget**

The City approved the 2019 operating and capital budgets during the last meeting in December. The budget will continue to enable the City to provide high quality services to the residents. The Solon Rec Center and Senior Center's audio visual equipment will receive a major upgrade this year. There will be new projectors and sound systems installed to provide better quality in the banquet rooms and in the Senior Center.

Home Days will continue with the City from July 26<sup>th</sup> to July 28<sup>th</sup>. The Rec Department is working with the Administration to re-vamp the program to continue to make the event family friendly and provide new attractions this year.

There is a very busy capital project list for 2019. It includes Ward 3 projects on Valley Forge Drive with stream restoration and the Bunker Hill / Independence Court sanitary sewer improvements. Another project that may impact Ward 3 residents is the Derby Downs Drive Reconstruction Project. This project was scheduled to occur in 2018, but was delayed.

Another project that will impact all Solon residents is the SOM Center Road / Aurora

Road Intersection Project which will begin in the spring and last until the end of November.

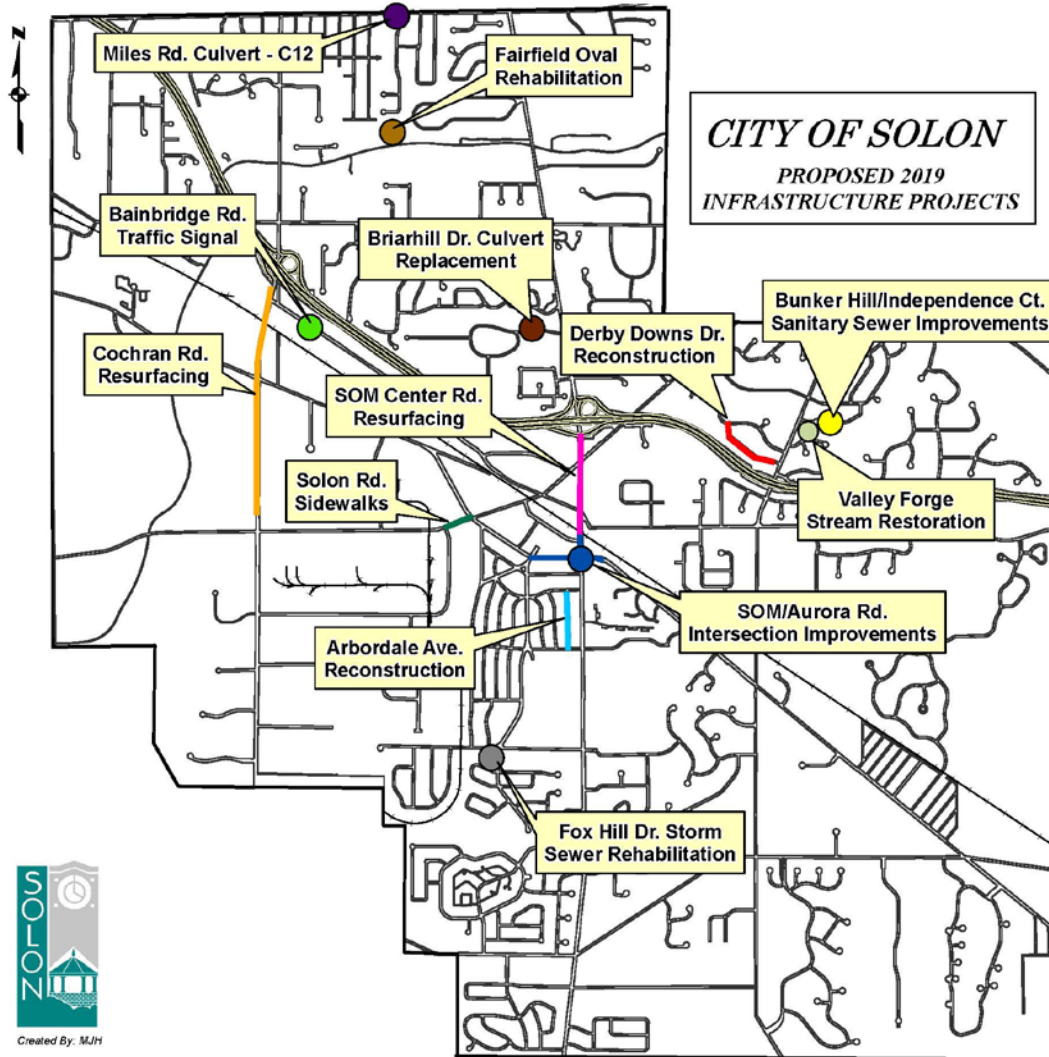
While traffic will flow slower, the City is working with the contractor to try to limit the impact on residents by doing more work in the evenings. Once complete, this project will drastically improve the traffic flow in that major intersection.

Lastly, I want to congratulate the Solon School District for again being the Number 1 ranked school district in Ohio. The schools are a tremendous asset to the community and provide great value to residents.

Thank you to all the residents who have and continue to reach out to me. It is great to hear from all of you whether you're having issues on your street or if you have questions about how to navigate the permitting process with the City. I encourage all residents to reach out to me directly if you have questions or concerns with the City. You can always reach me via email at [JJZelwin@solonohio.org](mailto:JJZelwin@solonohio.org) or by telephone at 440-476-3739.

Thank you,





**CITY OF SOLON**  
 PROPOSED 2019  
 INFRASTRUCTURE PROJECTS

***PROPOSED 2019 PROJECTS***

*(Priority - 1)*

- SOM Center/Aurora Road Intersection Improvements
- Derby Downs Drive Reconstruction
- Arbordale Avenue Reconstruction
- Briarhill Drive Culvert Replacement
- Bunker Hill/Independence Ct. Sanitary Sewer Improvements
- Solon Road Sidewalks (Aurora Rd. to Davis Industrial)
- SOM Center Road Resurfacing
- Valley Forge Stream Restoration Project
- Fairfield Oval Rehabilitation
- Cochran Road Resurfacing
- Miles Road Culvert - C12
- Fox Hill Drive Storm Sewer Rehabilitation
- Bainbridge Road Traffic Signal

*(Priority - 2)*

- Annual Projects - (Various Locations)

- Concrete Repair Program
- Asphalt Repair Program
- Street Striping Program
- Sanitary and Storm System Repair Program
- Emergency and Miscellaneous Roadway Repair Program
- Preventative Maintenance - Crack Sealing Program
- Sewer Grouting Program
- Catch Basin Repair Program
- Fire Hydrant Painting Program



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