

PLANNING & ZONING COMMISSION
August 25, 2015 – 7:00 P.M.

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

Present: Commission Members Bentley, Mazur and Newberry, Mayor Drucker, Councilman Pelunis, Assistant Law Director/Prosecutor Stolarsky, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: Fire Inspector Eisenhuth, Assistant City Engineer Welch

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)

Councilman Pelunis presided.

PENDING:

1. 29000 Cannon Road – William and Jessica Fugate – accessory structure rear yard setback variance and accessory structure side yard street setback variance: Mr. Frankland said consideration is being given to alternate plans which may or may not require variances.

Councilman Pelunis said this item should be tabled.

NEW:

3. 33170 Aurora Road – Bruce Bilek – site plan (striping): Mr. Frankland said if the site plan is approved, a contingency requiring a lot consolidation should be added.

4. 33100 Aurora Road – Bruce Bilek – access drive width variance and site plan (striping): Mr. Frankland said there are ADA issues and access to a garage involved with this application.

The Commission discussed the various concerns with some of the parking space locations that are designated on the site plan. It was determined this item should be tabled.

5. 6646 SOM Center Road – Solon City Schools – campus sign – Fred Bolden/Jordan Lewis – sign width variance, sign height variance, changeable copy area variance, minimum message duration display variance, maximum changeable copy color variance, number of free standing ground signs variance and lot consolidation:

Councilman Pelunis recommended a contingency should be added to require a completion date for the lot consolidation.

6. 6845 SOM Center Road – Solon City Schools – Parkside Elementary/Solon Middle School – Fred Bolden/Jordan Lewis – sign width variance, sign height variance and number of free standing ground signs variance: Councilman Pelunis asked if the sign would be illuminated.

Mr. Fred Bolden, Solon City Schools, was present and said the sign will not be illuminated.

Mr. Mazur asked why there is a variance for the number of free standing ground signs.

Mr. Frankland said the school logo on the columns is considered a second sign.

8. 6795 Solon Boulevard – Solon City Schools – Roxbury Elementary – Fred Bolden/Jordan Lewis – sign width variance, sign height variance and number of free standing ground signs variance: Councilman Pelunis asked for confirmation that this sign will not be illuminated as there are homes located across the street.

Mr. Bolden confirmed that the sign will not be illuminated.

Mr. Frankland said the sign is located in the right-of-way. He spoke with Mr. Bolden who agreed to move the sign north where it will no longer be in the right-of-way.

10. 30775 Bainbridge Road – Betsy Investment Company – lot split, rear yard building setback variance, side yard parking setback variance: Mr. Frankland said additional information is necessary for this item, including; a cross-access agreement, storm water management maintenance, etc. He recommended this item be tabled.

11. 6440 SOM Center Road – Palmieri Enterprises/GW Solon (Verizon Wireless Retail Store) – site plan review of A/C units and louvers: Mr. Newberry expressed his concerns about noise with the additional units.

Mr. Frankland said a contingency can be added to limit the noise level to 50 decibels at any residential property line.

12. 6703 Forest Glen Avenue – Kevin & Maryann Kipp – accessory building rear yard setback variance, accessory building side yard setback variance, cumulative side yard setback variance: Councilman Pelunis asked Mr. Frankland if there were any objections from the ward councilman.

Mr. Frankland said there were no objections.

The caucus ended at 7:15 P.M. and the meeting began at 7:30 P.M.

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. Mazur, seconded by Mr. Bentley to approve the minutes of the August 11, 2015 meeting as presented.

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

Motion Carried

PENDING:

1. 29000 Cannon Road – William & Jessica Fugate 072-2015 5
- 9' accessory structure rear yard setback variance
 - 49' accessory structure side yard street setback variance

Motion by Mayor Drucker, seconded by Mr. Bentley to table consideration of Item 1.

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

Motion Carried

NEW:

2. 6958 SOM Center Road – Kevin & Katie Egan 076-2015 7
- Lot split – PP# 954-18-022
 - Lot width variance
 - Side yard setback variance
 - Width to depth variance

Motion by Mr. Newberry, seconded by Mr. Mazur to schedule a public hearing on Tuesday, September 15, 2015 for a lot split for PP# 954-18-022.

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

Motion Carried

3. 33170 Aurora Road – Bruce Bilek 077-2015 7
- Site plan (striping)

The applicant was not present.

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

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

Motion Carried

4. 33100 Aurora Road – Bruce Bilek 078-2015 7
- 24' access drive width variance
 - Site plan (striping)

Motion by Mr. Bentley, seconded by Mr. Mazur to table consideration of Item 4.

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

Nay: None

Motion Carried

5. 6646 SOM Center Road – Solon City Schools – Campus sign - 079-2015 7
Fred Bolden/Jordan Lewis
- 3.3' sign width variance
 - 2' sign height variance
 - 4.4% changeable copy area variance
 - Minimum message duration display variance
 - Maximum changeable copy color variance
 - Number of free standing ground signs (to permit 2)
 - Lot consolidation

Mr. Fred Bolden, Director of Business and Personnel, Solon City Schools and Jordan Lewis, Sol Harris/Day Architecture, were present as representatives for Items 5 through 9.

Mr. Bolden displayed a site plan and said the proposal is to install a digital sign at the intersection of Inwood Road and SOM Center Road which will showcase announcements. Mr. Bolden said currently signage is placed on metal poles, however, the new sign will replace this method and the poles will be removed. Mr. Bolden displayed a rendering of the proposed sign. He said it will have two or three lines of copy and will have the ability to change font styles. Mr. Bolden said it is a Daktronics sign, an electronic message center, and it will have the ability to showcase logos for various events.

Mr. Newberry said during the Caucus, it was determined that a lot consolidation is required for this parcel. The Commission determined that the variances could be approved with the contingency that a lot consolidation will be submitted no later than 6 months from approval.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 3.3' sign width variance.

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

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 2' sign height variance.

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

Nay: None

Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 4.4% changeable copy area variance.

Mr. Newberry said 50% of the sign area is permitted and as the request is to allow 54%, he has no objection.

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

Motion Carried

Motion by Mayor Drucker, seconded Mr. Mazur to approve a minimum message duration display variance.

Mr. Newberry said when the ordinance for changeable copy was reviewed, there was much discussion and it was determined that it would not be appropriate to have signage that appeared to be in constant motion. Therefore, one minute was approved as the appropriate time duration. Mr. Newberry is concerned about the duration of 15 seconds in this location as he feels it might be distracting to the drivers on SOM Center Road. He asked if a 30 second or longer duration might be considered.

Mr. Mazur agreed with Mr. Newberry and asked Mr. Bolden to explain why 15 seconds is being requested.

Mr. Bolden said it was determined a one-minute duration for each item would not give everyone the opportunity to be notified of all the different events taking place at the school when waiting at the light at the intersection. It was believed that by reducing the duration to 15 seconds, there would be more opportunity for individuals to view the different events on the screen.

Mr. Newberry said the duration for highway signage is between 8 to 10 seconds between messages, however, vehicles are traveling at 60 miles per hour.

Mayor Drucker said she will support the variance at that intersection as it is mainly for viewing by motorists traveling south and west.

Councilman Pelunis will support the variance as he has no issues with the 15 second duration.

Mr. Mazur asked for Mr. Frankland's input regarding the time duration for messages.

Mr. Frankland does not feel that approval of this variance will compromise the ordinance on changeable copy signs. He said the one-minute duration was considered a very conservative amount of time, however, as it is being used for a public function especially in this location, the shorter time duration is warranted.

Councilman Pelunis clarified the motion is to allow a 15 second time duration.

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

Motion Carried

Mr. Mazur asked Mr. Bolden for clarification regarding the number of colors for the sign.

Mr. Bolden does not believe there will be more than 3 or 4 colors on the sign at one time.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a maximum changeable copy color variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a number of free standing ground signs (to permit 2) with the contingency that the lot consolidation be completed no later than 6 months from today.

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

Motion Carried

6. 6845 SOM Center Road – Solon City Schools 080-2015 6
Parkside Elementary/Solon Middle School – Fred Bolden/Jordan
Lewis
- 4.3' sign width variance
 - 1.1' sign height variance
 - Number of free standing ground signs variances (to permit 2)

Mr. Bolden displayed a rendering of the proposed sign. He said although it will look similar to the digital sign, it is not a digital sign and will consist of coordinating brick surrounding it to match the brick on the school building. Mr. Bolden indicated an area on the brick which will display the school logo and said this is considered the second sign. He said the new sign will replace the illuminated sign with plastic letters.

Mayor Drucker feels all of the new signs are a great improvement and will greatly enhance all of the school properties. She will support all of the new signs.

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 4.3' sign width variance.

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

Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 1.1' sign height variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a number of free standing ground signs variance (to permit 2).

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

Motion Carried

7. 6800 SOM Center Road – Solon City Schools - Orchard Middle School – Fred Bolden/Jordan Lewis 081-2015 7
- 1.4' sign width variance
 - 5-3/8" sign height variance
 - Number of free standing ground signs variance (to permit 2)

Mr. Bolden said the remainder of the signs will be the same with only the surrounding brick colors changing to match the brick color of the individual school. He displayed a rendering of the sign.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 1.4' sign width variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a 5-3/8" sign height variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None Motion Carried

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a number of free standing ground signs variance (to permit 2).

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None Motion Carried

8. 6795 Solon Boulevard – Solon City Schools – Roxbury Elementary – Fred Bolden/Jordan Lewis 082-2015 7
- 1.4' sign width variance
 - 5-3/8" sign height variance
 - Number of free standing ground signs variance (to permit 2)

Mr. Bolden displayed a rendering of the proposed sign and said he was notified that the sign is located in the right-of-way. Mr. Bolden displayed an aerial indicating the new proposed sign location by the main driveway where it will no longer be in the right-of-way.

Mr. Frankland said the variances are still necessary. However, the motion should include a statement that the sign is to be located just up to the right-of-way line.

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 1.4' sign width variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 5-3/8" sign height variance.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis
Nay: None Motion Carried

Motion by Mr. Bentley, seconded by Mayor Drucker to approve a number of free standing ground signs variance (to permit 2) with the contingency that the sign can be installed up to the right-of-way line.

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

Motion Carried

9. 32345 Cannon Road – Solon City Schools – Lewis Elementary - 083-2015 4
Fred Bolden/Jordan Lewis
- 1.4' sign width variance
 - 5-3/8" sign height variance
 - Number of free standing ground signs variance (to permit 2)

Mr. Bolden displayed a rendering of the proposed sign and its location.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 1.4' sign width variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Newberry to approve a 5-3/8" sign height variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a number of free standing ground signs variance (to permit 2).

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

Motion Carried

10. 30775 Bainbridge Road – Betsy Investment Company 084-2015 6
- Lot split
 - 15' rear yard building setback variance
 - 5' side yard parking setback variance

Mr. Mazur said there are unresolved issues with this application.

Motion by Mr. Mazur, seconded by Mr. Newberry to table consideration of Item 10.

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

Motion Carried

11. 6440 SOM Center Road – Palmieri Enterprises/GW Solon (Verizon Wireless Retail Store) 085-2015 6
- Site plan review of AC units and louvers

Mr. Jeff Pountney, ADA Architects, Inc. was present representing the applicant. He displayed a site plan indicating where the two new A/C units will be placed on concrete pads behind the business adjacent to existing A/C units.

Mr. Newberry said he is concerned about noise issues as this business is located close to homes.

Mr. Pountney said although the A/C units are considered commercial units, they are not large. He said one is a 3-ton unit and one is a 2-ton unit and at 76 decibels, it is not considered very noisy.

Mr. Pountney said the two new units will be supplementing the existing air conditioning for the business. Mr. Pountney said the purpose for one is to cool the space near the windows to eliminate heat from the sun. Mr. Pountney said the second unit will be used specifically for a newly built conference room and will only be turned on when the room is in use.

Mr. Pountney said all of the A/C units are on an EMS (energy management system). This means they are scheduled to turn on and reach a certain temperature and are also scheduled to turn off at a specific time. Mr. Pountney said they will not turn on in the evening after the business is closed and, therefore, will emit no noise.

Mr. Newberry asked if the existing units are enclosed. Mr. Pountney displayed a photograph and indicated the fence surrounding the existing units. He said these units are the typical commercial grade larger units and are noisier.

In response to Mr. Newberry's question regarding the proposed louvers, Mr. Pountney displayed a photograph indicating the peak in the rear of the building. He said there are exhaust fans located inside the telecommunications room which becomes warm and the louvers will serve as a vent. The louver will also vent the janitor's closet from any type of noxious fumes. Mr. Pountney said the exhaust is maintained on the inside so there will be no noise associated with it. In addition, the louvers will be painted to match the building.

Motion by Mr. Newberry, seconded by Mr. Bentley to approve the site plan for the A/C units and louvers.

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

Motion Carried

12. 6703 Forest Glen Avenue – Kevin & Maryann Kipp
- 4' accessory building rear yard setback variance
 - 2' accessory building side yard setback variance
 - 6.5' cumulative side yard setback variance

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Mr. Kevin Kipp was present. He displayed a site plan indicating the southeast corner of his property as the location for a proposed storage shed. Mr. Kipp has spoken with his surrounding neighbors who have no objections to the shed. He displayed a photograph of his back yard indicating where the shed would be installed and noted this would leave a section of yard available for his grandchildren to play in.

In response to Mr. Newberry's question about the shed that is visible in the photograph, Mr. Kipp said that shed is located in his neighbor's yard.

Motion by Mayor Drucker, seconded by Mr. Mazur to approve a 4' accessory building rear yard setback variance.

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

Motion Carried

Motion by Mr. Mazur, seconded by Mr. Bentley to approve a 2' accessory building side yard setback variance.

Mr. Mazur noted that correspondence was received from the neighbors supporting the approval of the variance.

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

Motion Carried

Motion by Mr. Newberry, seconded by Mr. Bentley to approve a 6.5' cumulative side yard setback variance.

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

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

1. Zircoa – 31501 Solon Road

Mr. Frankland displayed an aerial view indicating an area of the parking lot that is in disrepair as it is where the snow is placed during the winter. He said the proposal is to remove the pavement and plant grass in that area. Mr. Frankland said there is adequate parking on site to meet the requirements of the building without this section. He said it is required that a 24' aisle width be maintained upon removal of the pavement.

The Commission agreed no further review of this item is necessary.

2. Nestlé – 5750 Harper Road

Mr. Frankland displayed an aerial view and a photograph of the property. He indicated the location where a recent standardized sign package was approved. Mr. Frankland said the approval was for the sign to be perpendicular to the road, however, Nestlé would like to change the sign and make it parallel to the road in the same location and it will not encroach on the setback.

The Commission agreed no further review of this item is necessary.

3. Wrap Tite – 6075 Cochran Road

Mr. Frankland displayed an aerial view of the property. He indicated the area where the proposal is to install a chiller unit, 12' long, 8' wide and 5' in height. Mr. Frankland said it would be placed on a 13' x 9' concrete pad. He said it would be necessary for the applicant to provide the Engineering Department with a letter indicating if more impervious area is added in the future, the area under review tonight will be added to those storm water calculations.

The Commission agreed no further review of this item is necessary.

4. St. Gobain – 31500 Solon Road

Mr. Frankland displayed an aerial view of the property. He indicated an existing sidewalk and said the proposal is to rebuild the sidewalk and improve its appearance. Mr. Frankland displayed a rendering of the new sidewalk.

The Commission agreed no further review of this item is necessary.

5. Burger Fresh – 6134 Kruse Drive

Mr. Frankland displayed an aerial view of the property indicating the rear of the building where an outdoor patio was previously approved. It was approved with the typical addition of bollards for safety to patrons from vehicles. However, it has been determined that because of underground utilities, bollards cannot be installed.

Mr. Frankland said the proposal is to use boulders instead of bollards around the patio area. He displayed a photograph of the patio area with a rendering of the boulders.

Mr. Frankland believes the Fire Department has reviewed the boulder proposal. Therefore, if the Commission approves the proposal, he recommended it be contingent upon the approval of the Fire Department and the Planning Department.

The Commission discussed the shape, size and weight of the boulders to ensure safety is provided to patrons.

Mr. Newberry said he would like each boulder to weigh at least one ton.

In response to Mr. Mazur's question, Mr. Frankland said the patio will also be surrounded by a fence.

Mr. Frankland said if the Commission has concerns, he can tell the applicant this request needs to go through the standard application procedure rather than be reviewed as a minor alteration.

The Commission determined the review and decision regarding the size of the boulders can be approved by the Fire Department and the Planning Department.

COMMENTS FROM THE COMMISSION:

Mayor Drucker reminded everyone that City Hall will be closed on Monday, September 7th in observance of the Labor Day Holiday. The regularly scheduled Council meeting will be held on Tuesday, September 8th.

Mayor Drucker said there will be a primary election for the Ward 1 Council Representative on Tuesday, September 8th. Voting will take place at the Solon Public Library for Ward 1 residents only.

Mr. Newberry wished everyone a Happy Labor Day and urged everyone to be cautious as school is back in session.

Mr. Frankland clarified the rationale for the message duration display variance approved for the changeable copy sign for the Solon City Schools. He explained that the one minute duration for the commercial area is more sensible because of the cumulative effect of various signs flashing. However, this will be the only changeable copy sign located in the school area.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mr. Bentley to adjourn the meeting at 8:13 P.M.

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

Motion Carried

Chairman

Secretary