

PLANNING COMMISSION AGENDA
July 27, 2010 – 7:30 P.M.
Caucus - 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

COMMENTS FROM THE AUDIENCE REGARDING AGENDA ITEMS

MINUTES: July 13, 2010

PENDING:

	<u>CASE #</u>	<u>WARD</u>
1. 33003 Aurora Road – Ivan Tsou – 6/23 applicant requested to attend meeting and submit landscape plan – 7/13 tabled - NO NEW MATERIAL ▪ Site plan – patio (7/13 PC rejected 14' front yard setback variance and 1.9% (684 sq ft) total green space variance)	028-2010	6
2. 6140 SOM Center Road – Walter Torrens Revocable Trust (Applebee's) 7/13 tabled – NO NEW MATERIAL ▪ Site plan - façade improvements	050-2010	6
3. PUBLIC HEARING - 5252 Naiman Parkway – Global Signal Acquisitions II, LLC ▪ Co-location on existing telecommunications tower	051-2010	5
4. Pettibone Road – PP#'s 956-09-014 & 956-09-015 – Joseph Abate 7/13 tabled at applicant's request – NO NEW MATERIAL ▪ Variance to not combine non-conforming lots <u>East Lot</u> (956-09-015) ▪ 40' lot width variance ▪ Front yard setback variance ▪ 8' 2" side yard setback variance - east side yard ▪ 8' 2" side yard setback variance – west side yard ▪ Not parallel to street variance <u>West lot</u> (956-09-014) ▪ 40' lot width variance ▪ Front yard setback variance ▪ 7' 2" side yard setback variance– east side yard ▪ 7' 2" side yard setback variance– west side yard ▪ Not parallel to street variance	055-2010	1
5. 5386 SOM Center Road – Katie Nock – 7/13 tabled – NO NEW MATERIAL ▪ 20' front yard setback variance (per revised plan) ▪ 37.7' rear yard setback variance (per revised plan – variance not required) ▪ Not parallel to street variance	057-2010	4

NEW:

6. 6000 Liberty Road – Bob and Natalie Fox 058-2010 4
- 10' fence setback from side street right of way variance
 - Fence type variance
 - 1 ½' fence height variance

COUNCIL REFERRAL:

7. **PUBLIC HEARING** (continued) - Proposed "Rental Occupancy Permit" 006-2010
Ordinance – 1/26 tabled - 2/9 tabled – 2/23 tabled – 3/9 tabled -
4/13 public hearing – 4/27 tabled – 5/11 tabled – 5/25 tabled – correspondence
received from Law Dept. – 6/15 tabled – 7/13 tabled
8. Review of proposed amendments to the City of Solon Master Plan (previously distributed)

MINOR ALTERATIONS FROM PLANNING DEPARTMENT
COMMENTS FROM THE COMMISSION
COMMENTS FROM THE AUDIENCE

APPLICATIONS APPROVED AT THIS COMMISSION MEETING ⇒ COUNCIL MEETING – August 2, 2010
NEXT COMMISSION MEETING ⇒ August 10, 2010

INACTIVE AGENDA – JULY 27, 2010

	<u>CASE #</u>	<u>WARD</u>
A. Thornbury Subdivision – Forest City Land Group ▪ Phase 7 – Dedication plat ▪ Phase 8 – Dedication plat 11/29/05 tabled – pending Engineering Department approval – 12/09 applicant notified of Commission’s intent to remove from Inactive Agenda - 12/14/09 applicant requested to remain on the Inactive Agenda - NO NEW MATERIAL		3
B. 34050 Aurora Road – BP America – ▪ Number of signs variance (to permit 16) 9/23 tabled and referred to Planning Director – 10/14 tabled – referred to Planning Director – 10/28 tabled – 11/11 tabled - 12/14/09 applicant requested to be removed from the Inactive Agenda – 1/12 Commission determined application should remain on Inactive Agenda - NO NEW MATERIAL	084-2008	6
C. Hawthorne Estates - PP#'s 951-16-007, 951-17-011, 951-17-012, 951-19-001, 953-02-001, 953-02-002, portions of 951-16-004, 951-17-006, 953-01-009 for property located near the southeast intersection of Aurora Road and Richmond Road - TransCon Builders - 1/12 tabled for submission of additional documents – 1/26 information to be submitted by applicant – moved to Inactive Agenda - NO NEW MATERIAL ▪ Preliminary plat – major subdivision	002-2010	5
D. 6820 SOM Center Road – Solon City Schools – ▪ 55,134 sq ft lot area variance ▪ 100' lot width variance ▪ 22' side yard setback variance – north ▪ 14' side yard setback variance – south ▪ Landscape buffer variance 6/23 tabled - 7/14 tabled – 7/28 tabled, Planning Director to contact applicant – 8/11 tabled – 8/25 tabled – 9/15 tabled – 9/29 tabled – 10/13 tabled – 10/27 tabled – 11/10 tabled – 11/24 tabled – 12/15 tabled – 1/12 tabled - 1/26 tabled – 2/3 correspondence from applicant - 2/9 moved to Inactive Agenda – 5/26/10 applicant requested to submit plan for removal of structures - NO NEW MATERIAL	036-2009	1
E. 6784 SOM Center Road – Solon City Schools – ▪ 72,122 sq ft lot area variance ▪ 102' lot width variance ▪ 22' side yard setback variance – north ▪ 30' side yard setback variance – south 6/23 tabled - 7/14 tabled – 7/28 tabled, Planning Director to contact applicant – 8/11 tabled – 8/25 tabled – 9/15 tabled – 9/29 tabled – 10/13 tabled – 10/27 tabled – 11/10 tabled – 11/24 tabled – 12/15 tabled – 1/12 tabled - 1/26 tabled – 2/3 correspondence from applicant - 2/9 moved to Inactive Agenda – 5/26/10 applicant requested to submit plan for removal of structures - NO NEW MATERIAL	037-2009	1