

AGENDA
SOLON CITY COUNCIL
March 5, 2012 - 7:30 P.M.
Caucus – 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

ANNOUNCEMENTS: 3/7 Public Works Committee 6:00, Civil Service 7:00 @ Community Center (exams), 3/13 Planning Commission 7:30, 3/14 Safety & Public Properties 6:00, 3/19 Finance Committee 5:30, Civil Service 7:00 @ Grantwood (exams) (All meetings are in the P.M. at City Hall unless otherwise noted.)

APPROVAL OF MINUTES: February 21, 2012

COMMENTS FROM THE AUDIENCE

REPORTS:

Job Creation Grant Agreement – 2010 Annual Report
GRIP – Annual Report
Get Connected
Enterprise Zone – 2011 Annual Report

PLANNING COMMISSION CONSENT:

- | | | | |
|----|--|----------|---|
| 1. | 29500 Fountain Parkway – Teel Properties, LLC
▪ Site plan for expanded loading area – PC recommended approval | 018-2012 | 7 |
| 2. | 30500 Bainbridge Road – Nestle USA
▪ 18' 6" side yard parking setback variance from residential property – PC approved
▪ Rear yard setback variance – PC approved
▪ Site plan - parking lot expansion – PC recommended approval | 019-2012 | 6 |

PLANNING COMMISSION:

- | | | | |
|----|--|----------|---|
| 3. | 5410 Harper Road – PP# 951-11-010 - Robert & Dianne Smith
(adjacent residents were notified to provide any comments at Council meeting)
• 352.03' lot depth variance – Parcel 1 – PC approved
• 19.02' lot depth variance – Parcel 2 – PC approved
• 280.12' lot depth variance – Parcel 3 – PC approved
▪ Lot split – PC approved | 016-2012 | 5 |
| 4. | Aurora Road and SOM Center Road – ECHO Solon – Giant Eagle
(Solar Shopping Center) - 2/15 recommendation received from Safety & Public Properties Committee
a) - Not to exceed a 12% total green space variance - PC approved (4-1)
b) - Total number of parking spaces w/o interruption of green space variance – PC approved
c) - 2,635 sq ft maximum building area variance – (Giant Eagle) PC approved
d) - Maximum building height variance – (Giant Eagle peak) PC approved
e) - Building material type variance – PC approved (does not apply to GetGo or out parcel building) | 011-2012 | 6 |

- f) - 10' front yard building setback variance (drive through canopy) – PC approved
- g) - 25' front yard building setback variance (GetGo building) – PC approved
- h) - 22' front yard building setback variance (GetGo gasoline canopy) – PC approved
- i) - 12' side yard building setback variance (Giant Eagle loading docks) – PC approved
- j) - 15' side yard accessory building setback variance (outparcel dumpsters) – PC approved
- k) - 20' rear yard accessory building setback variance (dumpster behind the renovated plaza) – PC approved
- l) - 5' front yard parking setback variance (parking along SOM Center) – PC approved
- m) - 15' side yard parking setback variance (parking adjacent to BP property) – PC approved
- n) - 25' rear yard parking/sidewalk setback variance (as indicated on site plan) – PC approved
- o) - 10' Parking lot setback from building variances – (as indicated on site plan) PC approved
- p) - Street access drive setback variance (southernmost SOM Center drive) – PC approved
- q) - 22' building space setback variance (GetGo building) - PC approved
- r) - 721 sq ft accessory building area variance – PC approved (3-2 vote) – PC approved
- s) - Site plan for Giant Eagle redevelopment – PC recommends approval *

* NOTE: Due to the time constraints regarding this project the Planning Commission recommended approval of the site plan with the following contingencies:

1. Review and approval by the City Traffic Engineer of line of sight issues relating to pillar/fence/landscape installations occurring at the Aurora Road and SOM Center Road entrance/exit points.
2. Review and approval by the City Traffic Engineer for fuel truck access provisions to and from the GetGo.
3. Safety forces approval of the location of landscaping and spacing of access gaps through the proposed buffer strip fence.
4. Buffer strip fence to be "brown in color" - color to be approved by the City.
5. No approvals for project signage will be granted at this time.
6. Incorporate benches and bicycle racks into the project site plan to accommodate pedestrians with location and design to be approved by the City.
7. Safety forces and Building Department approval of proposed GetGo setback from Sprint building prior to issuance of building permits.
8. Any modification to the approved building facade to accommodate future tenants will be subject to City review. (Planning Director will report any changes to the Planning Commission as minor alterations.)
9. All landscaping shall be permanently maintained, and any dead plantings replaced with the same species and height as called for on the approved landscape plan.
10. Compliance with all Engineering requirements including storm water mitigation, final approval of sanitary sewer analysis and wetland delineation report.
11. City approval of a lot split/consolidation plat prior to the issuance of any building permits and indicating on the plat cross access to D.O. Summers, Dairy Queen, Sprint, Perlick/Caplan property, Fifth Third Bank and a possible pedestrian crossing to the Carrington Court Development.

12. Hours for the operation of loading and unloading trucks and trash removal shall be limited to the hours of 7:00 A.M. to 9:30 P.M. and trucks and equipment shall be staged in a remote area not adjacent to any occupied residential building.
13. The ornamentation of the peak on the Giant Eagle building shall be indicated on the site plan.
14. The buffering and knee wall shall require the approval of the safety forces, the Engineering Department and the landscape architect.

NEW:

5. **PUBLIC HEARING:** Ordinance adopting a Master Plan Open Space Acquisition policy
6. Ordinance amending Section 1248.08 of the Planning and Zoning Code, Subdivision Regulations, Design Standards to establish minimum improvement standards for construction on city streets
7. Ordinance adopting annual appropriations for salaries, wages and other expenditures for the City of Solon for the period January 1, 2012 through December 31, 2012
8. Ordinance adopting a City of Solon "Fraud Policy"

CONSENT:

9. Ordinance accepting various bids for athletic equipment and ware used by the Recreation Department (\$various)
10. Ordinance accepting the bids of Walker Supply, John Deere Landscapes and Agrium Advanced Tech for fertilizer products for use at Grantwood Recreational Park (\$various)
11. **Ordinance accepting the bids of Harrell's Turf, Village Outdoors, Walker Supply, John Deere Landscapes, Agrium Advanced Tech and Advanced Turf Solutions for pesticide products for use at Grantwood Recreational Park (\$various)**
12. Ordinance approving an amendment to the Growth and Revitalization Incentive Program
13. Ordinance rescinding the Job Creation Grant Agreement with Truseal Technologies, Inc. and Besten Equipment, Inc.
14. Ordinance rescinding the Job Creation Grant Agreement with BeautyMax, LLC FHI Heat, Inc., Max Group, Inc., ECO Beauty Ventures, LLC, and KP Solon Holdings, LLC
15. Ordinance rescinding the Job Creation Grant Agreement with Insurance.com
16. Ordinance rescinding the Job Creation Grant Agreement with Keystone Ruby, LLC
17. Ordinance rescinding the Job Creation Grant Agreement with Nationwide Better Health, Inc.
18. Ordinance amending Ordinance No. 2012-45 to provide for passage under emergency
19. Ordinance amending Ordinance No. 2012-46 to provide for passage under emergency and to amend the definition of "immediate family" to include guardianship

Executive session:

- imminent litigation
- pending litigation
- collective bargaining matters

COMMENTS FROM THE AUDIENCE

COMMENTS FROM THE COUNCIL

COMMENTS FROM THE ADMINISTRATION

INACTIVE AGENDA – March 5, 2012

- A. Correspondence from the Mayor regarding fees for Recreation, Solon Center for the Arts and Senior Center programs – 2/16/10 referred to Finance Committee – **NO NEW MATERIAL**
- B. Request from Wolf Family Trust and Larry Coven, Bainbridge Road Associates, LLC , to amend the permitted uses in the I-2 Zoning District to include medical and dental uses – Council referred to Planning Commission - 1/25 Planning Commission tabled & referred to Master Plan Citizens Commission – **NO NEW MATERIAL**
- C. Request from Davis Development Group, John Siragusa, Asset Management and Christine Burkholder, Kids Country, to modify the permitted uses in the C-5 Zoning District - 10/3 referred to Planning Commission – *10/25 PC held public hearing and placed on Inactive Agenda* – 11/7 tabled – 11/21 tabled - **NO NEW MATERIAL**

OTHER REFERRALS:

- 11/6/06 Opinion regarding possibilities for the Council to consider minor deviations from a defined use ⇒ to Planning Director – **NO NEW MATERIAL**
- 5/21/07 Chapter 1356.01 (Site plan approval for undeveloped land) referred to Law Director – **NO NEW MATERIAL**
- 3/17/08 Amendment regarding indoor storage facilities – referred to Planning Director – **NO NEW MATERIAL**
- 9/23/09 Referral to Traffic Engineer regarding recommendation for Automotive Realty LLC (BMW Dealership) – 6133-6137 Kruse Drive – **NO NEW MATERIAL**