

**FINANCE COMMITTEE MEETING – 5:30 P.M.**

**AGENDA**  
**SOLON CITY COUNCIL**  
**March 19, 2012 - 7:30 P.M.**  
**Caucus – 7:00 P.M.**

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

ANNOUNCEMENTS: 3/22 Finance Committee rescheduled to 3/19 @ 5:30, 3/27 Planning Commission rescheduled to 3/29 @ 7:30 (All meetings are in the P.M. at City Hall unless otherwise noted.)

COMMENTS FROM THE AUDIENCE

PLANNING COMMISSION:

1. 33675 Solon Road – 33675 Solon, LLC for Burntwood Tavern 021-2012 6  
(former Max and Erma’s location) 2/15 reviewed by Safety & Public Properties – 3/13 total number of wall signs variance to permit 1 additional sign was withdrawn by applicant
  - 98’ street access drive setback variance – PC approved
  - Building color variance – PC determined variance is unnecessary if matte finish is used
  - Site plan - new patio, facade and landscaping improvements – PC recommends approval

PLANNING COMMISSION CONSENT:

2. 5820 Dodsworth Lane – Phillip Siegel 020-2012 4
  - 902 sq. ft. rear yard coverage variance – PC approved
  - 240 sq. ft. total amount of accessory pavement variance – PC approved
  - Total number of accessory structures – to permit 5 – PC approved
  - 6.5’ side yard setback variance – accessory structure #1 – PC approved
  - 1.5’ side yard setback variance – accessory structure #2 – PC approved
3. 33175/33245 Aurora Road - Mark Gearhart for 022-2012 6  
Huntington Bank (formerly owned by Colton Enterprises)  
PP#’s 954-03-014, 954-03-015, 954-03-046, 954-03-047  
and 954-03-048
  - Lot consolidation – PC approved

PENDING:

4. Aurora Road and SOM Center Road – ECHO Solon – Giant Eagle 011-2012 6  
(Solar Shopping Center) - 2/15 recommendation received from Safety & Public Properties Committee – 3/5 tabled – additional information submitted
  - 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)

- 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- i) - (withdrawn by applicant 3/5/12)
- 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.

PENDING:

5. Ordinance No. 2012-47 adopting a Master Plan Open Space Acquisition policy – 3/5 public hearing held – 3/5 1<sup>st</sup> reading – **2<sup>nd</sup> reading**
6. Ordinance No. 2012-48 amending Section 1248.08 of the Planning and Zoning Code, Subdivision Regulations, Design Standards, to establish minimum improvement standards for construction on city streets – 2/21 Council public hearing - 3/5 1<sup>st</sup> reading – **2<sup>nd</sup> reading**
7. Ordinance No. 2012-49 adopting annual appropriations for salaries, wages and other expenditures for the City of Solon for the period January 1, 2012 through December 31, 2012 – 3/5 1<sup>st</sup> reading – **2<sup>nd</sup> reading**
8. Ordinance No. 2012-50 adopting a City of Solon “Fraud Policy” – 3/5 1<sup>st</sup> reading – **2<sup>nd</sup> reading**

NEW:

9. Ordinance amending Chapter 242.01 of the Administration Code, Composition of the Fire Department

CORRESPONDENCE:

10. Liquor permit application for Burntwood Tavern Solon, LLC, 33675 Solon Road (former Max & Ermas)
11. From Planning Director Frankland regarding a proposed amendment to permit “pet stores” within the C-2 Restricted Commercial Zoning District

CONSENT:

12. Ordinance authorizing the Mayor to enter into an agreement with Echo Solon, LLC under the Growth and Revitalization Incentive Program
13. Resolution authorizing the filing of a proposal with the Ohio Department of Transportation for a grant through the U.S. Department of Transportation, Federal Transit Administration and executing a contract with the Ohio Department of Transportation and declaring an emergency (*to be considered at Finance Committee meeting prior*)
14. Ordinance withdrawing the temporary moratorium placed on the redevelopment of the

Solar Center, authorizing the release of the restrictive covenant contained in the Solar Project Development Agreement and authorizing the filing of a new restrictive covenant with ECHO, Solon, LLC

15. Ordinance authorizing advertisement for bids for the Cleveland Clinic Signal Upgrade project
16. Ordinance authorizing the Finance Director and the City Engineer to apply for ODOT Safety Funding for the SOM Center Road/Aurora Road Intersection improvements
17. Ordinance accepting the bid of Aaron Landscaping for the Pettibone Road Tree Replacement Project
18. Ordinance approving Change Order No. 5 to the contract with A. W. Farrell for the Service Department Roof Replacement Project extending the completion date for Phase 1
19. Ordinance extending the agreement authorizing the purchase of gasoline and diesel fuel through the State of Ohio Cooperative Purchasing Program
20. Ordinance authorizing advertisement for bids for lawn mowing and landscaping services for various locations throughout the city
21. Ordinance authorizing the disposal of Service Department and Engineering Department surplus vehicles and equipment through internet auction with GovDeals.com
22. Ordinance authorizing the Service Director to apply for the Ohio Diesel Emission Reduction Grant Program
23. Ordinance accepting the bid of Ashland Hercules Water Technologies for polymer products for use by the Water Reclamation Facility
24. Ordinance authorizing advertisement for bids to recondition Ashbrook Press No. 2 used by the Water Reclamation Department
25. Ordinance authorizing advertisement for bids for the purchase of new activated carbon media for the Water Reclamation odor control system
26. Ordinance authorizing the purchase of heart monitor defibrillators for use by the Fire Department (\$45,813.88)
27. Ordinance authorizing the disposal of unneeded, obsolete Police Department property of no further municipal purpose by internet auction with GovDeals

COMMENTS FROM THE AUDIENCE

COMMENTS FROM THE COUNCIL

COMMENTS FROM THE ADMINISTRATION

Executive session:

- imminent litigation
- pending litigation
- collective bargaining matters

**INACTIVE AGENDA – March 19, 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**