

PUBLIC WORKS COMMITTEE MEETING – 5:00 P.M.

AGENDA
SOLON CITY COUNCIL
April 2, 2012 - 7:30 P.M.
Caucus – 7:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

CHANGES TO THE AGENDA

ANNOUNCEMENTS: 4/3 Civil Service 7:00, 4/4 Public Works rescheduled to 4/2 @ 5:00, 4/6 City Hall CLOSED, 4/9 Citizens Storm Water Committee 6:00, 4/10 Planning Commission 7:30, 4/11 Safety & Public Properties 6:00, 4/16 Special Public Works 6:45 (All meetings are in the P.M. at City Hall unless otherwise noted.)

APPROVAL OF MINUTES: March 5, 2012 and March 19, 2012

STORM WATER ACTION PLAN UPDATE

COMMENTS FROM THE AUDIENCE

PLANNING COMMISSION CONSENT:

1. 33631 Aurora Road – Solon Square, LLC for AT&T 023-2012 6
 - Number of wall signs variance (to permit 2) – PC approved
 - 25 sq. ft. sign area variance – PC approved

2. SOM Center and Aurora Roads - Solar Center Ltd & Percap Realty, Ltd 025-2012 6
PP#s 954-29-026, 954-29-027, 954-29-034, and 954-29-043
 - Lot split/consolidation – PC approved contingent upon submission of revised plat
 - 15' building side yard setback variance – north property line* – PC approved
 - 15' building side yard setback variance – south property line* – PC approved
 - 15' parking side yard setback variance – north property line* – PC approved
 - 15' parking side yard setback variance – south property line* – PC approved* These variances will be eliminated upon final approval of the ECHO lot split/consolidation

3. ECHO Solon, LLC – Giant Eagle (Solar Center redevelopment) 028-2012 6
PP#’s 954-34-001, 002, 003, 004, 005, 020, 021, 022
 - Lot split/consolidation – PC approved
 - 15' side yard parking setback variance – Parcel "A" – PC approved
 - 15' side yard parking setback variance – Parcel "B" – PC approved
 - 15' side yard parking setback variance – Parcel "C" – PC approved
 - 15' side yard parking setback variance – Parcel "D" – 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 1st reading – 3/19 2nd reading, **3rd 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 1st reading – 3/19 2nd reading – **3rd reading**
7. Ordinance No. 2012-50 adopting a City of Solon “Fraud Policy” – 3/5 1st reading – 3/19 2nd reading – **3rd reading**
8. From Planning Director Frankland regarding a proposed amendment to permit “pet stores” within the C-2 Restricted Commercial Zoning District – 3/19 referred to Planning Commission – NO NEW MATERIAL

NEW:

CORRESPONDENCE:

9. Liquor permit application for Organic Energy Inc. – 28500 Miles Road, Unit J
10. Request from Oak River Church requesting a five year extension to a non-conforming use and approval for installation of a sign (for a non-conforming use)

CONSENT:

11. Ordinance authorizing the Mayor to enter into an agreement with Cleveland Clinic Wellness Enterprise, LLC to provide Employee Assistance Program services
12. Ordinance authorizing a collective bargaining agreement with the Ohio Patrolmen’s Benevolent Association, Full-time Dispatchers
13. Ordinance authorizing a collective bargaining agreement with the Ohio Patrolmen’s Benevolent Association, Part-time Dispatchers
14. Ordinance accepting the final contract adjustment with Carron Asphalt for the 2011 Annual Asphalt Repair Program (*to be considered by Public Works Committee at meeting prior*)

15. Ordinance accepting the final contract adjustment with Trax Construction for the 2010 Annual Sanitary and Storm System Repair Program (*to be considered by Public Works Committee at meeting prior*)
16. Ordinance authorizing an extension of a contract with Ohio Bulk for sludge hauling services (*to be considered by Public Works Committee at meeting prior*)
17. Ordinance accepting the bid of Trax Construction for the 2012 Annual Sanitary and Storm System Repair Program (*to be considered by Public Works Committee at meeting prior*)
18. Ordinance authorizing the purchase of an aerial tower with service body from Utility Truck Equipment through the State of Ohio Cooperative Purchasing Program (*to be considered by Public Works Committee at meeting prior*)
19. Ordinance authorizing the purchase of two, 5 ton cab chassis from Miami Valley International Trucks through the State of Ohio Cooperative Purchasing Program (*to be considered by Public Works Committee at meeting prior*)
20. Ordinance authorizing advertisement for bids for the replacement of certain vehicles for various departments (*to be considered by Public Works Committee at meeting prior*)
21. Ordinance authorizing the purchase of a brush chipper from Vermeer Sales and Service through the State of Ohio Cooperative Purchasing Program (*to be considered by Public Works Committee at meeting prior*)
22. Ordinance accepting the bid of ATC, Inc. for the 2012 Annual Materials Testing Program (*to be considered by Public Works Committee at meeting prior*)
23. Ordinance approving Change Order No. 3 to the contract with Mr. Excavator for the Briar Hill Lake Dam Project (*to be considered by Public Works Committee at meeting prior*)
24. Ordinance approving Change Order No. 4 to the contract with Mr. Excavator for the Briar Hill Lake Dam Project (*to be considered by Public Works Committee at meeting prior*)

COMMENTS FROM THE AUDIENCE

COMMENTS FROM THE COUNCIL

COMMENTS FROM THE ADMINISTRATION

Executive session:

- pending litigation
- medical personnel matters

INACTIVE AGENDA – April 2, 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**