

LETTERS TO CHAGRIN SOLON SUN

Here is another plan to make McDonald's Solon's centerpiece

If McDonalds truly wants to be the centerpiece of Solon, here's a plan:

Turn the intersection of SOM Center and Aurora roads into a huge traffic circle and put McDonalds in the middle. Of course, this would mean

the removal of CVS Pharmacy, BP, the old Sunoco station and Imperial Wok, and would probably require the reshaping of other businesses in the area. But what the heck, zoning apparently is a lost concept with Solon City

Council anyway, so why not satisfy McDonalds' need to be the center of activity in Solon.

And traffic flow? Well, the currently planned setup will cause real problems for moving traffic and the current control system will probably

have to be revamped anyway, so let's just do away with the lights and let the traffic circle solve that problem, too.

Happy Thanksgiving everyone.

Stu Gordon
Solon

Chagrin Solon Sun - 11/25/10

McDonald's created own hardship, should not receive variances

In the world of municipal planning and zoning a variance should only be granted for reasons of hardship or practical difficulty. At times a local zoning code shouldn't be one size fits all, thus the reason to justifiably grant a variance.

In the case of McDonald's, they created their own hard-

ship by proposing to build a 4,000 square foot restaurant on a site that is too small. They have requested over a 50 percent parking variance based on Solon's code and slightly under 50 percent based on their own manual for planning a new restaurant.

The Planning Commission recently passed the site plan by a narrow 3-2 vote and sent it onto City Council for final consideration. Mayor Susan Drucker was the only member to vote for all 20 variances as well as the overall site plan.

I find it is disingenuous for her to now be telling residents who have expressed their opposition to this plan that she

really doesn't care about McDonald's at this location but is simply trying to avoid a lawsuit similar to what happened to Mayfield Heights with Costco.

While both sites were zoned for commercial, the major difference is McDonald's asked for 20 variances in order to have their plan meet local zoning codes. Solon is not obligated to grant any of them. In addition, traffic consultants for McDonald's and Solon have acknowledged that turns in and out of that lot at certain times of the day will be tricky if not impossible.

What Mrs. Drucker should admit is that she was remiss

in not telling McDonald's from the onset that this was not a good location for what they were proposing. The attorney for McDonald's has intimated that Solon will have acted in bad faith if they now reject them after months of behind-the-scenes meetings even before placing the issue on the Planning Commission agenda.

Please call or e-mail your council representative before the next scheduled meeting on Dec. 6 to voice your concern about this plan for the busiest intersection in the city.

Bob Paulson
Solon