

CITY OF TWINSBURG  
PLANNING COMMISSION MEETING  
FEBRUARY 1, 2016

Mr. Cohen called the meeting to order at 7:00 p.m.

Present: Messrs. M. Cohen, S. Shebeck, P. Metropulos, M. Bova and K. Sterling

Absent: None

Also Present: Mayor Ted Yates  
Ms. Lynn Muter, City Planner  
Mr. Bill Furey, City Council Representative

The Board recited The Pledge of Allegiance.

SWEARING-IN OF NEW COMMISSIONER(S)

Councilman Bill Furey administered the Oath of Office to Mr. Bova and Mr. Metropulos

ELECT CHAIRMAN AND VICE CHAIRMAN

MOTION: TO ELECT MR. COHEN AS CHAIRMAN.

MR. STERLING MOVED, MR. METROPULOS SECONDED

MOTION: TO ELECT MR. SHEBECK AS VICE CHAIRMAN.

MR. METROPULOS MOVED, MR. STERLING SECONDED

CITY OF TWINSBURG  
PLANNING COMMISSION WORK SESSION  
FEBRUARY 1, 2016

The Planning Commission of the City of Twinsburg met in a public work session on Monday, February 1, 2016.

Mr. Cohen called the meeting to order at 7:05p.m.

1. Development Plan Review - Accessory Use Permit

GE Oil & Gas - Solar Energy System

8499 Darrow Rd.

PP# 64-04309 I-3

GE OIL & GAS – DERRIK FILIPPO / ANDREW MACPHERESON

- MS. MUTER'S PLANNER'S REPORT DATED 1/21/2016 ATTACHED AND NOTED AS EXHIBIT A.

Derrick Filippo with GE 8499 Darrow Rd., Twinsburg presented the application for a Solar Energy Production Facility.

- This would be placed on the front lawn of the existing facility.
- The goal is to offset part of the plant's electric load by using photovoltaic technologies to generate power.

Ms. Muter mentioned that the applicant is on the BZA agenda for February 10, 2016 for the required variances.

- Location of accessory use in a front yard
- Non-enclosure of an accessory use.

Mr. Cohen added that the SWPPP has not been completed by Summit Soil and Water.

- The landscaping is a concern between the facility and Darrow Rd. as well as Heartland Manor.

Mr. Filippo stated that they met with Heartland Manor recently.

- They are accepting the vegetation plan which includes mature arborvitae.
- The plan also adds plantings to the existing landscaping on the Heartland property.
  - Once planted, the maintenance of that area will fall to Heartland Manor.

Mr. Cohen noted that there will be a condition allowing Ms. Muter final review and approval of the landscaping.

Mr. Sterling asked if the panels will be highly reflective, impacting traffic on Interstate 480.

Mr. Filippo explained that the panels will not be visible from Rt. 480 and that reflection should not be a problem on Darrow Rd. because of the angle of the panels and the vegetation to be added.

Mr. Shebeck asked what the plan will be for drainage and erosion control at the base of the panels.

Mr. Filippo stated that the panels are considered to be permeable surfaces and do not impact drainage or erosion control measures.

- The area will be reseeded if necessary after installation.

Mr. Shebeck asked how the grass will be maintained around the panels as they are only twenty inches from the ground.

Mr. Filippo answered that they will plant a "low grow" grass seed, which stays one to two feet tall.

- They will also contract with a company to have the area mowed approximately twice a year.

Mr. Shebeck asked if there will be any interference with safety forces' radio frequencies.

Mr. Filippo explained that the panels do not produce or inhibit radio frequencies.

Mr. Metropulos noted that sixteen acres is approximately equivalent to sixteen football fields.

Mr. Filippo pointed out that the entire property consists of about one hundred acres.

- Sixteen acres is only a small portion of the total property,
- They have determined that the area being planned will have the smallest overall environmental impact.
- The second, smaller area is necessary as well in order to allow the offset of the plant's electrical load as much as possible. The goal is to provide an environmentally friendly and energy efficient solution.
- This is an asset for the City as well, being a renewable resource and showing a minimum 25 year General Electric commitment to the city of Twinsburg.

Mr. Bova asked if GE is doing similar projects at all of their facilities.

Mr. Filippo replied that there are twenty-four other facilities where solar panels are being added.

- They have hundreds of sites, but not all were appropriate for such a project.

Mayor Yates asked if the connection between panels will be above or below ground.

Mr. Filippo explained that it will be a combination of the two.

PENDING ITEMS – NONE

CITY OF TWINSBURG PLANNING COMMISSION MEETING MINUTES FEBRUARY 1, 2016
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The Planning Commission of the City of Twinsburg met on Monday, February 1, 2016.

Mr. Cohen called the meeting to order at 7:25 p.m.

APPROVAL OF MINUTES – January 4, 2016

The minutes of January 4, 2016 are approved as written.

PUBLIC PARTICIPATION - NONE

1. Development Plan Review - Accessory Use Permit  
GE Oil & Gas – Solar Energy System  
8499 Darrow Rd.  
PP# 64-04309 I-3  
GE OIL & GAS – DERRIK FILIPPO / ANDREW MACPHERESON

Mr. Sterling stated that there are not current regulations for solar panels. This project will be considered as an ancillary use to an industrial use but, in the future, there should be regulations added for solar power.

Mr. Cohen explained that there will be an opportunity after the motion for Mr. Sterling to state that he supports the project as an industrial application.

Mr. Sterling added that there should be a provision for panel removal if the system is not used for a period of one year.

Mr. Filippo noted that when the panels are decommissioned, the cost of removal is expected to be offset by the revenue of recycling the materials.

Mr. Shebeck agreed that there should be regulations in place for future solar projects.

MOTION: UPON RELIANCE UPON REPRESENTATION MADE BY THE APPLIANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED SITE AND VEGETATION PLANS FOR A SOLAR ENERGY SYSTEM FOR GENERAL ELECTRIC INTERNATIONAL 8499 DARROW RD. PP# 64-04309 DATE STAMPED RECEIVED JANUARY 12, 2016 AND JANUARY 27, 2016 RESPECTIVELY I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:

1. APPROVAL OF THE SWPPP BY SUMMIT SOIL AND WATER.
2. APPROVAL OF THE REQUIRED VARIANCES BY THE BOARD OF ZONING APPEALS.
3. APPROVAL OF THE FINAL LANDSCAPE PLAN BY THE CITY PLANNER INCLUDING ALL PLANTING MATERIAL, SIZES AND SPACING ALONG BOTH HIGHLAND RD. AND HEARTLAND MANOR PROPERTY.

MR. COHEN MOVED, MR. SHEBECK SECONDED

Mr. Sterling noted that this is the first time the Planning Commission is considering a solar energy system and it is being approved because it is being placed at a large industrial facility.

Mr. Cohen agreed that this is a good application for the use in an I-3 zoning district; he also feels that there should be regulations in place for this application for all districts in the future.

Ms. Muter indicated that there are several rooftop residential systems in use which are permitted as a review through the Building Division. Regulations may be needed for ground-mounted commercial applications with clarification in terms of residential areas.

UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

#### COMMUNICATIONS & MISCELLANEOUS-

Mr. Furey mentioned that City Council approved the salary ordinance which created a full time City Planner position, Ms. Muter may apply for that position.

Mr. Cohen pointed out that the next meeting is scheduled for February 22 due to Presidents' Day being on February 15.

Ms. Muter pointed out that both Dunkin Donuts and General Electric are on the Board of Zoning Appeals agenda for February 10, it is possible for Dunkin Donuts to submit something immediately after that but it is not likely.

Mr. Metropulos noted that the Zoning Code was written around 1955 with small revisions since then, a new consideration should be given to accessory uses and determine what should be placed in a building and what may not. Also, the "pyramid" aspect of the Code should be reconsidered.

Mayor Yates stated that he feels this is an exciting project, the City takes a very proactive Green initiative in anything we do and this will draw positive attention to GE and the City.

EXCUSE ABSENT MEMBERS – NONE

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:40 p.m.

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Mr. Cohen, Chairman

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Cynthia Bennardo, Secretary