

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

Present: Messrs: Metropulos, Sterling, Cohen and Shebeck

Absent: Mr. Bova

Also Present: Ms. Lynn Muter, City Planner

Mr. Scott Barr, Council Representative

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG
PLANNING COMMISSION PUBLIC HEARING
JANUARY 7, 2019

1. **Preliminary Site Plan** – Good Shepherd Church – **Building Addition**

9571 Shepard Rd.

PP# 64-03521 PF

THOMAS ZISKA / RICH PEJEAU

Mr. Thomas Ziska, Ziska Architecture, Rich Pejeau, Church Member and Reverend Melanie Harrell Delaney

Mr. Ziska commented that this is the fourth addition to the building and a relatively small plan; the congregation began in 1968.

Mr Pejeau explained that one of those additions was a parking expansion, adding spaces and moving drainage to the northwest corner.

- There are 77 parking spaces including 8 ADA capable spaces and the lot has never been full during a service; top attendance at Christmas 2018 was 168 people which filled half of the lot.
- At the ratio requested by the Commission (1:3) they would need 56 spaces and they have 77.
- They would not want anyone to drive past and not attend church due to a full lot.
- They have arranged with the Masonic Lodge next door to share parking if there were ever an event that required additional spaces; a large wedding, funeral, etc.
- The parking addition that was done was for ease of access for the handicapped.

Mr. Ziska noted that, as an architect, he has found churches to be especially sensitive to having adequate parking because they do not want anyone to leave due to a full parking lot; he feels that Good Shepherd would provide additional parking with this plan if there were a perceived need.

- This addition is essentially for the purpose of providing handicap accessible toilet rooms close to the worship space.
- They are not expanding to accommodate additional parishioners, they are redistributing existing people.

Mr. Ziska commented that when the parking lot was expanded, the drawings indicate that there was storm water detention; however they have not been able to locate any calculations for that detention.

Mr. Pejeau added that this plan includes relocating some of the office spaces closer to the entrance as well.

Mr. Cohen closed the Public Hearing at 7:10.

CITY OF TWINSBURG
PLANNING COMMISSION WORK SESSION
JANUARY 7, 2019

1. **Preliminary Site Plan** – Good Shepherd Church – **Building Addition**

9571 Shepard Rd.

PP# 64-03521 PF

THOMAS ZISKA / RICH PEJEAU

Mr. Cohen commented that he is not opposed to the addition; he understands the concept of locating handicapped facilities in a more convenient location.

- He hopes that it will increase attendance, as that is the ultimate desire of any church and increased space.

- Twinsburg Zoning Regulations call for parking to be 1 space for every 500 square feet of building area plus 1 space for every 4 seats –or- 48 feet of actual assembly space.
 - The applicant may have adequate parking but that must be determined by the Code; therefore, the calculations of area and how that applies to what the Code requires must be reviewed.
 - If a variance is needed, that may be applied for.
- Storm water detention should continue to be reviewed by the City Engineer and Ms. Muter to determine what is needed for approval of this plan.

Mr. Shebeck noted that he understands the need to reconfigure space and make it more useable for the parishioners.

Mr. Metropulos asked if there are plans for a preschool to return to the facility.

Rev. Harrell Delaney replied that there are no current plans to bring the community into the building, that area is used as meeting space as well as general storage and there are no other plans at this time.

Ms. Muter commented that the parking regulations allow for up to 50% of the required parking to be off-site; if there is already a shared parking agreement with the Masonic Lodge, that can be presented to the Commission in writing should the calculations come up short of parking spaces.

- In regard to the detention, it may be as simple as pipe that will detain water or a surface basin; it will be worked out with Engineering.
 - The parking lot expansion may not have been considered for storm water calculations in 2010 and the concern is that the water currently runs through the wooded area, under I-480 and into a residential area.

2. Final Site Plan – Pepsi Beverages Company – Building addition
1999 Enterprise Pkwy.
PP# 64-09068 I-3
WILLIAM LUCAS / DUSTIN SCHROUGHAM

Mr. Dan Ford with CHA Companies, Cleveland, Ohio presenting for Final Approval for a cooler storage facility.

- This is an addition to the facility, separate from the large plant and near the docking station.
- Product will be lifted from the trucks straight into/out of the coolers for storage and delivery.

Mr. Cohen noted that storm water management is still under review; this is hard pavement being replaced by a building so it will likely be an even exchange regarding water runoff.

Mr. Metropulos asked if there will be any demolition.

Mr. Ford replied “No”.

Mr. Barr noted that he is pleased to see them improving their infrastructure in the city.

Ms. Muter added that after the Planner’s report was sent out there was a Staff Review of this plan and Engineering did not have any concerns about storm water or anything else relating to this.

3. Connecting Communities Planning Study
LYNN MUTER, CITY PLANNER

CITY OF TWINSBURG
PLANNING COMMISSION MEETING
JANUARY 7, 2019

APPROVAL OF MINUTES – December 17, 2018

The minutes of December 17, 2018 were accepted as submitted.

PUBLIC PARTICIPATION- NONE

1. Preliminary Site Plan – Good Shepherd Church – Building Addition
9571 Shepard Rd.
PP# 64-03521 PF

THOMAS ZISKA / RICH PEJEAU

- PLANNER'S REPORT DATED 12/27/2018 ON FILE AND NOTED AS EXHIBIT A.

MOTION:

UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVE ALONG WITH THE SUBMITTED SITE PLAN FOR THE BUILDING ADDITION AT THE GOOD SHEPHERD CHURCH 9571 SHEPARD RD. PP#64-03521 DATE STAMPED RECEIVED DECEMBER 6, 2018 I MOVE FOR PRELIMINARY SITE PLAN APPROVAL.

MR. COHEN MOVED, MR. STERLING SECONDED, UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

- 2. **Final Site Plan** – Pepsi Beverages Company – **Building addition**
1999 Enterprise Pkwy.
PP# 64-09068 I-3
WILLIAM LUCAS / DUSTIN SCHROUGHAM

- PLANNER'S REPORT DATED 12/27/2018 ON FILE AND NOTED AS EXHIBIT B.

MOTION:

UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVE ALONG WITH THE SUBMITTED SITE PLAN FOR THE BUILDING ADDITION AT THE PEPSI BEVERAGE COMPANY 1999 ENTERPRISE PARKWAY PP#64-09068 DATE STAMPED RECEIVED DECEMBER 13, 2018 I MOVE FOR FINAL SITE PLAN APPROVAL.

MR. COHEN MOVED, MR. SHEBECK SECONDED, UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

- 3. **Connecting Communities Planning Study**
LYNN MUTER, CITY PLANNER

- PLANNER'S MEMO DATED 12/27/2018 ON FILE AND NOTED AS EXHIBIT C.

Ms. Muter pointed out that the study has been updated to reflect the addition of Baldwin Park and the Community Gardens as trail heads and those are also a component of our Parks and Open Space Plan within the City of Twinsburg Comprehensive Plan.

- It is good that they have been added to the trail study, it appears that the city owned house may become a trail head so there may not be one at the Community Garden as well but that is a connection to the Boulder Brook Community and the other developments up above that.
 - They have not been added to the prioritization numbering components of the study but they have been clearly added to the document.

Mr. Cohen noted that it has been handled with a mind toward being cost effective while including it in a noticeable way and he likes the Community Garden option as a possibility for a larger group meeting space; he is pleased that it is now part of the plan.

Mr. Shebeck stated that both options, Post Road and Community Gardens have benefits and it would be nice if both could eventually support trail heads.

- He appreciates that there are many options city-wide within the plan.

Ms. Muter noted that the City needs this plan in order to apply for funding sources and it may be that the Baldwin Park location is the more feasible connection to the square.

Mr. Barr commented that he feels it is a terrific road map to move the City forward in this regard; he is looking forward to seeing the results.

Ms. Muter explained that City Staff is pleased with the outcome of the study; it began as a study of the Ravenna Rd. corridor and allowing enhanced access to public and recreation facilities.

- The public participation aspect identified Liberty Park as the most desired connection, which opened up the results of the study area.
- It is nice that we now have a plan that includes much of the area.
- Funding will have to be sought on a smaller phased-type scale.

MOTION: I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE FIRST MILE LAST MILE COMMUNITY CONNECTIONS PLAN DATED AUGUST 23, 2018 ALONG WITH THE PLANNING COMMISSION UPDATES AS OUTLINED IN THE DECEMBER 27, 2018 CITY PLANNER MEMO.

MR. COHEN MOVED, MR. SHEBECK SECONDED, UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

Ms. Muter stated that there may be a small amount of money in the budget next year to allow us to match a grant.

Mr. Barr commented that it is important to make things like this a priority; clearly there is a lot of interest for this type of thing and the amenities are what make our city so unique and special.

Ms. Muter noted that all of the Planning literature points to this type of facilities as a true economic development tool and bringing that trail from behind Dodge to Ravenna Rd. and making it more visible tells the community as a whole as well as visitors to this city that this is something that is important and something that we are moving toward.

Mr. Barr added that with the potential development of downtown, it shows that the City is committed to improving the infrastructure for less visible projects that help drive economic growth as well.

Ms. Muter pointed out that the Twinsburg Plaza on Ravenna Rd. has improved and filled up from where it was five years ago.

Mr. Shebeck stated that Old Hickory Trail runs behind his house and there are always people on the trail, it is an amenity that is highly used.

Ms. Muter noted that the City cannot compete for grant money if there is no match money in the budget so that is very important to maintain.

COMMUNICATIONS AND MISCELLANEOUS –

Mr. Sterling noted that the Amazon facility appears to be short on parking.

Ms. Muter noted that Scannell will likely pave the lot across from Amazon for additional parking.

Mr. Shebeck pointed out that if Amazon is allowed auxiliary parking, it may set precedence for other businesses to do the same.

Ms. Muter explained that if parking were the use, the setback would be different.

Mr. Sterling stated that he would like to see heavy screening required.

Mr. Cohen noted that due to Martin Luther King Jr. Day, the next meeting will be February 4.

Ms. Muter agreed and noted that there is a redevelopment plan for the BP station on E. Aurora Rd. which will entail demolition of the old car wash and construction of a new car wash on the I-480 side of the site as well as connections to the Burger King site and reworking of the driveway.

- She expects the parking and storm water components of the Good Shepherd Church application to be ready for consideration at that meeting as well.
- She is working on a Small Cell Wireless Facilities in the Public Right of Way Chapter.
 - In 2017 the State of Ohio passed legislation and communities in Ohio banned together and opposed what was passed so then a new set was passed this summer and those regulations allow for some design guidelines to be implemented for DAS systems similar to the ones we reviewed a couple of years ago. Now there will be an administrative approval with no

consideration by this Commission and it will be reviewed by staff with a limit to what cities can request.

Mr. Cohen asked if we will be able to maintain our design standard.

Ms. Muter replied that she believes so.

- There will be a regulatory chapter and a design chapter with some design guidelines.

EXCUSE ABSENT MEMBERS- Matt Bova

MOTION: TO EXCUSE MR. BOVA FROM TONIGHTS MEETING.

MOVED BY MR.SHEBECK, SECONDED BY MR. STERLING UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

ADJOURNMENT:

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

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary