

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

Present: Messrs. Bova, Metropulos, Sterling, Cohen and Shebeck  
Absent: None

Also Present: Ms. Lynn Muter, City Planner  
Maureen Stauffer, Council Representative  
Ted Yates, Mayor

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION JANUARY 22, 2018
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Mr. Cohen welcomed Ms. Stauffer as City Council Representative to Planning Commission for 2018.

1. Revised Preliminary Site Plan – Apartment building  
2639 Arbor Glen Dr.  
PP# 64-08231 R-7  
GENE ESSER and SCOTT BICKLEY / GROSS BUILDERS

- o PLANNER'S REPORT DATED 1/11/2018 ATTACHED AND NOTED AS EXHIBIT A.

Mr. Gene Esser, 9240 Chamberlin Rd. presented the application for revised preliminary site plan, Arbor Glen.

- The preliminary plan was previously presented to Planning Commission and the applicant has made modifications according to the suggestions made at that time.
- The revised plan requires one variance for the canopy over the drop off area at the front door.
- Police and Fire support the secondary driveway, which will likely be used only by the residents in this new building.
- Landscaping will be placed in front of the building to enhance the site.

Mr. Cohen commented that the revised site plan is much better than the original one, the applicant has addressed most of the concerns that Planning Commission had at the previous meeting.

- Curb radius for fire truck access should be considered, there is a tight turn on the new driveway.
- The applicant should look into having handicapped parking available in the garage space as well as in the front lot.
- Have materials been chosen for the proposed trash enclosure?

Mr. Esser replied that it will be masonry .

Mr. Cohen explained that the variance would be for the west side of the building and only for the setback distance from the one story canopy over the drop off driveway area.

Mr. Shebeck commented that he does not care for the second curb cut because of it's proximity to the library and Fire Department emergency access.

Mr. Esser stated that they considered other locations and determined that this is the best option.

- They discussed this with Fire Chief Morgan as well.

Mr. Shebeck asked if the rear parking drive access will connect to the existing driveway.

Mr. Esser stated that it does connect; however, he feels that current residents are in the habit of using the existing drive and will likely continue that habit.

Mr. Metropulos was glad to see that there was going to be another entrance for the fire department. As far as entry onto Ravenna Road, he doesn't think that it will be an issue of people entering or exiting Arbor Glen.

Mayor Ted Yates mentioned that he appreciated the work that they have done in presenting different options to the administration to minimize variances. He does not have an issue with the canopy and that variance should be granted.

Lynn Muter stated that the public hearing for BZA is set for Wednesday, January 24, 2018. They have addressed any issue she has had with it. They have heard what they said at the last meeting and have more than met those requests. She thinks they are ready to move on to final with this.

Mr. Cohen stated that there will not be a formal motion this evening. Planning Commissions agrees with what has been submitted and should move forward for the final submission to the City for final approval.

2. Preliminary Plat and Site Plan – Residential Development

Quarry Reserve at Boulder Brook

Hunters Ridge extension

PP# 64-09307 R-5

TRIP MORIS / DAN BARCIKOSKI / CANNON ONE / PULTE HOMES

- o PLANNER'S REPORT DATED 1/11/2018 ATTACHED AND NOTED AS EXHIBIT B.
- o DOCUMENTS NOTED IN PLANNER'S REPORT ATTACHED AND NOTED AS EXHIBITS C,D,E,F,G and H.

Mr. Dan Barcikoski, MG Civil Design, 255 Park Place, Chagrin Falls, OH. He is the Civil Engineering consultant on this project and here to represent Cannon One LLC and Pulte Homes of Ohio for preliminary plat and site plan approval for Quarry Reserve at Boulder Brook, Hunters Ridge Extension.

- This project is a 46 subplot residential subdivision. Final phase of a rezoned R5 area that was rezoned from R2 and R3 to R5 back in 2007. This plan that is being presented complies with the master plan that was approved as part of that rezoning process. This project proposes the extension of Hunter's Ridge as well as a new street called Wyatt's Way. These would be 60' public right of ways with public utilities, watermains, sanitary sewer. They are proposing storm sewer which will convey storm water to storm water management basins as shown on the plan in accordance with the City of Twinsburg, Summit Soil and Water, and EPA requirements. This project proposes approximately 43 acres of open space and they will completely avoid all wetlands and streams, so no environmental permits are required from the EPA or Army Corp. of Engineers.
- The roadway length is measured to the furthest point out which is the Wyatt's Way cul de sac as measured to Darrow Road which exceeds the maximum allowed by the City. They are proposing a road length of 3,070 feet. Therefore they are proposing from the cul de sac of Wyatt's Way an emergency access drive that will run from the cul de sac, in between sublots 16 & 17 to the south property line at Chaseview. This emergency access would be placed in an easement. This grants the City a non exclusive easement access to that drive for emergency purposes. He has met with the City about three times within the last month and appreciates the help. He feels that they have ironed out all of the issues ahead of time and would respectively like approval on this issue tonight.

Mr. Cohen stated that there are numerous items that need to be addressed as far as final approval would go for the plat and the site plan. Mr. Barcikoski stated that he was aware of that list. Mr. Cohen requested that Lynn Muter speak on the project specifically where they stand on any comments on Fire and Police on the length of the dead end as well as the emergency access that was brought up in the presentation and it would be an emergency access to where?

Lynn Muter stated this is the final piece of the puzzle to finalize this project and making the trail connections between the cluster areas and providing for the emergency access that has been a consistent requirement as to how the concept plan is laid out. The question is "how can the City support an emergency access pathway if it can't be properly maintained and not having the potential of doing its job or purpose?" Can the HOA be relied upon to adequately maintained and keep it open for a potential emergency situation? Was wondering if a meeting had been established with the HOA. Dan Barcikoski said he believed it was requested but not set up. Each trail that was provided within the clustered residential areas is tied to its own subdivision and use of and maintenance of is provided by that HOA alone. There is no overall encompassing plan that allows both access and controls maintenance of the pathways. In terms of emergency access they have to do better than what they have now. This issue needs to be resolved. They would like staff and administration to be supportive of the preliminary design with the contingency of wanting to resolve or explore what they can do better in terms of access and maintenance for the existing trail way that goes from Chaseview to Canyon Springs. Police and Fire have been supportive of the haul road for use in an emergency in the past. The narrow strip that was supposed to provide emergency access to Darrow Rd. has wetland features and subplot #18 sits there now. The access path was never seen as ideal in the narrow strip.

Mayor Ted Yates stated that the law director and he reviewed both the HOA documents that would connect into the easement that would be granted for Quarry Reserve. They were comfortable with the rights to use it. It is a solid path. The pathway road is split between two HOA's is currently being maintained by one association. The plan is

for Quarry Reserve to continue to maintain it. The City always has the right to go in to do what they need to do to make sure an access road is going to be made adequate for usage for emergency vehicles. They did meet with them and is satisfied with that access and thinks it is a better access rather than trying to connect it into Rt. 91. They were talking of making these paths more solid. There is also talk of having the trail connect to Kensington Reserve.

Mr. Cohen stated a reminder to Planning Commission that there is section of the zoning and development regulations that gives planning commission the ability to give modifications or variances to major or minor subdivision plats. This would include the extension of the dead end of the length of the cul de sac and the number of lots it serves. He just wanted to remind everyone of that.

Mr. Sterling brought up the issue of maintenance costs of an emergency road. Based on 3,000 feet of emergency road access, that is a lot of area that will cost homeowners a lot of money. He would hate to see the City having this cost of maintenance for this emergency road. There is a reason they have 1000 feet as a regulation.

Mr. Shebeck agreed with Mr. Sterling. The cul de sac limit is because of the ingress and egress and emergency services, etc. He went and walked this area and wasn't sure if the asphalt grindings would work. He stated that the weight of a fire truck would sink into the ground. There is not enough base in that area to support the weight. He said that if this is going to be an emergency access road that it should be an asphalt paved road so that it could support weight of emergency vehicles. That is the reason behind the cul de sac limit to try to limit the amount of impact of traffic.

Mr. Barcikoski addressed Mr. Sterling and Mr. Shebeck's comments. He mentioned that the emergency path is not that long. He said that it was around 200 – 300 feet. In the meetings that they have had with the City it basically gives the City the rights to access for maintenance – force the HOA's to take on the responsibility of maintenance for the emergency path or have the City do maintenance and have the City bill the HOA for the work incurred. They are going to work Ms. Mohr and the Engineering Department to design this roadway to support emergency vehicles. Geo technical investigations have been done on the site so they know what the soils are. They would also be tested on site as approved by the Engineering Department.

- Mr. Cohen stated that when the original trails were put in, they were not designed or put in with the premise that they would serve as an emergency access drive or path to a future development that would be a dead end cul de sac of 3000 feet. Though you are willing to do their part, it leaves a potential hole between your property line and another property line depending which way you go but the extent of the path beyond your property line is far greater than the piece you are responsible for and therefore shares a concern of how to get it done because it is multiple HOA's that they are having to deal with instead of just one.
- Mr. Shebeck also mentioned that he has no doubt that there is compaction on the base there since it was a construction trail for the quarry when it was in operation, it is still going to be muddy, and while a dump truck does not care about that, emergency vehicles can't take that risk of getting stuck. The road has to be accessible. With going with the 3000 ft. limit access road to the cul du sac, there has to be a secondary access road to get to the end of that development. The only other question he had was on lots 45 & 46. He did not see any notes on the landscape screen for the Farinacci property. There is a note for trees to be planted on lots 38, 39, and 40. There was screening mentioned for the Farinacci property, but no trees, so he would like that put into that report for their property.

Mr. Metropulos questioned if the stormwater would be flowing to the northwest. Mr. Barcikoski stated that there are several ponds there. Basically south of lots #17 and #18, that pond would discharge due south into the wetlands. The mid ponds just south of lot #27 would go into the wetland streams due south of those ponds. The Wyatt's Way west cul du sac south of #38, those ponds discharge to the south as well. The network of wetlands and streams is heading to the South.

Mr. Bova did not have any questions or comments.

Mrs. Stauffer did not have any questions or comments.

Mayor Yates felt that it is going to be a challenge to push onto Chaseview 2500 feet of a road that they have been maintaining and then ask them to asphalt it and provide maintenance for that road. They have not needed it as access for anything. Now that there is a connecting cul de sac, if there is going to be testing, the Mayor is okay with the grindings as long as it supports the weight of emergency vehicles. Mr. Cohen stated that it also looks like there is an existing trail that comes through on Jody Lynn Lane in the Canyon Springs subdivision it looks like it comes through on a parcel of property and not an easement. Ms. Muter stated that there is an easement but it is through someone's property on lot #12. Ms. Muter said that it is an access easement through the HOA. It is on a subplot.

Ms. Muter mentioned that the fire department did look at this as a preliminary submittal and there really wasn't a discussion about bringing larger emergency vehicles down the access pathway. They discussed more of a rescue type scenario of an injured person on the trail for example. They did not discuss a house fire, etc.

- Mr. Shebeck felt that there should be a secondary means in case you have to evacuate people or you need to get resources in.
- Mr. Esser is working with Dan on this issue. The proposal being made is to rebuild the haul road to a strength that meets the requirements to handle trucks. This is about 3000 feet and there is an emergency access such as Simecek Drive and Helen Lane. That is 2800 feet with a single access and no emergency access and Simecek Drive by itself is 2400 feet. He knows that this has been addressed in the past and he thinks that this is a very good situation. If you go to the intersection of Hunters Ridge and Wyatt's Way that is 2100 feet. They thought it was important that there is an emergency access. He spoke with the Mayor earlier in regards to grants for trails and offered assistance to submit paperwork for grants to maybe get it paved. They would have to work with the homeowner's associations. This is exactly what the trails program that the state runs and they are looking to do that. He does not think that the homeowner's association would begrudge a nice paved 12' path. He feels that this addresses the need for emergency situations that occur. It is his hope to work with the developer, the HOAs and the Mayor to convince them to build a nice paved path. Mr. Shebeck likes the low maintenance of a paved path similar to Center Valley Park. Mr. Esser said that they are going to make sure the base is traffic bearing and that sometimes the asphalt grindings set up to be as strong as a paved road.

Mr. Cohen mentioned that, should the motions be approved in the regular meeting, they are on a preliminary basis and that does not guarantee that they will receive final approval. Planning Commission is to let you know that if you can resolve all of the issues moving forward then they can support it, but if issues are not resolved even with preliminary approval, it does not necessitate or guarantee that it will receive final approval. They said that they have been through the report and they feel that they can comply with everything on the list.

Mr. Cohen adjourned the work session at 7:42.

PENDING ITEMS – NONE

CITY OF TWINSBURG PLANNING COMMISSION MEETING JANUARY 22, 2018
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Mr. Cohen called the regular meeting to order at 7:45p.m.

APPROVAL OF MINUTES – December 4, 2017

The minutes of December 4, 2017 are approved as written.

PUBLIC PARTICIPATION

Mr. David Sparks – 2750 Hunter's Ridge

His concern is regarding the access road at the front of the plat that abuts the Boulder Brook community and the concrete plant. He is seeing some improvements and some shrubbery along 91 at the beginning of that road and he was wondering if there could be some improvements and some shrubbery at the rear of that road for the lots 17, 18, and 19 as well as the area abutting the storm water retention ponds. Maybe some mounding as well as trees and growth to address the noise concerns that are coming from the concrete plant.

- Mr. Cohen mentioned that hopefully the developer picked up on that or can have conversation with them in regards to addressing these issues.

Mr. Esser stated that, absolutely, there could be buffering provided at lots #17, 18 and 19 as well as the road coming up to them.

Ms. Muter clarified that lots #45, 46, 17, 18 and 19 have been discussed regarding buffering.

Preliminary Plat Residential Development Quarry Reserve at Boulder Brook

- Mr. Barcikowski mentioned that they cannot control their offsite and respectfully request that that will not be a condition for them. They will work with the HOA. Gene Esser is willing and able to work to get grants for asphalt path improvements, but at this point the applicant does not have control over these properties and they feel that with the easements in place over there, it covers the project well as far as emergency access.

Mr. Cohen is going to support the motions this evening and he is aware that there is only so much that they can do, but he still thinks that it is critical that everyone is onboard to make this work and he feels that without that path final approval would be difficult unless there is some other solution to be presented or support from emergency services and/or municipal parties. It has been stated many times that it is there is a reason that there is a length in the zoning code and they are tripling that at this time for this development and he thinks that this is an important piece.

Mr. Sterling wanted to reiterate that he feels that it should not be at another HOA's expense to put in a paved road for this plan. He does not think that it would be a problem of the developer doing it themselves but the right of way that the city has enabled access would enable them but he doesn't think that they should be hit with an expense for a road that they do not need.

- Mr. Cohen mentioned that it would serve as secondary entrance and an egress for an emergency situation for their developments. Would serve a dual purpose going both directions.

Mr. Shebeck thinks that is imperative because you never know what is going to happen but access is a key issue and, with that length, it is a very long walk. It is a great utilization of the property.

- Mr. Esser explained that he understands that emergencies happen. They want to work with the HOA or possibly find some trail grants that would make everyone happy in this situation. The developer is committed to making sure that road is passable for emergency vehicles all the way – old and new sections. "The intention of paving..." They are going to work with them and see if they can get some grants.

**MOTION: UPON THE RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES, ALONG WITH THE SUBMITTED PRELIMINARY SUBDIVISION PLAT FOR QUARRY RESERVE AT BOULDER BROOK PERMANENT PARCEL NUMBER 64-09307 DATE STAMP RECEIVED JANUARY 18, 2018, I MOVE THAT PLANNING COMMISSION GRANT THE FOLLOWING REQUESTED VARIANCES:**

1. An additional 1235 linear feet for the Hunter's Ridge continuation and the new Wyatt's Way cul de sac.
2. An additional 47 above the 28 permitted on a cul de sac road.

Motion was seconded by Mr. Shebeck. Variance was approved 4-1 with Mr. Sterling dissenting.

**MOTION: UPON THE RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES, ALONG WITH THE SUBMITTED PRELIMINARY SUBDIVISION PLAT FOR QUARRY RESERVE AT BOULDER BROOK PERMANENT PARCEL NUMBER 64-09307 DATE STAMP RECEIVED JANUARY 18, 2018, I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL PRELIMINARY SUBDIVISION PLAT APPROVAL:**

Motion was seconded by Mr. Sterling. Motion was passed with a 5-0 vote.

#### COMMUNICATIONS AND MISCELLANEOUS

Mr. Sterling mentioned that they should go back and take a look at variances that have been issued in the past and review to see if modifications need to be made to zoning regulations.

Mr. Shebeck was wondering:

1. If anything further was going on with General Electric and their solar field. The Mayor mentioned that not too much is going on with that project right now. General Electric has gone through a lot of restructuring right now, so that is not really on anyone's radar.
2. Also inquiring about the helicopter pad. Said that he saw it was a go. Ms. Muter stated that ODOT was not going to allow the signage. She is going to confirm with the Building Commissioner about that.
3. Was wondering if the car dealer at the old bank on 82 was going to be built. Saw that the canopy was down. Ms. Muter said that she thought they had applied for a building permit.
4. Was wondering if Cornerstone was storing tractor trailers. Ms. Muter thought they were Amazon overflow trailers from the holidays.

Mr. Metropulos was inquiring on the sign for the helicopter pad. Ms. Muter was going to inquire to see what the problem.

Ms. Muter said that she would expect that the developers at Whispering Woods 3 to be joining them this spring. She also feels that this property owner, on the other side of S.R.82, will bring forward a rezoning request.

Nothing is scheduled for the next meeting.

The next meeting is February 5<sup>th</sup>, 2018.

EXCUSE ABSENT MEMBERS- NONE

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:58 p.m.

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Mr. Cohen, Chairman

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Cynthia Bennardo, Secretary