



Planning Commission Meeting Minutes
February 27, 2023
7:00 p.m.

Marc Cohen called to order at 7:00 p.m. the regularly scheduled meeting of the Twinsburg City Planning Commission.

ROLL CALL:

Present: David Kleinman, Marc Cohen, Kraig Shipley, Steve Shebeck, Michael Walker
Also Present: Lynn Muter, City Planner and David Post, Council Representative

Work Session: 7:05pm

1. Lot Split Consolidation

9879 Shepard Road

PP #64-00511 & PP #64-02161

Elise Brown

- Ms. Brown stated that she is looking to split the lot. She wants to make one of lots wider. This will be in compliance with the regulations for the driveway.
- Mr. Cohen discussed that the lot splits do not conform in frontage with the zoning regulations and it will require an approval from the Board of Zoning Appeals.
- Ms. Brown stated that the original lot was non-conforming. It will be difficult to conform considering the driveway.
- Mr. Cohen stated that the regulations require a paved driveway and a garage. She currently does not have driveway or garage on the lot. This will be a condition for approval. She will have 180 days to complete this. Ms. Brown stated that she cannot do this in that time line, Money is an obstacle.
- The plan is for Ms. Brown to sell this property.
- Ms. Muter discussed that the property did have a detached garage that was torn down and the driveway is currently gravel. She further discussed that this can be evaluated on its own constraints. Ms. Muter stated that there is no timeline to complete this action for the driveway or garage.
- Ms. Muter stated her concern is that the current resident of the property may not have a need for a garage, however the potential new owner may need those amenities.
- Ms. Brown stated that the house is 800 square feet and is occupied currently by a single person. It is not a family home.

- Members discussed that the existing house's driveway would now be on the property of that house. It is currently on the adjoining property.
- Setting up the new property line with the correct setback, now creates two non-conforming width lots. The lots still conform minimum area requirement, not the width requirement. Ninety feet is the requirement: one lot will be 66.79 feet and the other will be 73.44 feet.
- A committee member stated concerns that when the lot is sold it will create a future need for variances needed to build on the property. Ms. Muter stated that surrounding houses on Waldo and Sharonbrook are 75 foot widths. She does not see the width for the vacant lot being a problem, if this goes to BZA a condition could be the minimum side yard standard has to be maintained adjacent to the existing house.
- Members discussed the well on the property and going forward how this can complicate selling the property, continuing to supply water to the current home, connecting to City water, easements to allow the well on one property feed the house on the second property. Moving forward, it is recommended that Ms. Brown discussed this with a Surveyor. She can obtain the necessary easement or decide whether tapping into City Water is an option.

Regular Meeting: 7:40pm

1. Approval of Minutes of December 19, 2022 meeting:

MOTION presented to approve minutes for Planning Commission meeting for December 19, 2022 as submitted.

The Motion was seconded.

Upon roll call, the Motion passed unanimously.

2. Public Participation: None

3. Lot Split Consolidation

9879 Shepard Road

PP #64-00511 & PP #64-02161

Elise Brown

This item has been tabled to allow applicant to provide additional information.

4. Modification to the Planning & Zoning Code

Chapter 1164, Fences

- Ms. Muter clarified that the current language states we allow for white wood fences and we do not allow for synthetic, composite, faux wood fences of any sort of white or any color, not specified in the regulation.
- This request is to provide clarification and to allow for a white synthetic fence option for residents.
- Item #8 states that chain link fences shall be vinyl clad and is allowing multiple colors, including white, black, brown and dark green. The white color was added and City Council would like it be removed.
- Item #10 will allow the vinyl fencing in those same colors as allowed with the chain link fencing, including white.
- Mr. Cohen proposed an additional change under 1164.07 Swimming Pools (a) Mr. Cohen would like to strike “*at least 42 inches and not more than 48 inches*” and put in “*48 inches*”. He stated this is what fence height should be around a pool, as per State of Ohio regulation. For safety reasons, higher fencing should not be permitted to enclose a pool. Higher fencing can be installed as a yard perimeter fence.
- Additional change under (b) – “*fence of 42 inches*” would be changed to “*fence of at least 48 inches*” This language would allow for 48” or higher for temporary fencing during pool construction.

MOTION: Mr. Cohen motioned that Planning Commission recommend approval to City Council the modifications to Chapter 1164, Fences of the City of Twinsburg Zoning and Development Regulations dated February 16, 2023 as revised at tonight’s meeting.

Mr. Shebeck seconded the Motion.

No discussion presented.

Upon roll call: Mr. Shipley voted Yes, Mr. Walker voted No – resisted height limit,

Mr. Kleinman voted Yes, Mr. Cohen voted Yes, Mr. Shebeck voted Yes.

Motion passed 4-1.

Chapter 1173.17 A (2) and 1173.19 (2)

- Ms. Muter stated this is a proposal that originated at Council to reduce the time frame for temporary, 2' x 3' signs that would be typical of a political sign, garage sale signs, and/or personal type message signs placed in yards. Currently, we allow 60 days for posting of this kind of signage. We thought we could reduce that time frame to 40 days, primarily to limit visual clutter relative to election time.
- Mr. Post discussed the history for this change and also stated this is residential only.

MOTION: Mr. Cohen motioned that Planning Commission recommend approval to City Council the modifications to Chapter 1173, Signs of the City of Twinsburg Zoning and Development Regulations dated February 16, 2023 as submitted.

Mr. Shipley seconded the Motion.

No discussion presented.

Upon roll call: Mr. Shipley voted Yes, Mr. Walker voted Yes, Mr. Kleinman voted No, Mr. Cohen voted Yes, Mr. Shebeck voted Yes.

Motion passed 4-1.

5. Communications & Miscellaneous:

- Mr. Walker submitted a request for an excused absence for the March 20th meeting.
- Ms. Muter shared we are trying to seat an advisory committee for the Zoning Code update. Ms. Muter envisions bringing items to the regular Planning Commission meetings in an abbreviated way rather than a full draft document. This may require a couple special meetings.
- Next meeting will be March 20, 2023. This will include a Crown Hill Cemetery project.

6. Excuse Absent Members: All members present.

7. Adjournment: There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:20pm.