



Planning Commission Meeting Minutes
March 7, 2022
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: Kraig Shipley, Peter Metropulos, David Kleinman, Marc Cohen, Steve Shebeck
Also Present: Lynn Muter, City Planner
Scott Barr, City Council Representative
Mayor Ted Yates

Work Session

1. Site Plan Review – Industrial Buildings

2321 and 2387 Old Mill Road

Scannell Properties

Matt Weber/Weber Engineering

I-2 Industrial District

Matthew Weber of Weber Engineering Services, 2555 Hartville Road, Rootstown, Ohio 44272 stated that he is presenting on behalf of Scannell Properties the project know as Gumbo located on Old Mill Road. Mr. Weber stated they have been before the Planning Commission on numerous projects in the City of Twinsburg. This project on Old Mill consists of two buildings. One building is 156,000 square feet and the other building is 299,000 square feet, totaling 515,000 square feet. There will be 400 parking spaces, storm water detention, truck court parking, and trailer parking which will be central to both buildings and will be shielded by two sides. The parcel is appropriately zoned as an Industrial District and they have met all of the required setbacks. There are no requests for variances for this project. Mr. Weber stated that one side of project property is zoned R-2, specifically to the east and all other sides are zoned I-2. Mr. Weber is in attendance for a work session and opened the discussion for any questions.

- Mr. Cohen asked for an updated status of remediation and re-inspection regarding a Notice of Violation from Summit Soil and Water. Mr. Weber stated that remediation has been completed as of Thursday. Aerial photographs were taken on Saturday and have been submitted. The disturbed areas that needed to or have been strawed and stabilized. He stated they have requested an additional site inspection and have provided photos to Summit Soil and Water as well. A date for this inspection is not known at the time of this meeting.
- Mr. Cohen asked for a response to some of the questions being asked and it was noted that there is an additional study underway related to ground water and storm water detention with further information to direct site design. Mr. Weber stated that plans were

submitted based on Ohio EPA recommendations for the liner. They are also working very closely with Hydrosphere Engineering who have reviewed the preliminary information and he has no concerns and he will upon request provide a full report. We are doing additional geotechnical informational research. Mr. Weber stated that they have taken this seriously, and they know this a concern.

- Mr. Cohen asked about an updated landscape plan based on the comments made as related to the screening to the residential properties. Mr. Weber stated that they have addressed all of those comments and issues and will address any further comments. They did re-submit the landscape plan.
- Mr. Cohen stated that they are waiting for the City's consultant on the traffic study completion and then review. Comments can then be reviewed. Staff review of the traffic impact study is also to be completed. Mr. Weber added that the traffic impact study has been submitted to Summit County Engineer's office for their review.
- Mr. Kleinman asked if there is knowledge of where the trucks are going to be travelling from and going to. Mr. Weber stated they would be using Interstate 480. They are using isolated directional entrances and the exit is a right turn out which forces traffic to SR 91 and then to I-480. Mr. Kleinman shared his concern regarding the traffic light at the intersection of Old Mill and SR 9. It is very slow and it will need to be sped up. Mr. Kleinman also discussed his concern with the potential additional traffic issues. He asked if there is a possibility to explore having access directly to SR 91.
- Mr. Kleinman asked about the City's requirement for developers when they clear cut land. Ms. Muter stated there is a fee associated with the cutting permit and there is also a requirement in the landscaping chapter for x number of trees per acre, depending on the land use. She stated the requirement is 8 site trees per acre, the buffer landscaping, and parking lot landscaping. Mr. Kleinman also stated his concern for the City's goals for reducing carbon emissions if we continue to allow developers to cut all these trees down. Ms. Muter shared because of the space occupied by the building and asphalt on this site we are barely able to meet the required tree planting with the various landscaping requirements. 265 trees will be replanted.
- Mr. Shebeck inquired about the three driveways. Mr. Weber explained the directional use of the driveways, signage and raised concrete entrance curbing.
- Mr. Weber shared that plans have been submitted for the improvements to Old Mill Road, which include road widening and extended turn lanes.
- Mr. Metropulos stated that he will be recusing himself from discussing or voting on the matter.
- Mr. Shipley asked about the water issues and additional studies being conducted. Mr. Weber stated they can do a hydrologic study with geotechnical research to determine the condition of the sandstone. EPA has already provided preliminary data that shows the ground water flow. There is also mapping of all the wells. The pond will be lined with a clay layer.
- Mr. Shipley also discussed the opacity rate for tree buffering and how this is going to be addressed with the tree planting. This will be addressed.
- Mr. Barr shared that he has had residents share their concerns of the increased traffic and he is assured that the traffic study information will be beneficial in resolving any potential issues.

- Mayor Yates also commented on the three major concerning issues, groundwater, tree screening and traffic. He stated that we will monitor these issues very closely.
- Lynn Muter discussed the conditions as noted. There was a requirement to add 10 feet to Old Mill Road and future development of the Concord Mill property would use the private drive for access and would bring that up to a public roadway standard. She stated Planning Commission was on the right track when they required that, but there was not a right-of-way dedicated. There is not a location for a public roadway at this point. If there would have been a right-of-way dedicated, we would be discussing that, but it wasn't dedicated. The property was donated to the Cleveland Clinic. A public roadway from Case or from Summit Commerce Park is not an option. Old Mill is the public access to this site.

Regular Meeting: 7:30pm

1. Public Participation:

- Dawn Sutkowski, 2445 Old Mill Road, Hudson Ohio states she has lived on this street for 46 years, her mom, brother and grandparents lived here. She bought her home in 2005. They love it here and love their neighbors. They built an addition to their house. She stated that Old Mill is not a development, it is a community. They all know each other well. Most of people on Old Mill and Stow Road area are 2nd and 3rd generations. Children buying their parents houses and taking over the land. She stated she plans on having her children take over their property. Everyone in this room is very proud of where they live and take care of each other and our homes and land. She discussed the reason for being at this meeting is to protect our homes, families and livelihoods. We are all worried. We all have well water and no sewer, no City water near us. Their big concern is the water supply and the traffic safety. They are also concerned about their home values changing and diminishing for resale purposes. She stated that she is concerned about people have access to their personal property that will be visible from the site. Ms. Sutkowski discussed her concern for the diminished changes in quantity and quality of the well water that is used for drinking and cooking. She talked about the diesel trucks dripping gas and oil and the asphalt, all containing chemicals that could seep into the wells. There is a risk to all of the wells. She concluded that they are here to work with this committee.
- Rob Kagler, 1790 Enterprise Parkway, Twinsburg Township Manager stated on behalf of the Township and resident comments on the access discussed previously and site plan approval condition of the Concorde Mill site when it was originally built. This is something that should be an obligation on the Old Mill property owner. All the property that is the subject of this application was part of that property at the time it was approved. The City had the opportunity when the original building was built, when the addition was built 2 years later and a couple years ago when the latest addition was built to implement that condition by requiring easements. Those easements could be shared access driveways and they could be easements to become a dedicated road. It doesn't appear to have been done, but rather than dismissing it and saying it can't be provided, he suggests taking a step back and saying this is our

requirement. It has been 30 years, but it hasn't been taken care of, there's going to be some difficult conversations but it will have some great benefits as follows: Old Mill/SR 91 traffic signal is over stressed and overused. The wait time is long and as part of the required improvements required, adding 400 cars and all the trucks it is going to require lane improvements and signalization improvements. Mr. Kagler discussed the traffic signal at the CVS, stating it appears to be designed to be a road. He further discussed the four-way signals at Summit Commerce and Case Parkway South. They are under-utilized. He is suggesting to take the truck traffic out of the north side of the property through Siffron's existing access road to Summit Commerce and all the car traffic out the south side parallel to Old Mill and come out opposite Summit Commerce. The cars and trucks would be segregated with no access to Old Mill Road. The property owner would save money by not widening Old Mill Road, or installing driveways, or drainage and everything associated with this. Mr. Kagler discussed the availability of the water lines and sanitary sewers for homeowners and will it be extended and will they be forced to connect to it.

- Matthew Eppeler, 2668 Old Mill Road, Twinsburg Township stated that Old Mill residents are a community. Old Mill homeowners enjoy more property than the average City residents. We are proud of our properties and enjoy the rural nature of our street. He stated that this project will impact the flow, abundance and content of the water in the wells. As a professional truck driver, he knows firsthand about the ground, water, light, noise, air, traffic and nuisance pollution the type of facility planned here creates. He suggests allowing the waterline access, concerned about the cost and who will be paying. He suggests two lines run down the street so the end of the line does not remain stagnant and become unsanitary. He stated that using City water will affect the effectiveness of the septic systems. This may result in septic tanks needing to be replaced, more frequent pumping or sanitary sewers installed. He also discussed property values and traffic concerns.
- Mark Sutkowski, 2445 Old Mill Road stated his concerns are lighting issues and a wall being built down Hutchinson's property line. He is questioning the height of the wall and will the building lights be taller than the wall. He is concerned about privacy. He feels this road can be pushed to Summit Commerce to get the truck traffic off of Old Mill. He also stated his concern for the lack of landscaping proposed in the plan.
- Jim Balogh, 8944 Ravenna Road, Twinsburg, Ohio, as a Twinsburg Township Trustee he states he supports Mr. Kleinman's comments about redirecting traffic directly to SR. 91 from this parcel and he asks this board to embrace the suggestions that Bob Kagler made about getting the truck traffic off of Old Mill Road. He hopes that we can find a way to create a solution for this beyond what has already been suggested.
- Brad Geller, 2258 Old Mill Road, Hudson, Ohio stated that his traffic concerns have already been addressed. He shared his concerns about the trucks using Old Mill. Additionally he is concerned if this facility is going to operated 24/7 and the noise of the trucks. He is also concerned about the safety and security of his personal property visible from his property.
- Steve Humel, 2500 Old Mill Road, Hudson, Ohio shared his educational and professional experience and states he is keenly aware of what is going on at this site.

He stated in his previous work experience he did landfill design, a geohydrology report would take a year, including boring wells to see what the ground water rise and fall was. This is not a quick process. Everybody was made aware of this issue of the groundwater last spring, nothing happened. One little boring, then we got to take our water samples, that doesn't cut the mustard. We should be talking about our water. Mr. Humel continued discussing his concerns with the light pollution, truck and other pollution coming from this site. He feels this plan is abusive of this land. He shared his thoughts on other issues with all the industrial areas in Twinsburg. He also discussed effects of the Old Mill residents being asked to sell their properties. He spoke of the mitigation process for the wetlands that feed their wells and HB 1175 that protects repairing zones. He stated that Twinsburg Planning does see the benefit of taking care of the environment. Mr. Humel stated that the clear cut of the trees wasn't proper protocol and feels there are numerous violation on that site. He feels that the residents did not know anything about this. He discussed the issues with lining the pond. He discussed sustainability and the how the Old Mill neighborhood is the example of sustainability the City should follow. He stated the Gumbo proposal is unacceptable. Acceptable conditions would be on building to the north and west of the property oriented at 90 degrees, changing the right of way, etc.

- Lynn Clark, 2485 Old Mill Road, discussed that he has been trying to educate himself on all aspects of this project. He stated that a lot of time has been invested by the applicant and it is obvious the attention to detail, but he didn't see if the data showing how all the work they did aligns with all the City's Ordinances, including environmental and planning ordinances. He continued to discuss if we put an impervious surface over this entire acreage we are going to lose about 25 million gallons of recharged water to the groundwater per year. Without that water the endangered species found on the site will be threatened. If that stream dries up, we will lose several species. He did find comfort in the statement that the ecosystem is being preserved. He would like to see data driven answers for the concerns being raised.
- Sean Beckett, 8029 McGhee Lane, noted that the developers are not in attendance tonight, their best advocates are this Commission. He stated that he has worked for developers, he has heard developers use words that sound nice to residents such as collaboration and research. He stated the developer is concerned about his bottom line and always does the bare minimum and he feels that they do not have any interest in our local community. The Old Mill site is cheap to develop because it does not have water, sewer or access. He stated that the developer talked to the City prior to purchasing this property and they are dependent on the fact that City will work with them. There are ways that the City can stop this and he expects the City to fight the developer on this project. Mr. Beckett discussed the City's lack of any kind of proactive reviewing of the site plan and for clearing plan. He discussed how do we create a sustainable development in this area and how do we protect the residents. The City has a seen very close relationship with Scannell Properties. He feels Scannell needs to make its money in ways that are responsible to the community around them and City is the only guard. He stated the City may be ignorant of development practices or they are corrupt and do whatever they want to do. We demand the City acts with responsibility and diligence not only to us the residents,

but also the environment through conservation and sustainability. He continued by discussing the tax benefits for the City, safety issues, pollution issues, and traffic as mentioned by other participants. He stated this is not the right land for this project and would like to see the City consider a completely different option.

- Karen Labbe, City Council of Ward 3 stated that tomorrow Council is voting on a resolution, she quoted “whereas the council of the City of Twinsburg recognizes the opportunity to protect the character and quality of life in the City, preserve open space and protect water quality”. She is asking that Planning Department make sure there are answers to these questions presented. She discussed the testing and verbiage that should be added to continue water quality. She is asking this committee to pay attention to what the developer says they are going to do and get verbiage that backs it up.
- Tracy Doudt, 3320 Ingleside Road, Cleveland Heights, Ohio. She is in attendance representing her in-laws who live on Old Mill Road. She shared that she and her husband have live around the world and feels that the City has something very special and unique on Old Mill Road. Also suggesting the City get very specialized expert advice to help assure the community that the City is doing due diligence.
- George Harabin, 2414 Old Mill Road, Hudson, Ohio stated that he feels this got off wrong, because people found out about it when the trees were cleared. He feels there are a lot of things going on and no one understands it. His additional concern is the well water.
- Titus Patsolic, 2646 Old Mill Road stated he is concerned about the well water and also how the development will change the aspect of the road.
- Tim Hutchinson, 2417 Old Mill Road, stated as those participants stated before him, that he didn’t know about the developer’s plan to remove the trees. He is concerned about all the trucks and traffic.
- Glenn Pleta, 2238 Old Mill Road, stated he believes this is about money vs. the quality of living. He feels that Twinsburg has enough facilities to handle anything else that comes in. He feels it is all about the money.

Mr. Cohen thanked all the public participants for attending this meeting and for sharing their concerns and comments. Mr. Cohen stated that the participants have given the Commission a lot to think about.

Mayor Yates stated that this is not an easy situation. There have been hundreds hours spent behind the scenes talking about and looking at our code. We have Council representatives that show up and do care. He stated that he knows this is challenging. This property has been zoned industrial since the 80’s and it is something voted on and the codes have been voted on. It is frustrating when we are called crooks or when it is said that we don’t care. We all have a passion for this community and we are representing our residents and doing what we can to protect our community. We want to try and help the way that we can, and legally do it. Mayor Yates stated that as a previous attorney, he knows what goes into these types of projects. Financially, it is about the building and they are not going to not make money. We understand that and we want to do whatever we can, but unfortunately we get into a situation where we can’t stop it. We can try to regulate as much as we can and make it as appealing as possible. He stated that we are going to continue to make sure that all your concerns are addressed within our legal right to do so. We are going to enforce what we can. This Board and Council can’t just

say we don't want something in a particular spot. All we can do is try to work within the property rights of the property owner and do what we can to make the project the best we can to help residents. He stated it is difficult to understand and it's a difficult position for us to be in. We will continue to do whatever we can and the Board will also make sure it meets every type of regulation that the City has and anything that we are able to enforce.

2. **Communication & Miscellaneous:** None presented.
3. **Excuse absent Members:** All members present.
4. **Next Meeting date:** March 21, 2022
5. **Adjournment:** There being no further business to come before the Planning Commission the meeting unanimously adjourned at 8:50p.m.

Marc Cohen, Chairman

Tina Falconberry, Secretary