

**CITY OF TWINSBURG
PLANNING COMMISSION MINUTES
MARCH 16, 2020**

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

Present: Messrs.: Zeitz, Metropulos, Cohen and Shebeck
Absent: Mr. Kevin Sterling
Also Present: Ms. Lynn Muter, City Planner
Mr. Sam Scaffide, City Council Representative

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG PLANNING COMMISSION PUBLIC HEARING MARCH 16, 2020
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1. **Conditional Use Permit** – Outside Storage
2152 East Aurora Road
PP# 64-00516 I-2 – Limited Industrial District
JEFF CONWAY / J.C. LANDSCAPING INC.

Jeff Conway, 3170 Cannon Rd., Twinsburg, presented the application. In discussion here tonight is a piece of property that is 70 feet wide, 640 feet deep and it is in the I-2 Zoning Class. If we look at the I-2 Zoning Class, the side yard setbacks are 25 feet so that leaves us a very narrow strip to utilize it as an industrial zoning class. What we would like to use it for is outside storage of mulch, material, trucks, trailers and a small out building for in the future. We are trying to work within the zoning class, but I feel that there is nothing that really fits the setbacks and the widths of the lot.

CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION MARCH 16, 2020
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1. **Conditional Use Permit** – Outside Storage
2152 East Aurora Road
PP# 64-00516 I-2 – Limited Industrial District
JEFF CONWAY / J.C. LANDSCAPING INC.

Mr. Cohen stated that you are aware that this evening you are looking for the conditional zoning certificate to allow that. It has nothing to do with the site plan you put before us, you would have to come back to Planning Commission with a full set of documents that address work that has already been done, things that aren't in compliance now and anything you are proposing. Make sure you look at setbacks and things related to your accessory building. There are variances required you may have to do based on what I'm looking at now. What you are proposing may need other steps for approval.

Mr. Metropulos asked if this is strictly a landscaping business?

Jeff Conway stated yes it is. There is currently a residential house on the property. Once we switch over to using it as a landscaping yard for business purposes we were told the house is no longer able to be used as a residential house. Currently it is, but when we do the switch over the house would be used for office space and not be used as a residence. We cannot use it for dual purposes.

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Mr. Shebeck commented that his only concern is that it seems to be a large area that is going to be stoned in. Was just wondering about runoff and heavy down pours because it's not going to absorb it as quickly and drainage could be an issue. Keep that in mind when you are doing your site plan.

Mr. Cohen stated there is definitely some storm water management that needs to be worked on.

Mr. Zeitz asked is this outdoor storage unit like a cement divider or open space that you are going to store mulch and other materials?

Jeff Conway stated at the rear of the property, 2 foot by 2 foot concrete blocks, you can stack three or four high, anticipating to go three high. This will provide a six foot concrete divider wall to segregate the materials and also keeps them contained and dumped in a big pile.

Ms. Muter stated that she would caution the applicant to speak with Engineering about the storm water issue.

2. Lot Split

10039 Darrow Road
PP# 64-02686 PUD-Planned Unit Development
LINDA ROLEN, OWNER & JAMES R. PEARL, ATTORNEY

Linda Rolen, 10039 Darrow Rd, Twinsburg, Ohio presented the application. She stated she was approached in august by Deer Run Apartments, my neighbor to the south, about potentially buying my entire property. As it's a century home and has been in my family for like seven generations, we declined. They re-approached with an offer to buy an acre from me. That is why I would like for you folks to consider the lot split so I could sell one acre to Deer Run.

Mr. Cohen stated to Ms. Muter that his question has to do with parcel A, with the house on it, that they are going to remain ownership of. There's a 10 foot wide sidewalk easement and I'm curious as to why we are not dedicating that to the right away like we are to parcel B. So that the right away line is continuous all the way through and doesn't jog out the 10 feet.

Ms. Muter stated that Engineering asked for the easement as opposed to asking for the right away. The house is too close to the right away and it was just too invasive to ask for the right away. The thought was should the century home be raised or moved at some point, then we would ask for the right away. At this time since it is going to be occupied, Engineering would like the ability to even out the sidewalk but is comfortable having only the easement. When 91 was widened, width was taken from the other side for the very same reason that Linda and I presented it's a century home status and the proximity to the right away just doesn't lend itself to taking that right away.

Mr. Cohen asked what's the concern that if they gave us that 10 feet, that the City would do something in it? Right now we can't do anything and this is kind of a protection for the homeowner.

Ms. Muter replied, "yes."

Mr. Metropulos asked that you are in the PUD with Ethan's Green but you have no association with Ethan's Green, is that correct?

Linda replied, "yes."

Mr. Shebeck stated that when they set that up they included this property into the PUD. I understand your concern with preserving the house, I appreciate that because it is part of Twinsburg's history.

Mr. Cohen stated with the lot split the existing home is going to need to connect into the sanitary sewer facility and site septic abandoned, which you are currently in the process of doing that.

3. Final Site Plan – New Guardhouse

1999 Enterprise Parkway
PP# 64-09068 I-3 Heavy Industrial District
MATT WEBER / PEPSI COLA GENERAL BOTTLERS OF OHIO, INC.

Matthew Weber with Weber Engineering, 2555 Hartville Rd., Rootstown, Ohio presented the application. The new guard house is 400 square feet in front of the existing guardhouse. This is identified as a guardhouse but will be used solely by the truck drivers, an area for them to do paperwork and things they need to do to start and close out their day, rather than them having to go into the facility. The guardhouse currently there will stay there and stay functioning as it currently is. It is kind of an accessory to the guardhouse specifically for the drivers.

PENDING ITEMS – None

<p>CITY OF TWINSBURG PLANNING COMMISSION MEETING MINUTES MARCH 16, 2020</p>

Mr. Cohen called the meeting to order at 7:18 p.m.

APPROVAL OF MINUTES – December 2, 2019
The minutes of December 2, 2019 are approved as submitted.

PUBLIC PARTICIPATION – None

1. **Conditional Use Permit** – Outside Storage
2152 East Aurora Road
PP# 64-00516 I-2 – Limited Industrial District
JEFF CONWAY / J.C. LANDSCAPING INC.

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT ALONG WITH THE SUBMITTED CONDITIONAL USE REQUEST AN APPLICATION FOR JC LANDSCAPING 2152 E. AURORA RD. PP #64-00516 DATE STAMPED RECEIVED FEBRUARY 3, 2020 I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL ISSUANCE OF A CONDITIONAL ZONING CERTIFICATE TO ALLOW OUTSIDE STORAGE IN A I-2 LIMITED INDUSTRIAL DISTRICT WITH THE FOLLOWING CONDITIONS WITHIN THE NEXT THREE MONTHS SUBMISSION OF SITE PLANS TO ADDRESS WORK ALREADY COMPLETED AND WORK NOT IN CONFORMANCE WITH THE ZONING

**REGULATIONS AND ANY OTHER NEW PROPOSED
WORK.**

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

2. Lot Split

10039 Darrow Road
PP# 64-02686 PUD-Planned Unit Development
LINDA ROLEN, OWNER & JAMES R. PEARL, ATTORNEY

MOTION:

**UPON RELIANCE UPON REPRESENTATIONS MADE
BY THE APPLICANT ALONG WITH THE SUBMITTED
LOT SPLIT MAP FOR LINDA ROLEN 10039 DARROW
RD. PP #64-02686 DATE STAMPED RECEIVED
FEBRUARY 28, 2020 I MOVE FOR FINAL APPROVAL
OF THE LOT SPLIT.**

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

3. Final Site Plan – New Guardhouse

1999 Enterprise Parkway
PP# 64-09068 I-3 Heavy Industrial District
MATT WEBER / PEPSI COLA GENERAL BOTTLERS OF OHIO, INC.

MOTION:

**UPON RELIANCE UPON REPRESENTATIONS MADE
BY THE APPLICANT AND THEIR REPRESENTATIVES
ALONG WITH THE SUBMITTED SITE PLAN FOR THE
PEPSI COLA BOTTLERS OF OHIO GUARDHOUSE
BUILDING 1999 ENTERPRISE PKWY. PP #64-09068
DATE STAMPED RECEIVED FEBRUARY 26, 2020 I
MOVE FOR FINAL SITE PLAN APPROVAL.**

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

COMMUNICATIONS & MISCELLANEOUS -

Mr. Shebeck asked when Planning reviews a business or site plan, when there are parking regulations, how do we police that after the fact? Mt concern is CVS, obviously they are doing remodeling but there are 8 pods out there taking up half their parking spaces.

Ms. Muter stated that she will get with the Building Commissioner on that matter.

Mr. Zeitz asked if we have another member?

Ms. Muter stated that David Kleinman will be replacing Kevin Sterling and he will be at our next Planning Commission meeting.

Mr. Cohen welcomed Mr. Sam Scaffide, City Council Representative, to Planning Commission.

Ms. Muter stated that she would like to get the sign code on the next agenda.

EXCUSE ABSENT MEMBERS – Mr. Kevin Sterling

MOTION: TO EXCUSE MR. KEVIN STERLING FROM THIS MEETING.

**MR. SHEBECK MOVED MR. METROPULOS SECONDED.
UPON ROLL CALL MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT -

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:30 p.m.

Mr. Cohen, Chairman

Tracy Mason, Secretary