

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

Present: Messrs. Metropulos, Sterling, Cohen, Shebeck
Absent: Mr. Bova

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

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION MARCH 19, 2018

1. Preliminary and Final Subdivision Plat – Cornerstone Business Park Phase IV
PP# 64-09511 I-3
KEVIN SEE (owner rep.) SCANNELL PROPERTIES / MATT WEBER, Engineer

- PLANNER'S REPORT DATED 3/8/2018 ON FILE AND NOTED AS EXHIBIT A.
- PLANNER'S RESPONSE DATED 3/12/2018 ON FILE AND NOTED AS EXHIBIT D.
- PLANNER'S UPDATE DATED 3/15/2018 ON FILE AND NOTED AS EXHIBIT E.

Mr. Matt Weber with Weber Engineering Services, 2555 Hartville Rd. Rootstown, Ohio presented all applications tonight.

- There are three projects here which will complete the back side of Cornerstone Business Park.
- The subdivision plat shows three lots, #6, 7 and 8, located behind and to the west of the Amazon property.
- The existing road length will be reduced and a one-sided cul-de-sac will be created to allow the parcels to fit with the frontages aligning properly.
- A variance was granted for a parking setback on one of the parcels.

Ms. Muter noted that the applicant has addressed all the items on the Planner's Report for the Subdivision Plat.

- They did receive a variance to allow the parking for the Spec. Building to be in front of the building, with the storm water basin to the rear.
- Everything is in compliance.

2. Final Site Plan – Auto Parts Distribution Center
Cornerstone Parkway, Cornerstone Business Park
PP#64-09511 I-3
KEVIN SEE (owner rep.) SCANNELL PROPERTIES / MATT WEBER, Engineer

- PLANNER'S REPORT DATED 3/8/2018 ON FILE AND NOTED AS EXHIBIT B.
- PLANNER'S RESPONSE DATED 3/12/2018 ON FILE AND NOTED AS EXHIBIT D.
- PLANNER'S UPDATE DATED 3/15/2018 ON FILE AND NOTED AS EXHIBIT E.

Mr. Weber presented the final site plan for an O'Reilly Auto Parts distribution center.

- Also Present are Kevin See from Scannell and Philip Hopper with O'Reilly.
- The applicant is proposing a 404,000 square foot distribution center at the corner of Chamberlin Rd. and Cornerstone Pkwy.
- This is approximately a 27 acre parcel which has been cleared with some trees remaining along Chamberlin Rd. and they plan to replace and fill in some trees to enhance the corner on Chamberlin Rd.
- They have provided an easement for landscaping and signage at the intersection.
- The parking is at the front of the building and storm water management has been accounted for.
- There are two truck drives and two automobile entrances to separate the flow of operations.
 - Due to the functionality, they feel it is important to separate the truck and auto traffic.

Mr. Cohen has concerns with the four curb cuts into the property; he understands the desire to separate trucks from cars, however, it will be a difficult parking lot to maneuver in with several dead ends.

- He does not care for the layout and feels that connecting the lot to the truck driveways would be better.
- He understands that the owner is aware of the layout and chooses to keep the traffic separate.

Mr. Sterling commented that he feels that the site was aggressively cleared, with no trees remaining.

Mr. Weber noted that they worked hard to keep the larger trees from the bridge to about the half way point of the Chamberlin frontage.

- They have complied with the Building Code in planting additional trees in that area.

Ms. Muter commented that the trees on Chamberlin Rd. remain; she looked at it when reviewing the landscape plan.

Mr. Sterling noted that he also dislikes the dead ends in the parking lot.

Mr. Metropulos asked about truck traffic volume, there is expected to be 35 trucks per day?

Mr. Weber agreed that is the approximate number.

Mr. Cohen stated that the application is waiting on approval from Engineering generally and for storm water management.

Ms. Muter agreed that these are the two things remaining, Engineering has received final drawings and it is all in progress.

3. Final Site Plan – Multi Tenant Spec. Building

Independence Parkway (extension), Cornerstone Business Park

PP# 64-09511 I-3

KEVIN SEE (owner rep.) SCANNELL PROPERTIES / MATT WEBER, Engineer

- PLANNER'S REPORT DATED 3/8/2018 ON FILE AND NOTED AS EXHIBIT C.
- PLANNER'S RESPONSE DATED 3/12/2018 ON FILE AND NOTED AS EXHIBIT D.
- PLANNER'S UPDATE DATED 3/15/2018 ON FILE AND NOTED AS EXHIBIT E.

Mr. Weber presented the application for final site plan, multi tenant spec. building.

- This building is planned at the south end of the property right behind the Amazon property.
- It will be a 276,000 square foot multi tenant building.
- There will be loading docks on the south side and parking on the north side, it fits nicely on the property.
 - They did receive a variance for parking in the front of the building.
 - They worked with the City Engineer to revise the storm sewer system, which originally came right off of the cul-de sac.
 - They have provided landscaping and revised it according to Planning recommendations.

Mr. Cohen agreed that the applicant has addressed all of the comments made in the initial review.

- Is there a tenant planned for the spec building?

Mr. Weber replied that it is just a spec. building but as things have been going well on the property, he expects it to fill up quickly.

Mr. Sterling asked if there is room for additional parking if needed in the future.

Mr. Weber replied that, if necessary, there are locations that could be used, perhaps on lot #7 or by moving storm water retention underground.

Mr. Shebeck asked if the landscaping will go up against the existing chain link fence.

Mr. Weber replied that the fence will be removed and replaced with the landscaping.

Mr. Metropulos asked for clarification of where the existing storm sewers on the cul-de sac will be relocated.

Mr. Weber indicated on the drawing.

Ms. Muter pointed out that all issues brought up at the first consideration of this application have been addressed.

- The Fire Department requested additional hydrants which has been accommodated
- A turn-around was created at the end of the driveway to allow an emergency or delivery vehicle to turn around.

- The landscape buffer was created to screen the storm basin and non-active side of the building from the Twinsburg Township residents on that side; there was no thought to continue the sound barrier.
- The landscaping compliance and photometric plan have been reviewed.

PENDING ITEMS – NONE

CITY OF TWINSBURG
PLANNING COMMISSION MEETING
MARCH 19, 2018

Mr. Cohen called the regular meeting to order at 7:20p.m.

APPROVAL OF MINUTES – March 5, 2018

The minutes of March 5, 2018 are approved as written.

PUBLIC PARTICIPATION- NONE

1. Preliminary and Final Subdivision Plat – Cornerstone Business Park Phase IV.

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED FINAL SUBDIVISION PLAT FOR CORNERSTONE BUSINESS PARK PHASE IV, PP#64-09511 DATE STAMPED RECEIVED MARCH 15, 2018, I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL FINAL SUBDIVISION PLAT APPROVAL.

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

2. Final Site Plan – Auto Parts Distribution Center.

Mr. Sterling asked how many trucks will be entering and exiting the property each day.

Mr. Weber replied approximately 35 per day.

Mr. Sterling asked if they will all be on the same shift.

Mr. Hopper replied that there are several shifts with the largest shift arriving before 7:00 am, another at noon and the final shift arriving at 3:00 pm.

Mr. Shebeck asked if the daytime traffic is incoming orders and nighttime traffic being store distribution.

Mr. Hopper explained that the store distribution trucks typically run between 7:00pm and 5:00 am.

Mr. Cohen asked what type of trucks they use.

Mr. Hopper replied mostly 53 foot semi-trucks.

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED SITE PLANS AND LANDSCAPE PLAN FOR THE AUTO PARTS DISTRIBUTION CENTER ON CORNERSTONE PARKWAY, PP# 64-09511 DATE STAMPED RECEIVED MARCH 15, 2018, I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITION:

1. APPROVAL OF THE STORM WATER MANAGEMENT PLAN BY THE CITY OF TWINSBURG ENGINEERING DEPARTMENT.

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

3. Final Site Plan – Multi Tenant Spec. Building

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED SITE PLANS AND LANDSCAPE PLANS FOR THE MULTI TENANT SPEC. BUILDING ON INDPENDENCE PARKWAY, PP# 64-09511 DATE STAMPED RECEIVED MARCH 15, 2018, I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITION:

1. APPROVAL OF THE STORMWATER MANAGEMENT PLAN BY THE CITY OF TWINSBURG ENGINEERING DEPARTMENT.

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

Mr. Weber stated that the ground stone piles on the front of the property is planned to be used for these projects, so as the projects progress the piles will disappear.

Mr. Weber stated that they will clean up the tires on the property as well.

COMMUNICATIONS AND MISCELLANEOUS-

Ms. Stauffer welcomed O'Reilly Auto Parts to the City.

Mr. Shebeck commented that he is happy to have them as a part of Twinsburg.

There was a discussion regarding the need for a warning sign on I-480 at the new helistop at the University Hospitals building.

- Ms. Muter continues to look into that.

Mr. Cohen pointed out that the pedestrian buttons have been removed at the roundabout at Glenwood Dr. and Darrow Rd.; he would like to know why.

Ms. Stauffer replied that the City had an engineering firm come in and give a list of recommendations for that area due to a lot of accidents; one of the recommendations was to relocate the cross walks as they are a distraction.

Mr. Shebeck noted that he has seen drivers ignore the activated pedestrian signal and just keep driving.

Mr. Shebeck commented that in his January town hall meeting Mayor Yates mentioned reducing the clutter in the round about area.

Mr. Cohen asked if ODOT had comments on the recommendations since they designed the roundabout.

Ms. Stauffer explained that it was an independent firm making recommendations.

- Other recommendations will be implemented as well.

Mr. Shebeck suggested having Mayor Yates speak to a State Representative in regards to having a warning sign placed near the helistop location.

- He is concerned that helicopters typically land into the wind and with wind typically coming from the northwest they will be flying over the freeway at low altitudes.
 - He feels there should be signs on both sides of the freeway.

Ms. Muter replied that the City may have to speak to a State Representative.

Mr. Shebeck asked if the Planning Department has heard anything about the proposed solar farm on G.E. property.

Ms. Muter stated that they have not heard anything and the time limit may have passed on the development plan.

Mr. Shebeck commented that there have not been many incentives for putting solar panels in and they are expensive.

Mr. Cohen asked what is expected for the next meeting.

Ms. Muter replied that there will be an official application for the rezoning request that was discussed at the last meeting along with a final site plan for the Arbor Glen apartment building and potentially a lot split as well as the regulation updates that Larry Finch presented at the last meeting.

Mr. Cohen pointed out that meeting will be April 2, 2018.

Mr. Shebeck informed the Commission that he will be out of town.

Ms. Muter explained that nominations of Chairperson and Vice Chairperson are scheduled to take place at that meeting, with Mr. Shebeck unable to attend; do the Commissioners prefer to move nominations to the next meeting?

Mr. Shebeck stated that he is comfortable missing the vote.

Mr. Cohen pointed out that it is good to have everyone present for the nominations and vote.

There was a discussion about number of votes required with a smaller quorum for an item to be approved.

EXCUSE ABSENT MEMBERS- Mr. Bova

MOTION: TO EXCUSE MR. BOVA FROM THIS MEETING.

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

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:35 p.m.

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary