



Planning Commission Meeting Minutes
March 21, 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.

**In an effort to maximize social distancing measures, the Planning Commission agenda combined the work session with the regular meeting.*

ROLL CALL

Present: Kraig Shipley, Pete Metropulos, David Kleinman, Marc Cohen, Steve Shebeck
Also Present: Lynn Muter, City Planner
David Post, City Council Representative

Work Session

1. Preliminary Lot Split/Consolidation

9879 Shepard Road
PP# 6402160 & PP# 6402161
Elise Brown

- Applicant was not present.

2. Final Site Plan Review – Building Addition

8027 B Darrow Road
TLJ Companies, LLC (Summit Sound & Security)
Evan Kontur/CPK Construction

- They are looking at an addition to existing building.
- Mr. Kontur stated the building height is 25 ft. 3 in. and is well within the 35 foot restriction.
- The building setback is matching with the existing building. It is noted that they will have to go through BZA process on this item.
- Ms. Muter stated that she has not found any documentation for the existing building and the variance that was approved for this. Mr. Cohen stated that this will have to go before BZA to get this variance approval for this addition.
- Ms. Muter discussed that if the parking area were larger it would require the parking area landscaping. This addition is at the rear of the building, it is not a foundation planting or site planting requirement.

- It is noted that since a hard surface is being replaced with a hard surface there is not storm water management issues.
- Mr. Kontur discussed the striped area for the parking layout. An area is needed to pull larger vehicles into this new storage shop. A lane needs to be kept open in the parking area.
- It is recommended to have a dumpster enclosure. This will need to be added to the site drawing.
- Mr. Shebeck discussed the offsite parking. He suggested a lot split consolidation to extend that property further back and put the employees parking behind the addition. He feels this will work better for the future of this property. It is noted there is currently ample parking behind the plaza.
- Mr. Cohen stated that the Commission will not be moving on this tonight. Mr. Kontur will need to present this plan at the BZA to get approval for the setback. If the BZA does approve, he can return to Planning Commission to address the trash dumpster enclosure and anything additional BZA requires at that time.

3. Preliminary Site Plan Review – Office Buildings

PP#'s 64-00261, 64-02030 and 64-03522

Darrow Road/Richner Court

LS Architects/Holt Orthodontics

- Leon Sampat, 22082 Lorraine Rd., Fairview Park, Ohio of LS Architects representing Dr. Holt, stated that Dr. Holt is moving her practice here from Chicago. Prior to purchasing the property a site plan study was completed and he is presenting that at this meeting.
- The proposed structure will be white and gray brick with accent panels. The windows will be gunmetal black.
- Mr. Cohen discussed the requirement for a business plan that lays out and dictates setbacks and requirements working with the City Planner. A business plan will establish what you can do and whether or not you know what is here, what will work when you come to Planning Commission. This will be required for review and approval.
- Mr. Cohen stated that on the Phase Two structure that there is a 10 foot setback. He feels this may be close to the adjoining lot, so this should be looked at for consideration.
- Mr. Cohen is also concerned about the proximity of two parking spots at the entrance drive. Those two spaces may need to be deleted.
- A landscape plan will need to be added as well as storm water management.
- Mr. Sampat stated that as this point, the Orthodontics office is the main focus. Dr. Holt wants to start her practice and eventually complete building two and three.
- Mr. Kleinman suggested a traffic study being needed.
- Mr. Shebeck discussed a current issue of water retention on this site and potential future problems and a concern for increased traffic problems.
- Mr. Cohen stated that these items need to be addressed and continued to be worked on with the City Planner.

Regular Meeting: 7:25pm

1. **Approval of Minutes of February 28, 2022 meeting:**
No comments or corrections, Minutes approved as submitted.
Approval of Minutes of March 7, 2022 meeting:
No comments or corrections, Minutes approved as submitted.

2. **Public Participation:**
 - Dawn Sutkowski, 2445 Old Mill Road, Hudson stated that she is looking for feedback. She is questioning the process and wants to know the plan. Mr. Cohen stated that feedback, comments and discussions will take place when the project is on the agenda.
 - Lynn Clark, 2485 Old Mill Road, restated his concerns with compliance with The City's Ordinances. He restated concerns regarding the ground and surface water quantity and quality and safety concerns.
 - Matthew Epple, 2668 Old Mill Road, is requesting information on the permit for the land clearing. He is interested in this with regards to the US Fish and Wildlife permit, the Ohio Division of Wildlife permit and Ohio Department of Natural Resources permit as it pertains to endangered species and other animals on this site.
 - Karen Labbe, Ward 3 Council, discussed the Comprehensive Plan. She is suggesting a hydrological study be completed, no traffic on Old Mill and a planting of larger trees.
 - Steve Hummel, 2500 Old Mill Road, discussed water quantity and quality potential issues.

3. **Communications & Miscellaneous:** Members stated they welcomed the public participation and will continue to encourage comments and concerns. Members discussed upcoming agenda items and potential requests.

4. **Next Meeting date:** April 4, 2022.

5. **Excuse absent Members:** All Members present.

7. **Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:48p.m.

Mark Cohen, Chairman

Becky Thomas, Acting Secretary