

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

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

Also Present: Ms. Lynn Muter, City Planner
Ms. Maureen Stauffer, Council Representative
Mr. Larry Finch, Director of Planning and Community Development

Election of Chairman and Vice Chairman postponed until next meeting.

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG
PLANNING COMMISSION WORK SESSION
APRIL 2, 2018

1. **Final Site Plan** – Apartment Building
2639 Arbor Glen Dr.
PP# 64-08231 R-7
SCOTT BICKLEY, GROSS BUILDERS

- PLANNER'S REPORT DATED 3/22/2018 ON FILE AND NOTED AS EXHIBIT A.
- PLANNER'S UPDATE DATED 3/28/2018 ON FILE AND NOTED AS EXHIBIT C.

Mr. Scott Bickley with OHM Advisors, 6650 W. Snowville Rd. Brecksville, Ohio presented the application for Final Site Plan for the apartment building at Arbor Glen.

- This will be a 53 unit senior living building with parking and garages associated.
- There is an existing curb cut which will be relocated.
- They would like to receive final plan approval today and then receive Engineering approval as well.
- They are on the ARB agenda on April 5 for final approval from them.

Mr. Cohen noted that it appears that the applicant has addressed all comments made by Planning Commission and are waiting for approval from Summit Soil and Water on the SWPPP as well as storm water management and site lighting from the Twinsburg Engineer.

Ms. Muter agreed that those are the items still pending approval.

- She reviewed the photometric plan and discussed it with the applicant; it appears to be fine but the City Engineer will also review it.
- The sidewalk issues have been corrected and there is a very nice landscape plan.

Mr. Metropulos asked if BZA allowed the variance for the canopy over the front drop off area.

Ms. Muter replied that they have approved that variance.

2. **Rezoning Request** - C-2 to R-5
E. Aurora Rd. at Chamberlin Rd.
Southwest corner
PP# 64-00589
ROB BENJAMIN, HERITAGE DEVELOPMENT

- PLANNER'S REPORT DATED 3/22/2018 ON FILE AND NOTED AS EXHIBIT B.

The applicant was delayed, the discussion will be allowed in the regular meeting.

3. **Revised Tree and Vegetation Regulations** - Planning and Zoning Regulations Section 11
Section 1171 Tree and Vegetation Protection
COT, LARRY FINCH

Mr. Larry Finch, Director of Planning and Community Development for the City of Twinsburg presented the revision to Chapter 1171 of the Regulations.

- This revision is for the purpose of cleaning up inconsistencies and removing some duplication within the Regulations.
- The same regulations were shown in two different places in the Codified Ordinances, Chapter 1347 and also in parts of Chapters 1171 and 1172.
 - The Chapter 1171 revisions are indicated in red on the updated document with added comments.

Mr. Finch highlighted the changes in Chapter 1171, the Tree and Vegetation Regulations.

Mr. Cohen noted that there is a separate sheet for definitions; there were originally 17 but now only 6 are listed.

Mr. Finch explained that, upon review, most of them were self-explanatory with definitions not needed; the remaining 6 were in need of definitions.

4. Revised Landscaping Regulations – Planning and Zoning Regulations Section 11
Section 1172 Landscaping (Incorporating existing Chapter 1347, Tree Regulations)
COT, LARRY FINCH

Mr. Finch presented the revisions of Chapter 1172, the Landscaping Section of the Codified Ordinances.

- The revisions clarified the credits as well as tree replacement.
 - It provided a justification for tree replacement.
 - It is important for the City to provide a nexus between the benefits of the Regulations and the Regulations themselves and that is the intent of the very long paragraph in the revision.
 - The number of trees required needed clarification; there was a difference between Sections 1172 and 1347.

Mr. Cohen asked about 1172.07(c) which says “refer to Chapter 1167” should that be 769 to match with the section for donation bins?

Mr. Finch replied that would require a correction.

- They determined that the donation bin regulations would be placed in the Building Code as opposed to the Zoning Code.

Mr. Cohen pointed out section 1172.09 still has numbers removed from the organization of the information.

- He would like part (a) of 1172.09 to be numbered 1 through 9.
 - This appears to be an error with some documents showing the numbering and some not. The document will be correct in the Regulations.

Mr. Sterling asked about the requirement to replace an 8 inch tree, are they required to replace it with another 8 inch tree?

Mr. Finch replied that it would be replaced with a 2 inch tree.

Ms. Muter explained that if a developer removes an 8 inch tree the City is collecting a fee and then the City would replace the tree somewhere else.

Mr. Finch clarified that the fee would be placed in the City’s dedicated account for tree replacement, which is a line item in the City Engineer’s budget.

Mr. Metropulos noted that there is reference to BZA actions; would there be BZA appeals on this matter?

Mr. Finch replied that any appeal goes through the Board of Zoning and Building Code Appeals, except for signs.

- Any appeal, even against a decision of the Building Commissioner goes through BZA.
- The revisions have not been shared with the BZA but copies can be sent to them.

Mr. Metropulos asked if site lines at an intersection takes the site line of a semi-truck into account.

Mr. Finch replied that if a large tree were set outside of the site distance triangle, it would have to have a very large canopy in order to obstruct the view but it may be able to happen.

5. Repeal Section 1347 – Building Department Regulations Section 13
COT, LARRY FINCH

Mr. Finch explained that this would require a recommendation to repeal Section 1347, which has been replaced by the updated Section 1172.

6. Proposed Donation Box Regulations – Business Code Regulations Section 7
COT, LARRY FINCH

Mr. Cohen noted that there were a few changes made that were not discussed at the last meeting.

Mr. Finch explained that they changed the allowed number of boxes per property from 1 to 2 and, after researching the typical box size, the size allowed has been increased.

Mr. Cohen pointed out in section 769.03(j) which prohibited “High intensity colors” has been struck through, why is that?

Mr. Finch explained that many of the boxes come from the factory in a bright color, which may complicate compliance and also the boxes will be screened from the street view which is the primary concern.

Mr. Sterling asked how they define a lot, would Giant Eagle be considered one lot?

Mr. Finch replied that there are at least 4 different parcels in that plaza and right now there are no donation bins on those lots.

- A lot would be defined by a Lot of Record with a Permanent Parcel number on the County website.

Mr. Metropulos clarified that there could be 4 sets of donation boxes in the area of Giant Eagle.

Mr. Finch agreed.

Mr. Metropulos suggested a grace period waiving fees for permits for the existing donation boxes.

- How much will it cost to renew the permit?

Mr. Finch explained that he anticipates the permit fee being \$25.00 or so, the idea is not to make money on them, it is to have some control over the placement and screening.

- Everyone is starting at the beginning with the permitting process in order to get all of the boxes into compliance and allowing a grace period would delay that compliance.
 - They could possibly be given up to 6 months to obtain the permit for existing donation boxes.

Ms. Stauffer commented that she agrees with a 6 month grace period for existing boxes.

Ms. Muter noted that, if recommending this to City Council at this time, the 6 month grace period would line up with nice weather.

PENDING ITEMS – NONE

CITY OF TWINSBURG
PLANNING COMMISSION MEETING
APRIL 2, 2018

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

APPROVAL OF MINUTES – March 19, 2018

The minutes of March 19, 2018 are approved as written.

PUBLIC PARTICIPATION- NONE

1. Final Site Plan – Apartment Building

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THE REPRESENTATIVES ALONG WITH THE SUBMITTED SITE PLAN AND LANDSCAPE PLAN FOR ARBOR GLEN APARTMENTS BUILDING #7 2600-2730 ARBOR GLEN DRIVE PP#64-08231 DATE STAMPED RECEIVED

MARCH 28, 2018 I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS;

1. APPROVAL OF THE SWPPP BY SUMMIT COUNTY SOIL AND WATER.
2. APPROVAL OF THE STORM WATER MANAGEMENT PLAN BY THE CITY OF TWINSBURG ENGINEERING DEPARTMENT
3. APPROVAL OF THE SITE LIGHTING PHOTOMETRICS BY THE CITY OF TWINSBURG ENGINEERING DEPARTMENT.

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

2. Rezoning Request - C-2 to R-5

Mr. Rob Benjamin with Heritage Development presented the application for rezoning.

- They are asking for recommendation to City Council for the rezoning of the 12.3 acre lot from C-2 to R-5.
- They would develop the land and Ryan Homes would be the builder.
- The land has had several zoning classifications over the years.
- They are very close to moving forward with the Whispering Woods III development on the other side of S.R. 82.
- They would like to move forward to the Board of Elections and have this rezoning on the November ballot.
- They have submitted a concept plan.

Mr. Cohen reiterated that Planning Commission is not considering recommendation of the site plan, only the rezoning request would be recommended to City Council; the site plan is helpful to indicate what they may do with the rezoning but there is no indication that the development would actually be like that.

Mr. Sterling indicated that he does not like to see the City lose commercial property, there is very little left and the existing available property is filling up.

Mr. Metropulos noted that a recommendation should indicate an opportunity for success for the applicant as well as the City. He pointed out that the number of lots on the concept plan is over what the City allows with 35 proposed and 28 allowed; how is that economically viable for the applicant?

Mr. Benjamin replied that the plan for Whispering Woods included less acreage and 30 lots being built, he feels there is the possibility of receiving a variance from the City on number of lots allowed.

Mr. Cohen added that there is a limit to the length of a dead end cul-de-sac with regard to the number of lots that it can serve.

Mr. Benjamin commented that they had a similar layout in the Whispering Woods III development and there would be easier access to the road in this phase as opposed to Whispering Woods.

- That can be discussed as well as providing another exit onto S.R. 82.
 - They realize there are some issues that would have to be addressed in order to develop the land as residential.
 -

Mr. Benjamin replied to Mr. Metropulos question regarding economic viability; they have owned this property for 45 years and have marketed it as Industrial and commercial with little interest.

- They are aware of wetlands on the property as well as buffers required for residential development.
- There is a nice park adjacent to the property, which would be desirable to new residents.
- After trying for many years to develop it as different uses, they feel this is the best use for the land.
 - They considered multi-family housing on this parcel but determined that is not as desirable as single family housing.

Mr. Cohen pointed out that the Commissioners want to be sure that the applicant understands that they may only be allowed to develop 28 lots on this parcel.

Mr. Benjamin replied that he does understand.

Mr. Cohen stated that with only 4 commissioners present at this meeting there is a potential for a tied vote, which would be a denial of recommendation.

- The applicant is able to postpone the vote to a meeting with a full quorum.

Mr. Benjamin asked for a straw vote in order to decide whether to continue with the vote tonight.

Mr. Cohen stated that he would prefer a different use for the property based on the Comprehensive Plan and what the City would like to see there but also understands the applicant's position, he would support the recommendation to Council.

Mr. Sterling stated that he would not support recommendation to Council

Mr. Metropulos noted that he supports what is in the Comprehensive Plan currently.

Mr. Bova stated that he would support the recommendation to Council.

Mr. Cohen explained that a 2/2 vote would result in the applicant not receiving the recommendation to Council.

Mr. Benjamin asked Mr. Sterling what his reservations are, he believes that Mr. Sterling was previously in support of the rezoning.

Mr. Sterling replied that he was on Planning Commission when the parcels on both sides of S.R.82 were considered for a Commercial business area.

- He understands the parcel on the other side being rezoned residential as it abuts residential property.
- He does not support this corner being rezoned; he feels it would be dangerous as children would try to cross S.R. 82 to access other children or else they would be stuck on their one little street.
- He feels that, with the decreasing amount of commercial land, the applicant will be able to develop it as a commercial use.
 - He dislikes the idea of losing available commercial land.

Mr. Benjamin stated that children do not play outside much anymore.

- There is a bike lane which currently ends in Macedonia and could eventually be extended to Chamberlin Rd. by ODOT or the County.
- There is also the possibility of a much highlighted crosswalk.
- The location of this development allows for children to bike to the park in Macedonia.

Mr. Benjamin stated that there is not a lot of commercial or residential land in Twinsburg and this parcel has not had commercial interest as it sits between very commercial Macedonia and very commercial Twinsburg Square area.

- The focus on commercial development in Twinsburg seems to be in the central area.
- He disagrees with holding onto a commercial lot just because it is commercial.

Mr. Benjamin requested that the item be tabled to a meeting with a full quorum.

MOTION: AT THE REQUEST OF THE APPLICANT, I MOVE WE TABLE ITEM #4 ON THE REGULAR MEETING TO THE NEXT MEETING OF THE PLANNING COMMISSION.

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

3. Revised Tree and Vegetation Regulations - Planning and Zoning Regulations Section 11

MOTION: I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE UPDATES TO CHAPTER 1171, TREE AND VEGETATION PROTECTION OF THE CITY OF TWINSBURG ZONING AND DEVELOPMENT REGULATIONS AS SUBMITTED.

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

4. **Revised Landscaping Regulations** – Planning and Zoning Regulations Section 11

MOTION: I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE UPDATES TO CHAPTER 1172, LANDSCAPING OF THE CITY OF TWINSBURG ZONING AND DEVELOPMENT REGULATIONS AS SUBMITTED WITH THE RECOMMENDED PLANNING COMMISSION CHANGES.

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

5. **Repeal Section 1347** – Building Department Regulations Section 13

MOTION: I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE DELETION OF CHAPTER 1347, TREE REGULATIONS OF THE CITY OF TWINSBURG ZONING AND DEVELOPMENT REGULATIONS.

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

6. **Proposed Donation Box Regulations** – Business Code Regulations Section 7.

MOTION: I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL ADDING CHAPTER 769 DONATION BOX REGULATIONS DATED MARCH 6, 2018 TO THE CITY OF TWINSBURG BUSINESS CODE REGULATIONS AS SUBMITTED.

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

COMMUNICATIONS AND MISCELLANEOUS –

Ms. Muter noted that there will be another rezoning application at the next meeting, a revisitation of the property at the corner of S.R.82 and Ravenna Rd. near the Bonjorno’s restaurant.

Ms. Muter pointed out that a display has been established at the Fitness Center lobby area promoting the connecting communities trail plan and asking for resident’s input.

- This has been in place for a few weeks and there has been a good response.

EXCUSE ABSENT MEMBERS-

MOTION: TO EXCUSE MR. SHEBECK FROM THIS EVENING’S MEETING.

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

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:45 p.m.

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary