

**CITY OF TWINSBURG  
PLANNING COMMISSION MINUTES  
April 15, 2019**

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

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

The Board recited The Pledge of Allegiance.

<b>CITY OF TWINSBURG PLANNING COMMISSION PUBLIC HEARING APRIL 15, 2019</b>
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**1. Final Site Plan – Liberty Park – New Baseball Field and Parking Area**

9437 Liberty Rd.

PP#64-09190 P-F Public Facilities District

COT / DEREK SCHROEDER, PARKS AND RECREATION DIRECTOR

Mr. Derek Schroeder, 10260 Ravenna Rd. Parks and Recreation Director for the City of Twinsburg presented the application.

- This plan has been in discussions with the Twinsburg Baseball League, Ohio Department of Natural Resources and the Twinsburg Parks and Recreation Department for approximately two years.
- They plan to construct a 150 foot baseball field at Liberty Park, south of the current baseball field.
- The project would be funded three ways; through the baseball league, the City and the Ohio Department of Natural Resources.
- The City of Twinsburg owns the fields but they are operated by the non-profit Twinsburg Baseball League and the size and configuration of the field with the layout of the dugout, etc. has all been designed through discussions with TBL and what will work best for them.
  - This is the size field that they are in need of based on their membership; they need to accommodate more games for younger children.
  - He is aware that this does not match the original master plan for Liberty Park and this is due to funds; there are not funds available in the near future to expect to add the amenities on that plan. This is a way to add the needed field while still having access to the existing concession stand and restroom facilities.
  - This plan adds a small parking lot but is still close enough to utilize the main parking area.

Mr. Cohen asked if there are any members of the public present who would like to speak regarding this application.

There were none.

The Public Hearing was closed at 7:05.

<b>CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION APRIL 15, 2019</b>
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Mr. Cohen noted that he was going to ask why they were considering something that did not match the master plan but Mr. Schroeder has addressed that.

- The location of this field would not interfere with the other fields on that plan from being built in the future; it would interfere with the proposed parking though.
- He does not care for the curved parking lot on this plan, it seems to be an unnecessary expense but without paving or curbing, maybe not much more expensive.
- This parking lot will be overused because of its proximity to the fields; there may be consideration in the future for extending it because the spaces will fill up quickly as it will be used for the new field as well as the other fields.

Mr. Schroeder stated that they have \$310,000.00-\$315,000.00 allocated for the project and the quotes have been just under \$300,000.00.

- He believes that the parking lot is curved on the plan because it follows the curve in the current access road.

Mr. Cohen commented that, if there is any extra funding available, they may want to look into adding spaces to the parking area now as opposed to later.

Mr. Schroeder replied that is one of the things they will consider. Also, the field could be moved closer to the road which would reduce the access road to the lot and save some money.

- They are including moving the batting cages in the bid but if they can make that an alternate, they could save that money and use it somewhere else.
- This would move the field to the west and shorten the access to the lot.

Mr. Sterling noted that page C-300 shows “lawn”, he asked if it is lawn the whole way between the parking lot area and the 10 foot path, he feels that there should be a paved stub path as a cut-through as people will go that way anyway and it would be a shorter walk for handicapped people.

Mr. Cohen pointed out that the Planner’s report mentioned handicapped parking but there is none on the plan.

Mr. Schroeder stated that this field is closer to the main parking lot than field #4 is and the handicapped parking at the main lot has been used for field #4 so the thought is that the existing handicapped parking available in the man lot would be used for this field as well.

- This field would have access from the main path all the way around that connects to the main path.

Mr. Cohen asked Ms. Muter if there are enough handicapped parking spaces in the existing parking lot to accommodate the new parking that this plan would add.

Ms. Muter replied that she will look into that.

- The way that the ADA guidelines read shows that there really should be an additional one space provided in this lot.

Mr. Schroeder noted that it would have to be paved and the location that Ms. Muter recommended in her Planner’s report could work.

Mr. Shebeck commented that he agrees that the field looks good where it is; he feels that the parking needs to conform to the rest of the park, it should be paved with asphalt.

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- He understands that the budget dictates the ability to do so and he suggests constructing the field and waiting to do the parking when the funds are available.
  - The gravel parking lot will be difficult to maintain with high traffic and the 24 spaces will be inadequate anyway so wait until it can be done correctly.

Mr. Schroeder noted that he is comfortable placing the field without the parking lot, this was intended to be a somewhat temporary lot, understanding that the large lot on the plan will require a large amount of money to construct and that is not currently available.

Mr. Shebeck stated that this will create a precedent; every new lot will require more parking and they cannot place a temporary gravel lot with every new field.

Ms. Muter clarified that Mr. Schroeder has stated that there is some merit to the lot being close to the field when a team is having practice there would be parking close by during the off-time practices.

Mr. Shebeck explained that he does not feel that the lot fits in as it is too small; they should look into the whole plan and decide where expanded parking would be placed; he thinks it would be more appropriate toward the road.

Mr. Schroeder pointed out that this lot is located close to field #4, which allows those families to have less walking distance to the fields as well.

Mr. Sterling asked if there could be a gravel area instead of an actual lot.

Mr. Shebeck stated that the lot on this plan would not be paved, it is too small; he expects them to want to add more fields in the coming years and feels that a parking option should be considered that will accommodate all of these.

Mr. Schroeder explained that there will only be additional fields if the Twinsburg Baseball League returns with a large amount of money to construct more fields, there will not be additional fields; he does not anticipate that happening for fifteen or twenty years.

Mr. Shebeck replied that he feels that Liberty Park is an ideal location for all of the sports fields in the city, not just baseball.

- He thinks it may be a good idea to begin using base materials for parking in an area which would eventually become a main parking lot.
- Aside from the parking, he likes the project; he believes the city needs another baseball field.

Mr. Metropulos commented that he supports the project and believes that a temporary parking lot is needed.

Mr. Barr noted that he believes that the majority of City Council supports this project.

Mr. Schroeder added that he feels that Council is supporting the project at this time is due to the TBL financial support as well as the \$130,000.00 O.D.N.R. Nature Works grant which was received for this.

- The grant would not have been possible if not for TBL's support and our ability to show them as an organization willing to give funding to this project.

Mr. Shebeck asked if there is any funding available, since this is Liberty Park, for parking expansion; perhaps a grant for a product or plan that does not require large storm water management system.

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Mr. Schroeder replied that he writes a lot of grant applications and he is granted about 20 percent of those applied for and from those, he receives 50 percent of what he has asked for.

- This is the first grant that he has received 100 percent of what he asked for; he asked for \$130,000.00 and they are granting that amount.
  - This is one of the largest Ohio Department of Natural Resources grants in the state of Ohio.
- It is possible to find a grant for parking.

Mr. Shebeck commented that perhaps they could work with Summit County Metroparks.

- He supports the plan but feels that they should continue to look toward parking in general for the whole area.

Mr. Schroeder pointed out that there are other city lots which need replaced at this time as well, it is a difficult balance.

Ms. Muter stated that the one ADA parking space does need to be added to this parking lot plan.

Mr. Schroeder noted that he agrees with the location discussed earlier, near the stub or cut-through path.

- They also have a handicapped space near the side of the fields.

PENDING ITEMS – NONE

<p>CITY OF TWINSBURG PLANNING COMMISSION MEETING MINUTES APRIL 15, 2019</p>
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Mr. Cohen called the meeting to order at 7:20 p.m.

APPROVAL OF MINUTES – April 1, 2019

The minutes of April 1, 2019 are approved as submitted.

PUBLIC PARTICIPATION - NONE

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COT / DEREK SCHROEDER, PARKS AND RECREATION DIRECTOR

Mr. Schroeder reiterated that he feels that adding the one paved handicapped parking spot as well as a cut-through stub of asphalt to go to the field instead of walking all the way around is something he can ask the architects to do.

Mr. Cohen stated that it will not be in the motion but it is Mr. Schroeder's intention to look into alternatives within the bids to get additional parking in case they are able to get a good price from someone.

Mr. Shebeck thanked TBL for the donation, they do a great job providing a venue for all of our youth to get exercise and enjoy themselves, the fields definitely get used and there is a need for additional fields.

- He thanked Mr. Schroeder for getting the grant funding as well.

**MOTION:**

**UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT ALONG WITH THE SUBMITTED SITE PLAN FOR LIBERTY PARK BASEBALL FIELD AND PARKING LOT IMPROVEMENTS, 9437 LIBERTY RD. PP# 64-09190 DATE STAMPED RECEIVED MARCH 29, 2019, I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITION:**

**1. ADDING ONE HANDICAPPED ACCESSIBLE PARKING SPACE.**

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

**COMMUNICATIONS & MISCELLANEOUS-**

Ms. Muter noted that Circle K is expected to return at the next meeting for their final site plan approval and there may be an application for re-zoning as well.

**EXCUSE ABSENT MEMBERS** – Joe Zeitz

**MOTION:**

**TO EXCUSE MR. ZEITZ FROM THIS MEETING.**

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

**ADJOURNMENT:**

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:25 p.m.

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Mr. Cohen, Chairman

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Cynthia Bennardo, Secretary