

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

Present: Messrs. Metropulos, Sterling, Cohen, Shebeck

Absent: Mr. Matt Bova

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

Election of Chairman: MR. COHEN WAS NOMINATED BY MR. STERLING, SECONDED BY MR. METROPULOS. THERE WERE NO OTHER NOMINATIONS, MR. COHEN ACCEPTED THE POSITION.

Election of Vice Chairman: MR. SHEBECK WAS NOMINATED BY MR. STERLING, SECONDED BY MR. METROPULOS. THERE WERE NO OTHER NOMINATIONS, MR. SHEBECK ACCEPTED THE POSITION.

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION APRIL 16, 2018

1. Rezoning Request – C-2 to R-5

E. Aurora Rd. at Chamberlin Rd.
Southwest corner
PP# 64-00589
ROB BENJAMIN / HERITAGE DEVELOPMENT

Mr. Rob Benjamin with Heritage Development presented the application for rezoning of the property at the southwest corner of E. Aurora and Chamberlin Roads.

- He is here to ask Planning Commission to recommend the zoning request to City Council for their vote regarding placing the request on the November ballot.

Mr. Cohen noted that Mr. Shebeck was absent at the last meeting with Mr. Benjamin, he asked Mr. Shebeck if he had an opportunity to become acquainted with the request.

Mr. Shebeck replied that he did review the application and commented that he understands the applicant's problem with marketing the property. His concern is that the industrial side of S.R. 82 is not an ideal location for a residential neighborhood.

- He sees people being attracted to the initial building phase of the property; however, as they feel isolated on that side of S.R. 82, he sees future requests by those residents for additional pedestrian access to other residential areas.

Mr. Cohen noted that Mr. Benjamin spoke on that at the past meetings, hoping for trails and other connections.

Ms. Muter explained that she and Mr. Finch met with the City Law Director regarding the possibility of a tied vote at this meeting; in the event of a tied vote, the application can advance to Council but will not have a recommendation from Planning Commission. There is a requirement for Planning Commission to act on the application within 60 days of application.

2. Rezoning Request - R-3 to C-2

9101 Ravenna Rd.
PP# 64-01553
JOHN MANES

- PLANNER'S REPORT DATED 4/5/2018 ON FILE AND NOTED AS EXHIBIT A.

Mr. John Manes, 3536 Cannon Rd. Twinsburg, Ohio presented the application for rezoning at 9101 Ravenna Rd.

- He is seeking to rezone this property to match the zoning on an adjacent property, 3400 E. Aurora Rd.
- The commercial property is 1.6 acres and due to the triangle shape of that lot, it is difficult to fit a building on it; he owns two adjacent properties and wishes to rezone the middle one in order to increase the lot size while retaining a residential buffer to the neighboring residential properties.

Mr. Cohen commented that the parcel to be rezoned is vacant.

Mr. Sterling asked Ms. Muter if the third (residential) property would have room to build a home with the required setbacks between residential and commercial buildings.

Ms. Muter replied that the property would be buildable; the commercial property has to meet the buffer requirements, not the residential owner.

Mr. Sterling asked if the two commercial lots would be consolidated.

Mr. Manes replied that is the intent, to combine both properties in order to allow for a larger structure to be built.

Mr. Cohen noted that the rezoning is the first step and the lot consolidation would be a separate step which the applicant would have the option of taking.

- There is no way to force the applicant to consolidate; however, the lot is not buildable on its own.

Mr. Sterling noted that there is a well on the adjacent property and asked if the well has been capped.

Mr. Manes replied that it has.

Mr. Shebeck clarified that the applicant owns three parcels and is asking to rezone the middle parcel so that the triangular piece and the one adjacent to it will both be zoned C-2.

Mr. Manes replied that is correct, the third parcel would remain residential.

Mr. Shebeck explained that he feels it is a bad area for commercial due to the traffic and not knowing what the potential would be to build commercially in that location.

Mr. Metropulos suggested that the two parcels be consolidated on the county plat.

Mr. Cohen stated that there is C-2 and I-2 on the other nearby properties; therefore, he feels that the commercial use is appropriate.

Ms. Muter agreed that commercial is more appropriate than residential for this lot.

3. Concept Site Plan – Senior Apartments

9422 Darrow Rd.

PP# 64-09129, 64-09130 R-7

GREG SOMMERS / THE SOMMERS REAL ESTATE GROUP, LLC.

- PLANNER'S REPORT DATED 4/5/2018 ON FILE AND NOTED AS EXHIBIT B.

Mr. Greg Sommers with Sommers Real Estate Group presented the application for Concept Plan – Senior Apartments.

- They are seeking feedback from Planning Commission on a new independent senior apartment community at 2422 Darrow Rd.
- The Applicant has met with Twinsburg Administration to discuss the project and have designed the plan to maximize buffers and to meet Code.

Mr. Cohen asked if Twinsburg Fire or Police departments have seen this plan.

Ms. Muter replied that they have not.

Mr. Cohen commented that he likes the buffers and setback; he is interested in Fire Department comments regarding access to the rear of the building.

- He does not see an access point for loading or unloading as people are moving furniture in and out.
- The trash enclosure has not been shown and access must be discussed.
 - He recommends placing it near the loading zone.
- There may not be adequate parking planned and handicapped spaces are not marked.
- The sidewalk loops into a trail, which is nice but he would like to see it also connect to the street with the hope that the trails system will eventually allow better pedestrian access in that area.

Mr. Shebeck noted that he is concerned with access to the building and parking. He does not like the layout for senior citizens who may develop mobility problems.

- He would like to see an additional entrance point to the property; he feels that the Fire Department may have issues with the back side of the U shape, as the building will be 3 stories high.
 - The builder will be required to have sprinklers in the hallways and stairwells but there could be problems with evacuation.

Mr. Cohen clarified that the entire building may require fire suppression.

Mr. Shebeck explained that he does not care for another exit on Darrow Rd., he would much prefer to see the apartment access be on Edgebrook Crossing; although that may require an easement.

- He feels that the project can work, with small changes requested by the City.
- He thinks it is a good use for the property.

Mr. Metropulos commented that some facilities for the elderly are able to accommodate independent, assisted and nursing care into one facility; this is what he would like to see provided here.

Mr. Cohen noted that there is different licensing and requirements for assisted and skilled care facilities, which is a more difficult process for the applicant, they may not be interested in going in that direction.

Ms. Muter explained that the R-7 zoning requires applicants to meet the setbacks of the R-6 district; she feels that the proposed layout is a reflection of the setback requirements for apartments in this district as well as the 200 foot requirement from the railroad.

- There is likely no possibility of a connection to Edgebrook Crossing.

Mr. Sommers stated that he will present much more detailed plans in the future with regards to parking, etc.; this was a concept plan and he appreciates the opportunity to meet with Planning Commission and receive feedback.

Mr. Cohen advised Mr. Sommers to work closely with the City Planning, Fire and Police Departments in regard to access and a possible driveway around the rear of the building to allow access for emergency vehicles as well as trash pickup and a delivery area.

The applicant explained that his company is family owned and has done development work throughout Northeast Ohio for many years. They are conscious of maximizing the buffer and green space, which is the thought on the parking; they are working to maximize the buffer for the residents of Bel Mawr.

Ms. Muter agrees that there is merit on that thought process, since some of the parking does end up a bit away from the building; a loading area would be nice as people who purchase a large item at the store would not have to carry it through the parking lot.

- This may make the building more livable in general.

Mr. Cohen noted that there is a large amount of green space on the north end of the property so additional driveway in that area would still leave a nice amount of open space and not disturb anything along the Edgebrook Crossing side.

CITY OF TWINSBURG
PLANNING COMMISSION MEETING
APRIL 16, 2018

Mr. Cohen called the regular meeting to order at 7:25p.m.

APPROVAL OF MINUTES – April 2, 2018

The minutes of April 2, 2018 are approved as written.

PUBLIC PARTICIPATION- NONE

1. Rezoning Request – C-2 to R-5

Mr. Benjamin explained that he submitted a preliminary plan which shows a nice layout and he realizes that he will still have to work with the Planning and Engineering Departments at that stage of things. His focus now is to move

the application to City Council with a recommendation for approval from Planning Commission and then to be on the ballot in November for the rezoning.

- He understands the concerns with changing from commercial zoning to residential, but when this was proposed three years ago along with the rezoning on the north side of S.R.82, Mayor Procop suggested that they proceed with the north side rezoning and hold off on this property at that time.
 - There has not been any interest in the property in that time so he has returned with the request for residential zoning.
 - He sees other available commercial property in the city..
 - Ryan Homes is developing the north side of E. Aurora Rd. and will develop this area if rezoned.
 - A nice advantage is Macedonia's recreation center and Longwood Park right next door to the property.
 - There is a nice buffer at the Army Reserve side of the property and there would be a heavy buffer created at the Chamberlin Rd. side.
 - Macedonia has a bike path up to the city border and he hopes that the bike path would eventually continue down S.R. 82, they would work with the City on connecting to that if possible.
- He would like a positive vote to recommend this to City Council and then to move it along to the voters.

Mr. Cohen clarified that the vote tonight is not an approval of the submitted site plan but a recommendation to City Council on the rezoning request.

Mr. Shebeck stated that Twinsburg is a referendum city and he feels that it is up to the voters to decide. Although the Commissioners have ward control power, he feels that ultimately the voters of that ward should have the decision as it will impact their ward. He believes that the best outcome is to move it forward for the vote.

MOTION:

UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED APPLICATION FOR REZONING FROM DIVERSIFIED DEVELOPERS FOR PP#64-00589 DATE STAMPED RECEIVED MARCH 13, 2018, I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE REZONING REQUEST FROM C-2 COMMUNITY COMMERCIAL DISTRICT TO R-5 SINGLE FAMILY CLUSTER DISTRICT.

MR. COHEN MOVED, MR. STERLING SECONDED, UPON ROLL CALL MOTION TIED 2-2, THE APPLICATION IS NOT RECOMMENDED TO CITY COUNCIL.

Mr. Cohen stated that the application will move forward to City Council with no recommendation from Planning Commission. They will hold a public hearing and have the final vote in whether it moves to the ballot.

2. Rezoning Request – R-3 to C-2

Mr. Sterling noted that he is pleased with adding commercial property to the City.

Mr. Shebeck stated that he feels that a commercial zoning will work in that location and likes that there is still a residential lot next to it for a buffer.

Mr. Cohen agreed that the important part of this plan is the consolidation of the rezoned lot with the existing C-2 lot adjacent to it; this will allow a larger building on the property.

MOTION:

UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT ALONG WITH THE SUBMITTED APPLICATION FOR REZONING FROM MANES RESOURCES, LLC. FOR 9101 RAVENNA RD. PP# 64-01553 DATE STAMPED RECEIVED MARCH 28, 2018 I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE REZONING REQUEST FROM R-3 PLANNED RESIDENTIAL DISTRICT TO C-2 COMMUNITY COMMERCIAL DISTRICT.

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

COMMUNICATIONS AND MISCELLANEOUS –

Ms. Muter stated that there may not be a meeting on May 7.

Mr. Cohen noted that the Commissioners will watch for an email from Cynthia regarding that meeting.

Ms. Muter commented that the surveys for the Connecting Communities trail plan were at the Fitness Center for a few weeks and are now at the library to allow resident input.

- She expects the consultant to return in May with that plan.

EXCUSE ABSENT MEMBERS-

MOTION: TO EXCUSE MR. BOVA FROM THIS EVENING’S 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 7:36 p.m.

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary