



Planning Commission Meeting Minutes
April 17, 2023
7:00 p.m.

Marc Cohen called to order at 7:00 p.m. the regularly scheduled meeting of the Twinsburg City Planning Commission.

ROLL CALL:

Present: Marc Cohen, Kraig Shipley, Steve Shebeck, Michael Walker, Edward Hoegler
Also Present: Lynn Muter, City Planner and David Post, Council Representative

Mr. Post presented the Swearing in of Returning and New Commissioners.

APPOINT CHAIRPERSON: Marc Cohen was nominated for Commission Chairperson.

MOTION: Steve Shebeck motioned to appoint Marc Cohen as Commission Chairperson.
Michael Walker seconded the Motion.
Upon roll call, the Motion passed unanimously, 5-0.

APPOINT VICE-CHAIRPERSON: Steve Shebeck was nominated for Commission Vice-Chairperson.

MOTION: Motion presented to appoint Marc Cohen as Commission Vice-Chairperson.
The Motion was seconded.
Upon roll call, the Motion passed 4-0, Michael Walker abstained.

Work Session: 7:06pm

1. Zoning Text Amendment

Chapter 1174.05(d) and 1195.05(d)(5)(L)
Guidelines for driveway access construction
City of Twinsburg, Lynn Muter

- This is to address the inconsistency and to clarify the language concerning the apron width of driveways and how driveways can be designed.

2. Zoning Text Amendment

Child Day Care as Conditionally Permitted Use in the C-5 Mixed Residence/Business District

GV Land Holdings, LLC Francis Gardner

- Mr. Gardner stated that is being brought before the Commission to allow an amendment to the Code allowing for Child Day Care Center as a conditional use within the C-5 District.
- Their property is on East Aurora, they are interested in selling part of their property to developers who would like to open a childcare center.
- There is considerable interest to purchase the land. Two developers have shown interest in purchasing this land to build a childcare center.
- Mr. Gardner stated that they believe this request is consistent with the City's plan for the Gateway Corridor on East Aurora Road.
- Mr. Gardner discussed that they did a survey and determined that there is a need for additional childcare services in the City. Centers that were surveyed are currently full and have waiting lists.
- The parcels that are considered for development are 1.73 acres.
- Mr. Cohen discussed that this request for rezoning is for the whole district and is not site specific. This would require some agreement between the developer and Grand Village.
- It was noted and discussed that the developer will need to proceed through the approval process.
- Members discussed additional issues and questions, including, outdoor play area requirements, mixed use conditions, the vision of the C-5 district.
- Mr. Cohen stated his concern for this request to be district wide and not site specific. He is concerned about the potential for future issues.
- Members discussed the assorted issues of Conditional Use vs. Permitted Use.
- Members also examined the difficulty of rezoning these parcels to C-3. Ms. Muter reiterated the focus is on the form.
- Ms. Muter talked about specific requirements and components needed for childcare centers and how this limits available sites.

Regular Meeting: 8:05pm

1. Approval of Minutes of March 20, 2023 meeting:

MOTION presented to approve minutes for Planning Commission meeting for March 20, 2023 as submitted.

The Motion was seconded.

Upon roll call, the Motion passed unanimously.

2. Public Participation: None

**3. Zoning Text Amendment
Chapter 1174.05(d) and 1195.05(d)(5)(L)
Guidelines for driveway access construction**

MOTION: Mr. Cohen moves that Planning Commission recommend approval to City Council Ordinance 44-2023, amending chapters 1174.05(d) and 1195.05(d)(5)(L) of the Codified Ordinances regarding driveway construction standards as submitted.

**Mr. Walker seconded the Motion.
No discussion presented.
Upon roll call Motion passed 5-0.**

**4. Zoning Text Amendment
Child Day Care as Conditionally Permitted Use in the C-5 Mixed Residence/Business District
GV Land Holdings, LLC Francis Gardner**

MOTION: Mr. Cohen moves that Planning Commission make a positive recommendation to City Council for the Zoning Text Amendment request, application dated March 27, 2023 and Planner's report dated April 5, 2023 to add Child Daycare facility as a conditionally permitted use in the C-5 Mixed Residence/Business District.

**Mr. Shebeck seconded the Motion.
No discussion presented.
Upon roll call Motion passed 5-0.**

5. Communications & Miscellaneous:

- Zoning Code update committee has had the first working group meeting. Next meeting will be May 25, 2023.
- Ms. Muter spoke with applicant from Shepherd Road, she is not ready to return to Planning Commission at this time.

6. Excuse Absent Members: All members present.

7. Adjournment: There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:12pm.