



**Planning Commission Meeting Minutes  
April 18, 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.

**ROLL CALL:**

Present: Kraig Shipley, Michael Walker, David Kleinman, Marc Cohen  
Absent: Steve Shebeck  
Also Present: Lynn Muter, City Planner  
Scott Barr, City Council Representative

- **Returning and New Members of the Planning Commission took the Oath of Office and were sworn in by Mr. Barr.**

**ELECTION OF NEW OFFICERS:**

**Marc Cohen was nominated as the Planning Commission Chair. The nomination was seconded. By acclamation, Marc Cohen accepted the nomination.**

**Steve Shebeck was nominated as Planning Commission Vice-Chair. The nomination was seconded. By email consent, Steve Shebeck accepted the nomination.**

**Upon roll call, the nominations for Commission Chair and Vice-Chair were passed unanimously.**

**Work Session**

**1. Lot Split/Consolidation**

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

- The applicant, Elise Brown would like to build a house on the empty lot, but in order to do this she needs to use some of the footage from the other lot.

- Commission members discussed variances, the needed review and approval from the BZA, the process for continuing forward that will include a survey of the property and the status of the existing gravel driveway.
- Ms. Muter stated that the process may continue through a work session through BZA and then the application would come back to the Planning Commission for a split/consolidation.

## **2. Revised Final Site Plan Review – Building Addition**

Mold Rite Building Addition

2222 Highland Road

Emerson Marshall/Beacon Marshall for Weatherchem Corporation

I-3 Heavy Industrial District

- Mr. Marshall stated that they are looking to add a connector between 2222 Highland and 2230 Highland.
- They would like to construct the fire access road around the rear of 2230 for the new addition at 2222.
- Plans include a 30x40 electrical room being added to the new addition.
- Mr. Cohen stated that there needs to be a lot consolidation so that there are no variances needed and so that the zoning regulations are met.
- The existing fire hydrant needs to be replaced per the Fire Department's request.
- The final approval of a SWP3 by Summit Soil and Water is pending.
- An exterior lighting plan has not been submitted yet. This will be reviewed by the City Planner.

## **3. Final Site Plan Review – Industrial Buildings**

2321 and 2327 Old Mill Road

Scannell Properties

1-2 Limited Industrial District

Matthew Weber/ Weber Engineering and Michael Conzemius/ Scannell Properties

- An overview of the project was presented by Mr. Weber. Two buildings, totaling 515,000 sq. ft. will be constructed at the development site.
- As indicated in previous meetings, it was stated that they have met all the zoning requirements for the site. There were a few recommendations made by the Planning Commission that they have addressed. This includes landscaping and lighting, sidewalks, turning lanes from Old Mill Road, and signalization at Darrow Road. Additionally, documentation from the Hydrologic Engineer was submitted.
- Ms. Muter stated that this site plan has been reviewed by City Engineers, Planning Staff and the Fire Department. The County has reviewed the traffic impact study. She stated there are no non-compliant items associated with the site plan.
- Mr. Kleinman discussed his continued apprehensions and concerns for this project.
- Discussion continued regarding water quality, site access, the traffic impact study findings and the possibility of additional landscaping on the development site. Mr. Cohen asked if landscaping could be added at the low side of the retaining wall. Mr. Weber affirmed that this could be done with materials sized for the available 10' width.
- Mr. Barr expressed the importance of both sides of this project working cooperatively.

**Regular Meeting: 7:50pm**

**1. Approval of Minutes of March 21, 2022 meeting:**

**No comments or corrections presented, Minutes approved as submitted.**

**2. Public Participation:**

- Lynn Clark, 2485 Old Mill Road, restated his experience as a professional engineer. He stated his concerns regarding compliance with The City's Ordinances and Charter. He reiterated concerns regarding the ground and surface water quantity and quality and pedestrian safety concerns. He emphasized the importance of providing data.
- Mark Sutkowski, 2445 Old Mill Road, Hudson stated that he is concerned about the water quality and how this will affect surrounding vegetation. He also voiced concerns with lighting and noise resulting from the development.
- Matthew Epple, 2668 Old Mill Road, discussed the history of this property. He restated his concerns regarding water quality and with noise issues.
- Jamie Defabio, 7937 Megan Meadow, discussed potential impacts to property values.
- Steve Hummel, 2500 Old Mill Road, discussed plans and ordinances, water quantity and quality potential issues and environmental concerns. He is specifically concerned about the storm basin design proposed for the Project Gumbo site, as well as, impacts to adjacent properties resulting from changes to storm water flow and volume.
- Chuck Bonacci, 11327 Heritage Drive, a member of Twinsburg City's Environmental Commission discussed the environmental concerns associated with this project that were brought before the Environmental Commission.
- William Peterson, 2386 Old Mill Road, discussed concerns about traffic issues, widening of Old Mill Road, noise issues and air quality concerns from truck exhaust.
- Sandra Banes, 2809 Hunters Ridge, discussed "environmental grief", sustainable practices and community design and promoting habitat preservation.
- Elsa DeCardenas, 2485 Old Mill Road, stated that she does not see how this is beneficial to anyone. She is concerned about the investment made they have made in their home.
- Dawn Sutkowski, 2445 Old Mill Road, Hudson discussed the minutes from Planning Commission from 1992 and encouraged Commission members to review them.
- Michael Turle, 9930 Forest Lake Drive, discussed zoning changes and how a different plan could help to resolve this project's issues.
- Brad Geller, 2258 Old Mill Road, discussed his history of living on Old Mill Road and his concerns for safety problems that could arise.
- Tom Rummel, 2278 Old Mill Road, stated his concerns about hours of operation of the future businesses on the site and traffic issues.
- Titus Patsolic, 2646 Old Mill Road, discussed concerns with his home value possibly being effected.

Matt Weber, with Weber Engineering responded to questions brought forward by residents of Old Mill Road and additional questions asked by the Planning Commissioners. Mr. Weber reiterated that all zoning standards associated with the project had been met with the site plan submittal. In response to resident comments he provided the following comments regarding:

- Soil borings – Mr. Weber indicated that for the current analysis, the three to four year old borings are sufficient. Additional borings will be taken at a later date.
- Environmental Impact Assessment submission – this was one of the first documents provided to the City. This is part of the project record.
- Site Fill – approximately 20’ of fill will be required at some parts of the site; but this amount will vary at different areas. There will be fill brought onto the site.
- Filling of wetlands – Permits from the ACOE and other reviewing agencies have been issued. Additional ACOE permits will be pursued. Upon City approval of the site plan, an approved, limited grading plan can be executed.
- Location of existing residential wells – this information has been provided by the Ohio EPA.
- 24/7 operations – tenants haven’t been identified, so this information is not known.
- Water to support existing trees/vegetation – stormwater management is required and falling rain should continue to support vegetation.
- Noise generated on site – the truck court/loading dock area is located internal to the site, between the two buildings. Mounding on neighboring properties across the street from the truck access could be considered if this was desired by residents.
- Public Sewer – this project will be served by a private force main because there is no opportunity to extend sewer down Old Mill Road unless someone would want to put in a public pump station to service the area.
- Storm basin design – it works because it has been designed in accordance with the Code. Anti-seep collars can be made a bit larger if necessary.
- Maintaining surface water flow – there is not a way to keep the current site plan design and to keep the current water flow. With enough time and money anything can be designed. Keeping in mind that the stream is being diverted only on the site, it is still going to the same destination.

**3. Revised Final Site Plan Review – Building Addition**

Mold Rite Building Addition

2222 Highland Road

Charles Marshall/Beacon Marshall for Weatherchem Corporation

I-3 Heavy Industrial District

**MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted Site Plans for the Mold Rite Plastics building addition, 2222 Highland Road, PP#64-09689 and #64-09690, Date stamped received March 29, 2022, Marc Cohen moved for the Final Site Plan approval with the following conditions:**

- 1) Consolidation of the two parcels into one.**
- 2) Replacement of the existing fire hydrant as noted in the Planner’s report.**
- 3) Approval of the SWP3 by Summit Soil and Water.**
- 4) Approval of new lighting by the City Engineer.**

**David Kleinman seconded this motion.  
No discussion additional discussion was had.  
Upon roll call, the motion passed unanimously.**

**4. Final Site Plan Review – Industrial Buildings**

2321 and 2327 Old Mill Road

Scannell Properties

1-2 Limited Industrial District

Matthew Weber/Weber Engineering and Michael Conzemius/Scannell Properties

**Marc Cohen made a recommendation to table this item for further discussion so that the Planning Commission has the opportunity to speak with each other to address any questions they might have towards Scannell Properties and Mr. Weber and for the opportunity for any members of the community to concisely present any further questions or comments via email.**

**MOTION: Marc Cohen motioned to table the Final Site Plan for 2321 and 2327 Old Mill Road – Industrial Buildings**

**Michael Walker seconded the Motion. No additional discussion items were presented.**

**Upon roll call, the motion passed unanimously.**

5. **Communications & Miscellaneous:** Discussed new members and upcoming agenda items.

6. **Next Meeting date:** May 16, 2022.

7. **Excuse absent Members:**

**MOTION: Kraig Shipley motioned to excuse Steve Shebeck from the April 18, 2022 Planning Commission meeting.**

**Dave Kleinman seconded the Motion.**

**Upon roll call, the motion passed unanimously.**

8. **Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 10:50pm.

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Mark Cohen, Chairman

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Tina Falconbery, Secretary