



**Planning Commission Meeting Minutes
Monday, May 4, 2020
4:00 p.m.**

NOTE: Meeting was held using Zoom due to COVID-19

Pete Metropulos called to order the regularly scheduled meeting of the Planning Commission for the City of Twinsburg at 4:00 p.m.

Present: P. Metropulos and J. Zeitz

Absent:

Also Present: Marc Cohen
Joe Zeitz
David Kleinman
Lynn Muter, City Planner
Sam Scaffide, City Council Representative
Mark Gutowski, Senior Communications Administrator

Mr. Scaffide swore in Marc Cohen, Joe Zeitz and D. Kleinman

Roll Call of new board

Present: M. Cohen, S. Shebeck, J. Zeitz, P. Metropulos and D. Kleinman

Absent:

Also Present: Lynn Muter, City Planner
Sam Scaffide, City Council Representative

PLANNING COMMISSION WORK SESSION

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

SW Corner East Aurora Road/Chamberlin Road

PP# 64-00589

DEVELOPERS DIVERSIFIED ET AL/ROBERT BENJAMIN AND DAN
BARCIKOSKI

Mr. Benjamin stated his team for this project is Dan Barcikoski, Engineer for the project and Ken Fischer who is the attorney is hoping to join the meeting. Mr. Benjamin stated the current zoning is C-2 and they are hoping for a positive recommendation from the commission to go to council to rezone this area as R-5 so it can be put on the ballot in November.

Mr. Benjamin stated the property was zoned industrial, then rezoned to commercial in 2005. They had requested both this parcel and the one at the current Whispering Woods across the street to both be rezoned but were asked to only do the parcel for commercial Whispering Woods one and hoped to still get some interest in a commercial prospect. Mr. Benjamin stated they believe residential is the best fit for this parcel and they have a buyer, Ryan Homes who is interested.

Mr. Benjamin stated they provided a preliminary site plan. They would like to work with the commission, engineering and planning to work on something that would be both feasible for them and the city. He knows the city's concerns with Chamberlin Road. He would like to hear the commission's comments so they can hopefully come together on something that works for both parties. Ryan Homes has sold all but one lot across the street so believes they would be able to sell the homes on this lot. The homes across the street are averaging \$375,000. Mr. Benjamin stated there is still a lot of work to do to the parcel to make sure it is fit for a subdivision.

Mr. Benjamin stated he has tried to work with the current zoning. He has talked to brokers about commercial and office space. The site does not work for industrial due to depth. Retail is not an option during these times. Mr. Benjamin stated that past developments have done well because people want to move to Twinsburg.

Mr. Shebeck stated that this is a unique piece of land that got carved out when the Army Reserve went in. He agreed commercial would be hard and has no problem moving this forward and letting the voters decide. Mr. Shebeck did mention that connectivity is very important and would like sidewalks on Chamberlin to be considered.

Mr. Metropolis asked Ms. Muter if a new Comprehensive Plan Committee has been appointed. She stated it has not. Mr. Metropolis stated he would not want to act on this if something could change. He cannot see putting a R-5 in that area and act outside the current plan.

Mr. Kleinman stated that this development seems disconnected. Whispering Woods that is referred to as being across the street flows all the way down. He stated that Whispering Woods flows all the way down to Glenwood with all residential. To have residential on the other side of SR82 surrounded by Cornerstone, the Army Reserve and the Recycle Center just seems to be out of place.

Mr. Zeitz stated that it seems there were problems getting it R-5 in the past. He stated there is no continuity with the area.

Mr. Benjamin stated that he did withdraw the request in 2015 based on Mayor Procop asking him to do so at that point. He was told that if he cannot get anything with the current zoning to come back to the city.

Mr. Zeitz stated council failed to approve it in 2018. Mr. Cohen stated the commission was split because there was only four in attendance and it was a 2-2 vote at a few meetings so the project went through to council with no recommendation from the commission. Then council did not support it so it did not go to the voters. Mr. Benjamin stated it could go to the ballot by council or by petition. They are hopeful to get it through on the city process.

Mr. Cohen stated he knows Mr. Benjamin has been working on commercial and it is difficult. He also stated he knows that they would do a nice job with residential but being next to heavy industrial is a concern. He stated his concerns from last time they came before the board have increased due to the amount of truck traffic on the street and the surrounding area. Another concern would be the current plan would need variances for the site plan. Mr. Cohen inquired what Ryan Homes feels the impact of the traffic on that street. Mr. Benjamin stated he assumes Ryan Homes is looking at their success of sales in Twinsburg in the past which has been very good. There is a natural buffer on one side and a park on the other. They were able to sell homes backing up to SR82 on the other side.

Mr. Cohen stated he does like the residents being able to vote but if he supported this it would have to be on the record the concerns of the industrial and the truck traffic. If the project moves forward and residents start complaining to the city it would be buyer beware.

Mr. Cohen asked Mr. Scaffide if he had anything to add. Mr. Scaffide stated it was a nice plan but he has all the same concerns that everyone else does with regards to the area.

Mr. Cohen asked Ms. Muter had anything to add. Ms. Muter stated she echoed what Mr. Scaffide said. When a resident complains the question gets asked of why did the city allow houses to be built. She agreed with Mr. Kleinman that the lack of connectivity and no other residential on that side of SR82. Although the houses may sell, the adjacent uses create potential conflict. The city's priority should be does the zoning fit the comprehensive plan goals. The role of the Planning Commission is to make a recommendation to council and then it is council's task to decide if it moves forward to the voters.

Mr. Cohen asked Mr. Benjamin if he had any further comments. Mr. Benjamin stated there may be some negatives but there are positives also. Part of this development would back up to a park, some to a natural buffer of trees near the Army Reserve. He stated the current zoning is not viable and will not work and they will never get anything commercial on that lot.

Dan Barcikoski stated that the hope is that zoning won't hold this up. One item brought up was density which can be addressed. Another mentioned was traffic. Mr. Cohen wanted to stated that his comment about the traffic was not the traffic the development would create but the traffic with all the trucks up in down based on what is in the surrounding areas which could cause potential concerns for the residents.

Work Session ended at 4:47pm.

PLANNING COMMISSION MEETING MINUTES

Mr. Cohen called the meeting to order at 4:47 p.m.

APPROVAL OF MINUTES – March 16, 2020

The minutes of March 16, 2020 are approved as submitted.

PUBLIC PARTICIPATION – None

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

SW Corner East Aurora Road/Chamberlin Road

PP# 64-00589

DEVELOPERS DIVERSIFIED ET AL/ROBERT BENJAMIN AND DAN
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Ken Fischer stated that none of the permitted uses within C-2 are economically viable. The proposed rezoning does allow something that works. Ryan Homes embraces it and it works across the street. Certainly there are traffic concerns that can be addressed by a traffic study. Density is not an issue at the moment. If a variance wasn't granted there are alternatives to come under maximum. They are asking for a vote of the people as permitted as the charter allows.

Mr. Shebeck stated he doesn't think this is the best area to put residential but there is not another viable use. The other side of the road was rezoned which is different than the comprehensive plan. He agrees there is challenges and there is potential issues with future residents but buyer beware.

Mr. Metropolis stated he understands what Mr. Shebeck is saying but the parcel on the northwest corner was different. If he makes a recommendation to council he would want it to be something that works for the community as a whole.

Mr. Kleinman reiterated that the northwest corner is all residential so doesn't feel it is the same. With the buyer beware statement he feels that is not the right thing to do for the community and the prospective homeowner.

Mr. Zeitz stated he agrees with Mr. Metropolis.

Mr. Cohen stated he is torn with the statement that nothing with else will work there economically and knows the homes would look nice. He feels the other issues are too overbearing between the industrial uses, the truck traffic the connectivity to the rest of the residential.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted application for rezoning from Developers Diversified for PP#64-00589 date stamped received April 13, 2020 I move that Planning Commission recommend to City Council the request from C-2 Commercial Use to R-5 Single Family Cluster District

Mr. Cohen moved, Mr. Shebeck seconded

Upon roll call motion passed failed 4-1 with Mr. Cohen, Mr. Metropolis, Mr. Zeitz and Mr. Kleinman dissenting.

COMMUNICATIONS & MISCELLANEOUS –

Mr. Shebeck asked Ms. Muter if she could check with Amy Mohr, City Engineer regarding the street cuts in Wilcox Meadows. He asked that when they put it back if they can take the center strip out and just do one. Ms. Muter said she would talk to Ms. Mohr.

Mr. Cohen asked Ms. Muter what the commission has coming up. Ms. Muter stated there is a preliminary site plan for Tom Lane's New Adventures Daycare. The commission had looked at it last year as a conditional use application.

Ms. Muter thanked the commission for their hard work.

EXCUSE ABSENT MEMBERS – All members in attendance.

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 5:01 p.m.

Mr. Cohen, Chairman

Shannon Collins, Clerk of Council