

**CITY OF TWINSBURG  
PLANNING COMMISSION MINUTES  
May 6, 2019**

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

Present: Messrs. Zeitz, Metropulos, Cohen, Shebeck

Absent: Kevin Sterling

Also Present: Ms. Lynn Muter, City Planner

Mr. Scott Barr, City Council Representative

The Board recited The Pledge of Allegiance.

<p>CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION MAY 6, 2019</p>
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**1. Lot Split and Consolidation – Circle K**

2496 East Aurora Road

PP# 64-09314 C-3 Interchange Business District

SAVANNA VAN DE KAMP PEET/CIRCLE K

Mr. Cohen stated that the applicant may present both applications together as they relate to the same property.

Ms. Savanna Van de Kamp Peet, Project Manager for 2496 E. Aurora Rd. presented the applications.

- They are seeking final approval for lot split and consolidation for an existing BP station which they would like to acquire and improve.
- They are also requesting final approval of the site plan for the same project.
  - They have significant improvements planned and budgeted for, both internally and externally.
  - The existing building will stay, the car wash will be raised and relocated on-site and the diesel offer at the rear of the building will be improved.

Mr. Cohen noted that the comments made previously by Planning Commission and in the Planner's reports have been addressed in the new drawings.

Ms. Muter agreed.

Mr. Cohen pointed out that there is a notation that a zoning district notation needs to be added to the lot split plat.

The applicant stated that they will be sure to update that.

Mr. Cohen observed that the pavement markings and signage have been taken care of in order to improve traffic flow.

Mr. Shebeck stated that he feels that the reorganization of the site has been done well and will be a good change.

Ms. Muter noted that they have not submitted the final text for the parking, there is a draft parking agreement which will have to be recorded with the lot split and consolidation.

- The grading plan has been submitted and all are in agreement on what will be added for lighting at the new parking spaces.

**2. Final Site Plan – Circle K**

2496 East Aurora Road

PP# 64-09314 C-3 Interchange Business District

SAVANNA VAN DE KAMP PEET/CIRCLE K

**3. Revised Plat – Cornerstone Business Park**

Lots #1 and 2  
PP# 64-09332 and 64-09396 I-3 Heavy Industrial District  
MATT WEBER / KEVIN SEE – TWINSBURG INDUSTRIAL PROPERTIES

Mr. Matthew Weber, Weber Engineering Services 2555 Hartville Rd. Rootstown, Ohio presented the applications for final site plan and revised plat.

- They are continuing the process of closing out Cornerstone Business Park and looking to do a revised plat which would combine the existing PFG/Vistar parcel with the parcel immediately adjacent to the east.
  - This would result in a 14 acre parcel and allow them to add 78,070 square feet to the existing PFG/Vistar building.

Mr. Cohen noted that the revised plat seems very straight forward.

Ms. Muter commented that this is a technicality as both parcels will have the same owner; it is still nice to consolidate them into one parcel.

Mr. Cohen pointed out that the site plan storm water management is still being addressed, there are some landscaping issues that are still to be resolved and these will be handled by the City Planner and Engineer.

Mr. Shebeck stated that it is a positive that they are expanding and he is happy that business is going well for them.

Mr. Cohen asked if anything needs to be done with the adjacent trailer parking easement.

Ms. Muter explained that there is an easement allowing the multi-tenant building trailers to park on this parcel and there is nothing else required for the additional trailer parking.

Ms. Muter noted that the only thing outstanding on this application is a revision to the existing storm water management agreement.

**4. Final Site Plan – PFG / Vistar, Building Addition**

8745 Chamberlin Rd.  
PP# 64-09332, I-3 Heavy Industrial District  
MATT WEBER / KEVIN SEE – TWINSBURG INDUSTRIAL PROPERTIES

PENDING ITEMS – NONE

CITY OF TWINSBURG PLANNING COMMISSION MEETING MINUTES MAY 6, 2019
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Mr. Cohen called the meeting to order at 7:12 p.m.

APPROVAL OF MINUTES – April 15, 2019

The minutes of April 15, 2019 are approved as submitted.

PUBLIC PARTICIPATION - NONE

**1. Lot Split and Consolidation – Circle K**

2496 East Aurora Road  
PP# 64-09314 C-3 Interchange Business District  
SAVANNA VAN DE KAMP PEET/CIRCLE K

- PLANNER’S REPORT DATED 4/25/19 ON FILE AND NOTED AS EXHIBIT B.

Ms. Van de Kamp Peet commented that they are excited to be in Twinsburg and she feels that the consolidation of these lots and the improved access between Burger King and what is now the PB will make it safer for drivers coming from E. Aurora Rd.

- The convenience for their customers is important to them as well as the safety and circulation throughout their parking lot.

**MOTION:**

**UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED LOT SPLIT AND CONSOLIDATION PLAT FOR CIRCLE K, 2496 EAST AURORA ROAD PP# 64-09314 AND BURGER KING, 2532 EAST AURORA ROAD PP# 64-04567 DATE STAMPED RECEIVED FEBRUARY 27, 2019, I MOVE FOR FINAL APPROVAL OF THE LOT SPLIT AND CONSOLIDATION WITH THE FOLLOWING CONDITION:**

**1. UPDATE THE PLAT TO INCLUDE THE REQUIRED ZONING DISTRICT NOTATION.**

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

**2. Final Site Plan – Circle K**

2496 East Aurora Road  
PP# 64-09314 C-3 Interchange Business District  
SAVANNA VAN DE KAMP PEET/CIRCLE K

- PLANNER’S REPORT DATED 4/25/2019 ON FILE AND NOTED AS EXHIBIT A.

Mr. Cohen commented that the existing traffic flow at the site is not good and he still has concerns with this new plan, however, the applicant has addressed some of the concerns and the new plan does make it somewhat better.

- He does not know that there is a solution that would solve all of the problems at that location.
- The right-in, right-out at the eastern curb cut is a good thing and the shared egress in order for clients to make a left turn out at the light should take care of some of the issues.

Mr. Shebeck agreed that the creating access to the light at Burger King for left hand turns is an important improvement.

Mr. Metropulos agreed as well.

**MOTION:**                                   **UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED SITE PLANS FOR THE CIRCLE K SITE REDEVELOPMENT 2496 EAST AURORA ROAD, PP# 64-09314 DATE STAMPED RECEIVED FEBRUARY 27, 2019, APRIL 23, 2019 AND APRIL 29, 2019 I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITION:**

**1. FINAL ENGINEERING APPROVAL OF THE STORM WATER MANAGEMENT PLAN.**

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

**3. Revised Plat – Cornerstone Business Park**

Lots #1 and 2  
PP# 64-09315, 64-09332 and 64-09396 I-3 Heavy Industrial District  
MATT WEBER / KEVIN SEE – TWINSBURG INDUSTRIAL PROPERTIES

- PLANNER’S REPORT DATED 4/25/19 ON FILE AND NOTED AS EXHIBIT D.

**MOTION:**                                   **UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED REVISED PLAT FOR CORNERSTONE BUSINESS PARK PHASES I AND II PP#64-09315, 64-09332 AND 64-09396 DATE STAMPED RECEIVED APRIL 17, 2019 I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE REVISED PLAT.**

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

**4. Final Site Plan – PFG / Vistar, Building Addition**

8745 Chamberlin Rd.  
PP# 64-09332 and 64-09396 I-3 Heavy Industrial District  
MATT WEBER / KEVIN SEE – TWINSBURG INDUSTRIAL PROPERTIES

- PLANNER’S REPORT DATED 4/25/19 ON FILE AND NOTED AS EXHIBIT C.
- SUPPLEMENTAL PLANNER’S REPORT DATED 5/1/2019 ON FILE AND NOTED AS EXHIBIT E.

**MOTION:**                                   **UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVE ALONG WITH THE SUBMITTED SITE PLANS AND LANDSCAPE PLAN FOR THE BUILDING ADDITION AND PARKING EXPANSION FOR PFG/VISTAR 8745 CHAMBERLIN ROAD PP# 64-09332 AND 64-09396 DATE STAMPED RECEIVED APRIL 17, 2019 I MOVE FOR**

**FINAL SITE PLAN APPROVAL WITH THE  
FOLLOWING CONDITIONS:**

- 1. FINAL ENGINEERING APPROVAL OF THE STORM  
WATER MANAGEMENT AGREEMENT.**
- 2. FINAL APPROVAL OF THE SWPPP BY SUMMIT SOIL  
AND WATER.**
- 3. FINAL CITY PLANNER APPROVAL OF THE  
LANDSCAPE PLAN.**

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

COMMUNICATIONS & MISCELLANEOUS- NONE

EXCUSE ABSENT MEMBERS – Kevin Sterling

**MOTION: TO EXCUSE MR. STERLING FROM THIS MEETING.**

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

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:30 p.m.

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Mr. Cohen, Chairman

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Cynthia Bennardo, Secretary