



Planning Commission Meeting Minutes
May 16, 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: Michael Walker, David Kleinman, Marc Cohen, Steve Shebeck
Absent: Kraig Shipley
Also Present: Lynn Muter, City Planner
Scott Barr, City Council Representative
Matt Vazzana, City Law Director

MOTION: TO ENTER INTO AN EXECUTIVE SESSION TO CONFERENCE WITH THE CITY’S LAW DIRECTOR CONCERNING DISPUTES INVOLVING THE PLANNING COMMISSION THAT ARE THE SUBJECT OF IMMINENT COURT ACTION.

Marc Cohen motioned to enter into Executive Session.

Steve Shebeck seconded the Motion.

Motion passed 4-0.

Meeting resumed at 7:25p.m.

Work Session

1. Final Site Plan Review – Industrial Buildings

2321 and 2387 Old Mill Road

Scannell Properties

1-2 Limited Industrial District

Matthew Weber, Weber Engineering, 2555 Hartville Rd., Rootstown, Ohio

- Mr. Weber stated that they are seeking a final site plan approval for a parcel that has two buildings.
- The site consists of a retaining wall on the east side as discussed numerous times.
- Two storm water management basins in the front of the property along Old Mill Road and a storm water basin at the northeast corner of the property.
- There will be two auto parking lots.
- A grass egress on Old Mill Road.
- A truck court will enter on and off of Old Mill Road.

- Mr. Weber presented an alternate plan for consideration which is contingent on the closing of the Campbell parcel at the front of the site.
- The alternate plan utilizes a narrower building and possibly reducing or eliminating the 18 foot wall that is a concern.
- Mr. Weber stated they did try to acquire additional land to move the site west, but this was declined.
- Mr. Weber respectfully requested a motion to approve the plan as presented with the retaining wall and the original 240 foot wide building with consideration of the alternate plan upon closing of the Campbell property, with the idea being that they will leave this evening having an approved plan by Planning Commission, so they can proceed with the remaining process while the closing of the property continues.
- Mr. Cohen discussed the alternate plan being a definite improvement. The elimination of the retaining wall is better. Relocating the truck port entrance drive so that is it across from the landscaped area is an improvement. He stated that there are a few landscaping issues that need to be resolved on the revised plan.
- Mr. Shebeck stated that the revised site plan is a significant improvement over the original.

2. Final Site Plan Review – Building Addition

8027 B Darrow Road

TLJ Companies, LLC (Summit Sound & Security)

Evan Kontur/CPK Construction, 8051 Vesta Ave., Northfield, Ohio

- Previously came before Planning Commission for an addition at the rear of the existing building.
- Issue of previous concern: There is an enclosed 6’ dumpster fence enclosure on site, this is now on the revised plan.
- Additional concern was a variance regarding being able to match the existing building to the new building on a side setback. They have gone to BZA appeals and received approval on the variance to match the new addition to the existing building.
- No further comments or questions presented by Commission members.

Regular Meeting: 7:35pm

1. **Approval of Minutes of April 18, 2022 meeting:**
Correction request: Page one, vote for Vice-Chairperson was not passed unanimously. The vote was 3-1.
Minutes approved as amended.
2. **Public Participation:**

- Lynn Clark, 2485 Old Mill Road, discussed compliance with The City's Ordinances and Charter. He discussed multiple reports and studies that have been completed and concerns regarding the ground and surface water quality.
- Mark Sutkowski, 2445 Old Mill Road, Hudson discussed that he is concerned about the compliance with the City's Ordinance 1103.
- Matthew Epple, 2668 Old Mill Road, discussed the zoning history of this site property. He stated his concerns regarding procedures, understanding ordinances and zoning rules.
- Sean Beckett, 8029 McGhee, discussed the City's ordinances and the preservation plan.
- Shauna Peterson, 2386 Old Mill Road, discussed access to her property, easement at CVS and parcels on Summit Commerce.
- Sally Gaydosh, 9250 Liberty Road, discussed concerns for the height of the buildings and zoning codes compliance and the right to a public hearing.
- Steve Hummel, 2500 Old Mill Road, discussed the Environmental Commission and ordinances, potential water quantity and quality issues and environmental concerns.

3. Site Plan Review – Industrial Buildings

2321 and 2387 Old Mill Road
Scannell Properties
1-2 Limited Industrial District
Matthew Weber, Weber Engineering

Mr. Cohen made the following statement: That this project has been reviewed in whole or in part by various professionals. The experts that Planning Commission relies on for information and guidance includes: The City of Twinsburg Planner and Planning Department, The City of Twinsburg Engineer and Engineering Department, The City of Twinsburg Fire Department, the Summit County Engineer, Summit County Soil and Water Conservation District, the Ohio Environmental Protection Agency, the United States Fish and Wildlife Service, the US Army Corp of Engineering, Hydrosphere Engineering and TMS Engineers. They have issued recommendations, reports and approvals and to the best of my knowledge all incorporated into the development design. While I do wish that the developer would have done less development of the property, they have followed the planning and zoning regulations as they exist today. No variances are requested. Complete compliance with the zoning regulations. Based on this, I will be supporting approval of the revised site plan this evening.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted Site Plans and Landscape Plans for Project Gumbo Industrial Buildings, 2321 and 2387 Old Mill Road, Permanent Parcel Numbers 64-09116, 64-03583 and 64-03584, date stamped received May 10, 2022. Marc Cohen moves for the Final Site Plan approval with the following conditions:

- 1) Final Engineering approval by the City Engineer.
- 2) Final approval of the SWP3 by Summit Soil and Water Conservation District.
- 3) Final approval of the landscape plan by the City Planner.
- 4) Final approval of the site lighting plan by the City Planner.

Steve Shebeck seconded this Motion.

No further discussion presented.

Upon roll call: Mr. Cohen voted YES, Mr. Shebeck voted YES, Mr. Walker voted NO, Mr. Kleinman YES.

Motion passed 3-1.

Mr. Cohen will give a recommendation to City Council for their review and final determination.

4. Final Site Plan Review – Building Addition

8027 B Darrow Road

TLJ Companies, LLC (Summit Sound & Security)

Evan Kontur/CPK Construction

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted Site Plan for Summit Sound and Security building addition, 8027 B Darrow Road, Permanent Parcel Number 64-09202, date stamped received March 15, 2022 and May 10, 2022, Marc Cohen moves for the Final Site Plan approval.

Mr. Walker seconded the Motion.

No discussion presented.

Upon roll call, the Motion passed unanimously.

Mr. Cohen will give a recommendation to City Council for their final approval.

5. Communications & Miscellaneous:

- Mr. Shebeck asked about updates for the landscape business on Rt. 82. Ms. Muter stated that there has not been any action submitted.
- Ms. Muter discussed upcoming agenda and moving the next meeting date to June 27, 2022.

6. Next Meeting date: June 27, 2022

7. Excuse absent Members:

MOTION: Michael Walker motioned to excuse Kraig Shipley from the May 16, 2022 Planning Commission meeting.

Marc Cohen seconded the Motion.

Upon roll call, Motion passed unanimously.

8. Adjournment: There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:20pm.

Marc Cohen, Chairman

Tina Falconbery, Planning Commission Secretary