

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

Present: Messrs. Bova, Metropulos, Sterling, Cohen and Shebeck

Absent:

Also Present: Ms. Lynn Muter, City Planner

Ms. Maureen Stauffer, Council Representative

The Board recited The Pledge of Allegiance.

<p>CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION MAY 21, 2018</p>
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1. Preliminary Site Plan – Zoom Car Wash

8581 Darrow Rd.

PP# 64-01451 I-3

TRENT WALKER / ZOOM EXPRESS INVESTMENT CO.

- PLANNER'S UPDATE DATED 5/17/2018 ON FILE AND NOTED AS EXHIBIT A.

Mr. Eric Bilton, 36 Grant Street New London, Ohio presented the application for preliminary site plan.

- They are seeking approval of the updated site plan as well as a recommendation to the Board of Zoning Appeals for a variance on the south side of the property.

Mr. Cohen stated that Planning Commission will not make a recommendation regarding the variance, the Board of Zoning Appeals will consider that application themselves; Planning Commission is considering preliminary site plan approval at this time.

- It appears that the updated site plan addresses most of the issues discussed and requested at the last meeting.

Mr. Sterling agreed that the applicant appears to have addressed all of the concerns of Planning Commission except for moving the building further from the road.

Mr. Cohen noted that the building has not been moved back but the dimension of the front setback was corrected to 108 feet.

- This appears to allow 4 cars to stack and still allow a car to get by and execute a right turn.

Mr. Shebeck noted that the rear of the lot drops off and the applicant expressed a desire for the building to sit close to the road; it appears that they tried to make other adjustments to improve the flow of the parking and entrance to the car wash.

- They have more than the required front setback; he is comfortable with the distance from the road in the current plan.

Mr. Cohen noted that the updated site plan shows additional landscaping and an increase in the north side setback which now meets the 10 foot requirement; the parking lot conflict was eliminated, there is a retaining wall shown along part of the southern property line (this will be reviewed by Engineering for final approval).

- He noted that the parking spaces are shown as 12 foot wide and, if reduced to 10 foot with a hash marked space at the end, it would allow the driver in the last space room to back out and not be too close to the garbage enclosure.
- The site plan should show one lane in and two lanes out as paving markings with turn arrows.
- He would still like to see the building moved east a bit to allow easier flow at the front for vehicular circulation.

Ms. Muter commented that she likes the emergency escape lane that has been added to the plan as well as the striping.

- She is comfortable with the front setback knowing that they want to keep the storm basin close; it would spare some trees at the rear of the property and this is still a preliminary plan.

Mr. Cohen asked if there is information regarding storm water management.

Ms. Muter replied that she believes that they plan to create a basin to the rear of the building.

CITY OF TWINSBURG
PLANNING COMMISSION MEETING
May 21, 2018

Mr. Cohen called the regular meeting to order at 7:10 p.m.

APPROVAL OF MINUTES – May 7, 2018

The minutes of May 7, 2018 are approved as written.

PUBLIC PARTICIPATION- NONE

1. Preliminary Site Plan – Zoom Car Wash

Mr. Cohen reminded the applicant that this is a preliminary site plan approval. Final approval will require the Board of Zoning Appeals variance as well as all final engineering drawings including storm water management.

Mr. Shebeck noted that he believes that the lot drops off in the area of the back parking lot of the adjacent building which does not leave much room to move everything back.

- The tree shown at the rear of the property should be moved a bit as it is close to the power line easement.
- He likes the escape lane as well.

Ms. Muter commented that she likes the changes to the side yard setbacks.

- The applicant plans to apply for the variance as well as final site plan approval on May 30, 2018; they are looking to have final approval before the July break for Planning Commission.

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED PRELIMINARY SITE PLAN FOR ZOOM EXPRESS CAR WASH, 8581 DARROW RD. PP# 64-01451 DATE STAMPED RECEIVED MAY 10, 2018 I MOVE FOR APPROVAL OF THE PRELIMINARY SITE PLAN.

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

COMMUNICATIONS AND MISCELLANEOUS –

Ms. Stauffer commented that the legislation box registration fee is still set at \$100.00 and City Council appears to want to keep it at that amount to hold people accountable.

- She noted that some people are profiting from the boxes and that was not discussed at Planning Commission.

Ms. Muter explained that profit was not the impetus for bringing forward the regulations; the reason was the ability to track ownership so that if a problem arose with upkeep of the boxes and surrounding area, there would be a contact person listed.

- When residents complain of items sitting outside of the boxes the property owners takes no responsibility for it as they do not own the box.

Mr. Shebeck noted that in cases of vandalism and even arson, there is no contact person listed who actually owns the box.

Ms. Stauffer stated that with the information that she now has, she feels that the registration is important and the fee will hold people accountable.

- She does not believe that Council will allow an amnesty period for existing boxes.

Mr. Shebeck pointed out that, when the School Board decided to allow the recycling boxes, they were adamant that they be placed out of sight and they have a regular pick up schedule with the owners as well as the ability to call for additional pick up if the boxes are getting full.

Mr. Shebeck asked about the completion of the first phase of Darrow Rd., the utilities appear to be unfinished and/or not cleaned up.

- During the last storm there was an emergency call for wires hanging in front of CVS but it was just the wires left hanging after the widening project.
- It appears that Windstream is responsible for most of the unresolved issues.

Ms. Stauffer explained that work was stalled during winter and they have been working on it recently but it has been very slow.

Mr. Shebeck noted that further south on Darrow, a utility pole was replaced two years ago and the old pole is still there with communications wiring on it.

Ms. Muter stated that she will check with the Engineering Department regarding who can address these issues.

Mr. Metropulos asked if time as expired on the General Electric project.

Ms. Muter replied that it has and they would have to reapply for approval if they decided to continue with that project.

Ms. Muter noted that there is an application for a new Mexican restaurant east of the Bob Evans building.

- There is a large bar component to the business and it has large overhead doors that open onto patio space.
- It will require a conditional use permit for the outdoor dining.
- The current application is for preliminary site plan.

EXCUSE ABSENT MEMBERS- NONE

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:22 p.m.

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary