



**Planning Commission Meeting Minutes  
Monday, June 1, 2020  
4:00 p.m.**

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

Marc Cohen called to order the regularly scheduled meeting of the Planning Commission for the City of Twinsburg at 4:03 p.m.

**ROLL CALL**

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

Absent: J. Zeitz

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

**PLANNING COMMISSION WORK SESSION**

**1. Preliminary Site Plan – New Adventures Early Learning & Child Development Center**

NW Corner Darrow Road/Summit Commerce Park

PP# 64-06417

THOMAS LANE, WILLIAM OEFLEIN, & JEFF JARDINE

Mr. Oeflein stated that he is presenting the preliminary site plan for comments. In particular, his team wanted feedback on the landbanked parking proposal and the curb cuts for the driveways.

Mr. Cohen wanted to confirm that Mr. Oeflein was aware of the curb cut off of Darrow Road, it will be a right in and right out only. Mr. Oeflein confirmed that his team is aware.

Mr. Cohen asked for further explanation in regards to the reduction in parking spaces from the 52 required to just 32 in the preliminary site plan. Mr. Lane noted that there is a natural in and out flow of parents throughout the day, at any given time there are typically only 5-6 on site for 10 minutes or less. Staffing typically includes 15-18 in the facility. The 52 spaces were more than the facility needed and they preferred the open green space instead. New Adventures is not looking to increase capacity, the facility is simply a new location. Mr. Lane said the 32 spaces are more than adequate. Mr. Cohen acknowledged that the landbanked parking can always be added if the city notices any issues.

Mr. Cohen asked about bus drop offs and how that will be handled at the site. Mr. Lane explained that the bus would come in off of RT. 91 to drop off at the front door then exit onto Summit Commerce. The access aisle into the building will be between the two handicap parking spaces. Mr. Lane noted that they see three buses per day.

Mr. Cohen wanted to confirm that the large area to the north of the building that was unlabeled is the storm water basin. Mr. Lane confirmed that is a new basin, to the west is the existing pond. That existing area to the west is not being utilized.

Mr. Shebeck stated the landbanked parking makes sense given Mr. Lane's explanation. Asked Ms. Muter to run the parking lot plans by the safety forces and schools to get their feedback on the turning radius. Ms. Muter will follow up with them during the final plan submission.

Mr. Metropulos questioned where the landbanked parking area was located. Mr. Lane clarified that it is located on the south edge of the property. Mr. Metropulos also asked if there was further discussion about moving the trash bin. Ms. Muter mentioned the area could be on a concrete pad off the asphalt area as well. Mr. Lane explained that the current location on the plan was chosen based on safety for the staff, particularly in the dark evening hours. Mr. Cohen noted that there are really only two options, the proposed location on the plans or making the road that parallels Summit Commerce longer. Mr. Lane explained that they also don't want to place it too close to the playground area. Mr. Metropulos closed his statement by saying he would like it moved further back than the current proposal.

Mr. Kleinman commented that everything looks good. He asked if the trash bin can't be moved back, landscaping around the structure could be considered. Mr. Cohen asked about the trash bin enclosure and what it will be constructed of. Mr. Oeflein said the enclosure has not been designed yet. Ms. Muter noted that ARB will likely ask for that structure material to match the building. Will look deeper into requirements for the industrial district.

Mr. Cohen inquired about the exterior material of the building. Mr. Oeflein stated it is a 4 inch Dutch lap siding. There will also be a 36 inch high cultured stone wainscot. Mr. Oeflein said they will work on making the trash bin enclosure match based on the commission's recommendations.

Mr. Scaffide had no further comments as the curb cut topic was already addressed.

Ms. Muter mentioned that this landbanked parking plan can be constructed if needed and looks reasonable. The design of storm water basin needs to account for the landbanked parking plan. Ms. Muter noted that the applicant understands the need for a landscape plan, lighting plan, storm water calculation, the finalized long term maintenance agreement, and specifications for the driveway.

Mr. Cohen clarified that this was a preliminary review and everything is heading in the right direction. There is no formal action.

Work Session ended at 4:18 pm.

**PLANNING COMMISSION MEETING MINUTES**

Mr. Cohen called the meeting to order at 4:18 p.m.

APPROVAL OF MINUTES – May 4, 2020

The approval of minutes from May 4, 2020 was tabled for the next meeting.

Ms. Muter mentioned that the rezoning request from the May meeting has been put on hold by the applicant.

PUBLIC PARTICIPATION – None

COMMUNICATIONS & MISCELLANEOUS –

Ms. Muter mentioned that in-person meetings can begin June 15<sup>th</sup> if everyone feels comfortable. There will be an application to review from Mold-Rite Plastics. Also another application for a pole barn in a C-5 district, near the cake bakery on E. Aurora. Shannon Collins has provided info on in-person meeting procedures.

Ms. Muter clarified that both applications want to be finals. Mold-Rite will be a final, the pole barn structure needs to speak with Engineering.

Mr. Cohen asked why the first Monday wasn't considered for the August meeting. Ms. Muter mentioned that an additional meeting could be considered based on demand.

EXCUSE ABSENT MEMBERS – J. Zeitz. Motion to excuse by S. Shebeck, second by D. Kleinman. Moved unanimously.

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 4:24 p.m.

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Mr. Cohen, Chairman

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Ryan Kennedy, Secretary