

**CITY OF TWINSBURG  
PLANNING COMMISSION MINUTES  
June 3, 2019**

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

Present: Messrs. Zeitz, Metropulos, Sterling, Cohen and Shebeck  
Absent: None  
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 JUNE 3, 2019</p>
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**1. Revised Preliminary Site Plan – Senior Apartments**

9422 Darrow Rd.  
PP# 64-09130 and 64-09129 R-7 Senior Residence District  
GREG SOMMERS / DARROW ROAD DEVELOPMENT, LLC

- PLANNER’S UPDATE DATED 5/30/2019 ON FILE AND NOTED AS EXHIBIT A.

Mr. Bobby Johnson with Mann, Parsons, Gray Architects, 3660 Embassy Parkway, Fairlawn, Ohio

- They made updates to the site plan based on the comments made at the last meeting, clarifying the setbacks for each building and adding the sidewalk to the northeast as well as the trail easement on the northern edge and a five foot sidewalk along Darrow Road to connect to the existing easement which was agreed upon with the existing neighbor.
  - The walking paths now connect this neighborhood with the adjacent neighborhood.
- They considered the width of the driveways and in order to comply for FHA and accessibility they need to keep the 26 foot wide aisles so there is no room to reduce the setback by adjusting the drive width.
  - Within the 26 foot width, only 22 feet is required for the driveway, the other 4 feet is a continuous sidewalk for the residents to connect throughout so they can get anywhere within the community and to the sidewalk to the east.
- They plan to add some landscaping and retain as many existing trees and landscape as possible, only removing what is necessary to construct the buildings.
  - They will add landscaping around the perimeter, especially along the south and west ends for screening purposes as well as evaluate all areas once the trees are cleared.
  - They are open to meeting on-site with the Planning Department regarding what is remaining and what would be desirable to be added.
- They have created a drawing of the unusable land due to building and railroad setback areas and a gas easement.
- Their intent is to build either this cluster home concept or a large multi-story apartment building, which does not fit well into the overall community setting and would be a large building in the middle of the property with parking all around with a lit parking lot and trash dumpster enclosures creating some noise.
- They are planning a senior community which would allow many Twinsburg residents to maintain an independent lifestyle in town while not having to mow their lawns or be concerned with home maintenance; they will have the nice location near walking trails.

Mr. Cohen asked Mr. Johnson to confirm that there were no changes made to the building configuration, only to the sidewalks and trail easement.

Mr. Johnson agreed that is the case.

**CITY OF TWINSBURG  
PLANNING COMMISSION MINUTES  
June 3, 2019**

Mr. Richard Sommers with Sommers Real Estate Group spoke regarding the application.

- They have determined that the appropriate time to meet with the Bel Mawr residents is after tonight's meeting and prior to a BZA meeting; they intend to send letters to all of those residents and invite them to a meeting at the Senior Center or the Library to present this plan and receive feedback from those neighbors.

Ms. Muter commented that the City Engineer has not closely scrutinized this preliminary proposal with the additions; the trail access easement may need to be wider.

Mr. Sommers stated that would not be a problem, they are able to build a path or sidewalk over the gas line, just no structures are allowed within the 30 foot easement; the marked 8 feet was intended to be the width of the walking path.

Ms. Muter asked if the sidewalk on Darrow would go all the way to the north property boundary.

Mr. Sommers explained that there is a wetland and a gas line at the property line but the sidewalk would go to where the end of the proposed trail would intersect the Darrow Rd. right of way.

Ms. Muter noted that the sidewalk on Edgebrook Crossing falls short of the intersection.

Mr. Sommers observed that is in the right of way so they will connect their sidewalk to that one; their intent is connectivity, to get people from the two developments north to the walking path to allow for circular movement.

Mr. Metropulos asked why there was not a connection from access aisle #3 toward Edgebrook Crossing.

Mr. Sommers pointed out that they would make that connection but the residents of Bel Mawr have been adamant in the past that they do not want connectivity at that point and that property is owned by their HOA.

- They will create an access easement at that point if there is interest from the neighboring community.

Mr. Metropulos noted that there are a lot of trees on the perimeter of the property and he appreciates that the developer plans to retain as many as possible.

Mr. Sterling commented that with no changes to the layout there are still 15 variances required and there has not been a hardship presented; he finds it difficult that they are unable to eliminate some.

- He feels that this is poor planning as it is not only a few feet, it is asking for too much variance.

Mr. Johnson pointed out that this type of development is not addressed in the code; it is a new concept for senior housing.

Mr. Shebeck agreed that this is a hybrid type senior housing project with a different feeling to it and something that was not foreseen when the code was developed but he still thinks that there is a lot of density; he likes the product and understands that there could be a large apartment building constructed instead but it is a tight fit.

Mr. Sommers noted that this plan would have 54% of the allowed units under the 12 units per acre allowance, with 71 versus 133, it would create about 40% less traffic than a 3 story tower and it is better for the adjacent neighborhood.

Mr. Shebeck agrees with that, but it is difficult with the code because it was not considered when the code was written.

- He appreciates the applicant reaching out to the residents who will be most impacted.

Mr. Cohen commented that he has dealt with this formula, professionally, in many communities but he feels that, in this case, it is a very tight fit and it is important for the applicant to meet with the neighbors to discuss this proposal and ideas which will make it acceptable for them.

- He understands that with a taller building, they are able to put a lot more units on this property without variances, however, that is not what the applicant or the City are looking for.
- If there will be a patio or deck on the rear of these units, there may be setback concerns with those as well.
  - This would also be something to discuss with the Bel Mawr residents in regard to buffering and privacy.

Mr. Johnson explained that there will be 8 foot patios at grade, which will not impact the variance requirement.

Mr. Barr pointed out that the patios are not shown on the plan and he would like to see that added to the color drawing for the sake of the conversations with neighboring residents.

Mr. Cohen agreed and commented that the colored rendering may be best for the presentation as it is the easiest to read and shows the surrounding greenery; he suggests adding the setback lines to it as well.

Ms. Muter noted that the applicant will apply to the Board of Zoning Code Appeals soon after meeting with the residents.

Mr. Sommers explained that they may go through the application process while meeting with the residents but they plan to have input from the residents prior to meeting with the BZA.

- They will notify the residents by placing a meeting notice in plastic bags on the front doors of their homes.

Mr. Shebeck asked to have the grass cut on the property.

Mr. Sommers stated that the Fire Department has been conducting training drills in the house and has just completed them; he will have the grass taken care of and the demolition permit has been processed as well.

## 2. Lot Split

9802 Chamberlin Rd.

PP# 64-02314 R-4 Residential District

**JOSEPH BURGOON / LEWIS LAND PROFESSIONALS, INC.**

- PLANNER'S REPORT DATED 5/23/2019 ON FILE AND NOTED AS EXHIBIT B.

Mr. Joe Burgoon with Lewis Land Professionals, 8691 Wadsworth Rd. Wadsworth, Ohio presented the application.

- They are proposing a minor lot split of a property which currently has one house on it.
- They would like to split it into 4 buildable lots and remove the existing structures.
- They have a water line extension approved by Cleveland Water and being reviewed by the EPA and also the City of Twinsburg Engineer.
  - This would begin at the existing house and extend to the south property line in order to allow all four lots to have access to public water.
- The 3 northern lots would have direct connection to the sanitary sewer, the most southern lot would need a sewer connection to partially cross through parcel C in order to connect to the sanitary manhole across the street; this would be done with an easement recorded with the county.

- He has been in communications with the city engineering department and does not expect any problems getting that easement.
- There was a wetlands delineation done on the property, all of the wetland information shown is per a licensed wetland consultant; the stream setbacks are shown.
- All lots are in excess of the required zoning for the district.
- They feel it is an excellent use of the property with keeping the lots deep, as the highway runs behind them.

Mr. Cohen noted that the southern parcel does not have as much buildable area with the stream setback but there is a pocket that a house could be built on and everything is compliant with the code.

Mr. Sterling asked if the houses would have to be in a line.

Ms. Muter explained that there is a minimum front setback requirement but they could sit further back.

Mr. Shebeck commented that the southern parcel will be challenging to build on and he foresees variances being requested on that lot.

PENDING ITEMS – NONE



Mr. Cohen called the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES – May20, 2019

The minutes of May 20, 2019 are approved as submitted.

PUBLIC PARTICIPATION - NONE

**1. Lot Split**

9802 Chamberlin Rd.  
PP# 64-02314 R-4 Residential District  
**JOSEPH BURGOON / LEWIS LAND PROFESSIONALS, INC.**

**MOTION:**

**UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED LOT SPLIT SURVEY FOR 9802 CHAMBERLIN RD. PP#64-02314 DATE STAMPED RECEIVED MAY 14, 2019 I MOVE FOR FINAL APPROVAL OF THE MINOR SUBDIVISION LOT SPLIT.**

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

Ms. Muter asked if there is a timeline for the water line extension.

Mr. Burgoon replied that they are waiting for the EPA and they did not expect it to take so long.

**CITY OF TWINSBURG  
PLANNING COMMISSION MINUTES  
June 3, 2019**

Ms. Muter asked if the approval is granted, does his client intend to begin the project this summer.

Mr. Burgoon replied yes.

COMMUNICATIONS & MISCELLANEOUS

Mr. Barr indicated that City Council approved the Baseball field at Liberty Park.

Mr. Sterling noted that Mr. Finch was quoted in the Twinsburg Tribune regarding the proposed rezoning at Glenwood and Darrow Rd. and he believes that the figures were different than what was presented to Planning Commission.

Mr. Shebeck commented that at the time of approving the cell tower at Darrow and Meadowood he specifically asked if the location was outside of the design limits for the proposed widening of Darrow Rd. and he was told that it was; now there is a curve to the new sidewalk going around that tower pole.

- He would like the Commission to be very specific in the future in regard to these locations.

Ms. Muter replied that the contractor who did those micro-cell facilities took liberties in the field and at that point we did not require as-built drawings as we do now. Two of those poles ended up outside of the right of way, in one instance the property owner gave allowance for it after it was installed and in the case of this one it sounds like it is outside of the right of way or on the border.

Mr. Cohen asked if we have authority to make them move it.

Ms. Muter replied that the City does have the authority.

Mr. Shebeck recommended looking at the new cell tower at Pettibone Rd. and Aurora Rd., it is very nice with a decorative black pole and a raised equipment cabinet.

Ms. Muter stated that there is an application for an industrial building addition and possibly a revised site plan for the Vistar building addition; they would like additional parking on that site.

Mr. Barr noted that he will not be at the June 17 meeting but he will try to arrange a Council Representative to attend.

EXCUSE ABSENT MEMBERS - None

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:42 p.m.

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Mr. Cohen, Chairman

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Cynthia Bennardo, Secretary