

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

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

Absent: None

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 JUNE 4, 2018</p>
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1. Preliminary Site Plan – Mexican Restaurant

Southwest corner of E. Aurora Rd. and I-480

PP# 64-08386 C-3

PAUL DIGIORGIO, TRIP, LLC.

- PLANNER'S REPORT DATED 5/24/2018 ON FILE AND NOTED AS EXHIBIT A.

Mr. Paul DiGiorgio with Fillmore Property Group, 755 E. Pleasant Valley Rd. Independence, Ohio presented the application for preliminary site plan.

- They would like to construct a 5,150 square foot restaurant at the southwest corner of E. Aurora Rd. and I-480.
- The restaurant will have indoor and outdoor seating and ample parking with 102 spaces and 5 handicapped spaces.
- The front of the restaurant will angle toward I-480 so they have created front entrance facing on that side as well as the S.R.82 side for aesthetics.
- The intent is to proceed with construction upon approval from the City.

Mr. Cohen explained that this is a preliminary approval, there are several things still required for final approval; Conditional Use permit, variances, etc.

- The parking layout will require a variance but will be similar to the Bob Evans parking next door.
- How will the interior parking requirement be met?

Ms. Muter replied that they may allow the corner spaces to be included; ideally, there would be a landscaped peninsula or island within the asphalt area but it may be acceptable to use the corner areas.

Mr. Cohen asked if the area near the patio will be landscaped.

Mr. DiGiorgio stated that there would be a fence and landscaping around the patio.

Mr. Metropulos noted that they only show 3 handicapped parking spaces.

Mr. DiGiorgio commented that the drawings show slightly different parking numbers as the handicapped count had not been established before the first drawing.

Mr. Cohen asked if there will be underground storm water management as the lot is fairly small.

Ms. Muter pointed out that there is a basin already in place and a water quality feature will be required.

Mr. DiGiorgio commented that they are considering using rain gardens to purify the water while also adding desired landscaping.

Ms. Muter asked about the line of trees along the I-480 side of the property.

Mr. DiGiorgio stated that visibility is a priority and they would either be trimmed up or removed.

Mr. Cohen asked why the applicant is not giving the name of the restaurant.

Mr. DiGiorgio replied that the tenant does have a name, however, he has not announced this location and out of respect for him they will not either.

- He is a very active participant in the Cleveland community with several established restaurants.
- They are excited about this location and restaurant.
- The building design will be creative with garage doors opening to the patio and seating on both sides of the bar.

Ms. Muter noted that the Conditional Use application has been received and advertised; this will be an agenda item for the next Planning Commission meeting.

Mr. Metropulos stated that he would like to have the NAICS code for Conditional Use consideration.

CITY OF TWINSBURG
PLANNING COMMISSION MEETING
JUNE 4, 2018

Mr. Cohen called the meeting to order at 7:15p.m.

APPROVAL OF MINUTES – May 21, 2018

The minutes of May 21, 2018 are approved as submitted.

PUBLIC PARTICIPATION-

Mr. Chuck Bonacci 11327 Heritage Dr. Twinsburg, Ohio asked if the tenant has other restaurants of similar style and menu already in the region.

Mr. DiGiorgio replied that there are other restaurants with similar menus in the area. Not necessarily under the same name.

Mr. Shebeck commented that he is pleased to see this parcel being developed and he hopes it will encourage a tenant to the Bob Evans site.

- He understands the desire for the applicant to control the timing of the announcement and marketing of his new restaurant.

Mr. Metropulos asked if the odd shaped portion of the lot near Hadden Rd. will remain vacant.

Mr. DiGiorgio stated that there are no plans for that area.

Mr. Cohen noted that the entrance driveway is an easement with the former Bob Evans building, how is the maintenance and upkeep established?

Mr. DiGiorgio explained that is all documented as it was established as part of the original development.

Ms. Muter stated that she read the agreement and she believes that this site will control maintenance of the storm water facilities and the access road and will then charge the other landowner.

Mr. Cohen reiterated that this is a preliminary approval and there are still multiple items required for final approval.

1. Preliminary Site Plan – Mexican Restaurant

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED PRELIMINARY SITE PLAN FOR A MEXICAN RESTAURANT PP#64-08386 DATE STAMPED RECEIVED MAY 16, 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 –

Mr. Sterling asked the status of the hotel originally proposed on Wilcox Dr.

Ms. Muter stated that she has not heard anything from that applicant.

Ms. Muter pointed out that the variance requests for Zoom Express Car Wash and this restaurant will both go before BZA on June 13.

- The next Planning Commission meeting for this applicant will be June 18 for Conditional Use consideration and June 18 may also include final application for Zoom Car Wash as well as final subdivision plat and site plan for Quarry Reserve.
- There have been meetings with City Architecture regarding the Connecting Communities plan that was presented to the Commission; there will be a meeting on June 13 to present that plan to the Board of Education, Planning Commission and other stakeholders.
 - Several of the trail connections are ending up on school properties and it is time to present this to the schools.
 - The meeting will be in Council Chambers at 7:30.

Mr. Shebeck asked if the schools being included in the trails allows extra grant funding from the Safe Route to Schools program.

Mr. Muter stated that she has not looked into those criteria recently; she believes that most of the students are outside of the perimeter established by that program.

EXCUSE ABSENT MEMBERS- None

ADJOURNMENT:

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

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary