



**Planning Commission Meeting Minutes
Monday, June 15, 2020
7:00 p.m.**

Marc Cohen called to order the regularly scheduled meeting of the Planning Commission for the City of Twinsburg at 7:00 p.m.

ROLL CALL

Present: M. Cohen, S. Shebeck, P. Metropulos, J. Zeitz and D. Kleinman (Late Arrival)

Absent:

Also Present: Lynn Muter, City Planner
Sam Scaffide, City Council Representative
Brian Lapikas, Mold-Rite

PLANNING COMMISSION WORK SESSION

1. Final Site Plan – Building Addition

2222 Highland Road
PP# 64-02725, I-3 Heavy Industrial District
TERRY NOONAN

Terry Noonan of Beacon Marshall and EM Construction presented an expansion for the Mold-Rite facility at 2222 Highland Road. He invited Brian Lapikas to speak on the project. Brian Lapikas explained that prior to the COVID shutdowns, Mold-Rite was operating at 100% plus capacity. It became evident that the extra space is needed to meet the growth. The addition will allow Mold-Rite to move maintenance and receiving into the new space while continuing to add manufacturing.

Terry Noonan continued by mentioning this is a one story addition to the west side of the building. The area of the addition is flat and actually previously prepared for future expansion. Siding, colors, and materials match the existing building.

Marc Cohen questioned the parking situation since Mold-Rite will not be adding any extra spaces. Brian Lapikas expects an additional 3-4 employees per shift with this expansion which can be accommodated via the existing parking lot.

Lynn Muter mentioned that a final submission of the long term storm water maintenance agreement is needed for the building permit process.

2. Similar Use Determination – Pet Grooming ADAM PROCTOR

Adam Proctor presented his similar use determination for pet grooming, training, and retail at 10735 Ravenna Road. He explained that the location gets a lot of traffic, is viewed as a family area, and he noticed a need for more pet grooming. Over the years, Adam Proctor has operated a mobile pet grooming service.

Marc Cohen asked Lynn Muter if pet grooming was a permitted or conditional permitted use anywhere in our zoning regulations. Lynn Muter confirmed that it is not in the regulations and explained that is one of the criteria for a similar use determination.

Marc Cohen clarified that this similar use determination would be in the C-2 commercial district.

Steve Shebeck mentioned that pet grooming has become as popular as barber shops and beauty salons.

Pete Metropulos asked what the primary use of the business would be. Adam Proctor responded with pet grooming. Training would likely occur in the evening and be secondary. There would be no overnight boarding. Everything will be done by appointment.

Joe Zeitz asked about the retail aspect and questioned if there would be any pet sales. Adam Proctor said only supplies, no pets for sale. On occasion a rescue group will bring an animal out to the location for the public to see.

Sam Scaffide asked if everything will occur inside the building. Adam Proctor said all aspects would be primarily inside, no more than a few minutes of training outside. Always on a leash.

Lynn Muter clarified that by adding this similar use determination for pet grooming, it will actually be added to the C-1, C-2, C-3, and C-5 district since beauty and barber shops are permitted in those districts. Pet grooming has already been placed in many of these districts over the years, based on the history this determination is not something new for the city.

Work Session ended at 7:17 pm.

PLANNING COMMISSION MEETING MINUTES

Mr. Cohen called the meeting to order at 7:17 p.m.

APPROVAL OF MINUTES – May 4, 2020

No corrections. Approved as submitted.

APPROVAL OF MINUTES – June 1, 2020

One revision by Marc Cohen. Approved with correction.

PUBLIC PARTICIPATION – None

1. Final Site Plan – Building Addition

2222 Highland Road
PP# 64-02725, I-3 Heavy Industrial District
TERRY NOONAN

Terry Noonan did not have anything further to add about the addition.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plans for the building addition for Mold-Rite Plastics, 2222 Highland Road and PP# 64-02725, date stamp received June 9, 2020 and May 26, 2020. I move for final site plan approval.

Marc Cohen moved, Steve Shebeck seconded.

Upon roll call the motion passed unanimously, 5-0.

2. Similar Use Determination – Pet Grooming

ADAM PROCTOR

Adam Proctor did not have anything further to add about the determination.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted application and narrative for similar use determination from Compassion Animal Services dated June 5, 2020. I move that Planning Commission recommend to City Council that a pet grooming business be considered a similar use to those permitted in the C-2 community commercial district and that the zoning and development regulations be amended to include pet grooming as a permitted use in the C-2 district.

Marc Cohen moved, Pete Metropulos seconded.

Marc Cohen opened for further discussion. Lynn Muter explained that C-1 district uses are permitted in a C-2 district, but a C-2 use is not permitted in a C-1. Also a C-5 district use is a standalone. In order to permit pet grooming in all those districts, Planning Commission would need to find it similar to a beauty salon and barber shop.

Lynn Muter asked Planning Commission if they are only seeing this as a C-2 district use. Marc Cohen said he has only studied it as a C-2 district use.

David Kleinman asked Lynn Muter to confirm which districts have held pet grooming in the past. Lynn Muter answered with the C-5 district, an accessory use at Pet Valu in the C-2 district, and a home occupation in the C-5 district. Pete Metropulos recalled another in the C-2 district previously. The only place it has not been requested is in the C-3 interchange business district. The C-1 district is so limited in terms of properties that it probably has never been located in that district.

Lynn Muter elaborated that we aren't looking at the specific location of this business, we are looking at pet grooming being a similar use to beauty salons and barber shops.

MOTION: Withdraw the original motion.

Marc Cohen moved, Pete Metropulos seconded.

Upon roll call the motion passed unanimously, 5-0.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted application and narrative for similar use determination from Compassion Animal Services dated June 5, 2020. I move that Planning Commission recommend to City Council that a pet grooming business be considered a similar use to personal grooming, like beauty and barber shops, and be considered a permitted use in the C-1, C-2, C-3, and C-5 districts. Zoning and developing regulations to be amended to include pet grooming as a permitted use in these districts

Marc Cohen moved, David Kleinman seconded.

Upon roll call the motion passed unanimously, 5-0.

COMMUNICATIONS & MISCELLANEOUS –

Steve Shebeck inquired about the Corbett's Farm fencing and the Blue Top Motel. Lynn Muter will look into the status of both items and notify the CBO.

David Kleinman inquired about the trailhead at the end of Old Hickory across from the water tower.

Lynn Muter updated the Planning Commission on items coming up in August.

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:36 p.m.