

**CITY OF TWINSBURG
PLANNING COMMISSION MINUTES
June 17, 2019**

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

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

Absent:

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 17, 2019</p>

1. Revised Site Plan – Parking Addition - PFG/Vistar

8745 Chamberlin Rd.

PP# 64-09315 and 64-09396 I-3 Heavy Industrial District

MATT WEBER / KEVIN SEE – TWINSBURG INDUSTRIAL PROPERTIES

- PLANNER’S REPORT DATED 6/12/2019 ON FILE AND NOTED AS EXHIBIT B.

Mr. Matthew Weber with Weber Engineering Services, 2555 Hartville Rd., Rootstown, Ohio presented the application.

- They are bringing the previously approved site plan and seeking a modification for additional parking along Cornerstone Pkwy.
- This will allow for relocation of 30 employee parking spaces from the east side of the building to the front in order to accommodate for the new construction.
 - This would become a permanent parking lot for anticipated future growth.

Mr. Cohen noted that they are still waiting on engineering approval of storm water management revisions.

Ms. Muter replied that since the last Planner’s report was sent, they have concluded, based on approval of the last site plan that this site has been interwoven into the larger storm water management plan for the entire subdivision. Scannell Development is maintaining all 3 of the basins in the subdivision at this point and there is capacity in the basin for this parking addition.

Mr. Cohen clarified that Engineering has approved the storm water management and there is no need for that to be a condition of approval but there is still landscape information to be submitted and reviewed.

Ms. Muter replied “Correct”.

Mr. Sterling asked if it is all one lot.

Ms. Muter explained that Planning Commission approved a lot consolidation for this at the last meeting.

- It has not been recorded; it is still in process.

2. Final Site Plan – Building Addition and Parking Lot – First Industrial Investment

8181 Darrow Rd.

PP# 64-09115 I-2 Limited Industrial District

GREG ALBER, RON SHAW / FIRST INDUSTRIAL INVESTMENT II, LLC.

- PLANNER’S REPORT DATED 6/6/2019 ON FILE AND NOTED AS EXHIBIT A.

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- PLANNER’S UPDATE DATED 6/12/2019 ON FILE AND NOTED AS EXHBIT C.

Mr. Ron Shaw with Alber and Rice engineering, 31913 Cook Rd. N. Ridgeville, Ohio presented the application.

- They submitted plans for two distinct projects, one being the 101,000 s.f. warehouse addition with a fire drive and a paved truck dock area and the second is a 51 stall parking lot located near the main office entrance.
- This application is for final consideration and a storm water report has been submitted to Engineering but there have been no comments back at this time.

Mr. Cohen pointed out that there appear to be 4 things outstanding at this time, final Engineering approval for storm water management, final approval of the SWPPP by Summit Soil and Water, final approval for landscaping and final approval for site lighting.

Ms. Muter added that the additional new parking area is a smaller area without a large landscape requirement and the plan is to light the parking lot.

Mr. Sterling asked if it is one lot.

Ms. Muter replied that it is.

Mr. Shebeck commented that he is happy to see that business is prospering and there will be an expansion.

Mr. Cohen noted that the few outstanding items can be handled administratively.

Ms. Muter agreed and noted that the lot is very large and the storm water management for the site has been submitted to Summit Soil and Water and there is plenty of room to make adjustments if needed.

3. Construction Update

Amy Mohr, City of Twinsburg Engineer

Mr. Cohen observed that Ms. Mohr is not present.

PENDING ITEMS – NONE

<p>CITY OF TWINSBURG PLANNING COMMISSION MEETING MINUTES JUNE 17, 2019</p>
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Mr. Cohen called the meeting to order at 7:08 p.m.

APPROVAL OF MINUTES – June 3, 2019

The minutes of June 3, 2019 are approved as submitted.

PUBLIC PARTICIPATION - NONE

1. **Revised Site Plan** – Parking Addition - PFG/Vistar
8745 Chamberlin Rd.
PP# 64-09315 and 64-09396 I-3 Heavy Industrial District
MATT WEBER / KEVIN SEE – TWINSBURG INDUSTRIAL PROPERTIES

MOTION:

UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SITE PLAN FOR THE ADDITIONAL PARKING LOT FOR PFG/VISTAR, 8745 CHAMBERLIN RD. PP #64-09396 AND 64-09315 DATE STAMPED RECEIVED JUNE 6, 2019 I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITION:

1. FINAL CITY PLANNER APPROVAL OF THE LANDSCAPE PLAN

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

2. **Final Site Plan** – Building Addition and Parking Lot – First Industrial Investment
8181 Darrow Rd.
PP# 64-09115 I-2 Limited Industrial District
GREG ALBER, RON SHAW / FIRST INDUSTRIAL INVESTMENT II, LLC.

MOTION:

UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED SITE PLANS FOR THE BUILDING ADDITION AND ADDITIONAL PARKING LOT FOR FIRST INDUSTRIAL INVESTMENT II, 8181 DARROW RD. PP #64-09115 DATE STAMPED RECEIVED JUNE 11, 2019 I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITIONS:

- 1. FINAL ENGINEERING APPROVAL OF THE STORM WATER MANAGEMENT PLAN**
- 2. FINAL APPROVAL OF THE SWPPP BY SUMMIT COUNTY SOIL AND WATER.**
- 3. FINAL CITY PLANNER APPROVAL OF THE LANDSCAPE PLAN.**
- 4. FINAL CITY PLANNER APPROVAL OF THE SITE LIGHTING PLAN.**

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

COMMUNICATIONS & MISCELLANEOUS-

Mr. Sterling reminded the Commission that the resident meeting for the Wilcox Meadows subdivision will be at 4:00 on June 20 at Gleneagles.

Ms. Muter stated that there are no submittals at this point.

Mr. Cohen noted that the next meeting is August 5.

- Is there an update on the Mexican restaurant and has their Planning Commission approval expired?

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Ms. Muter replied that they have pulled building permits and they have been through Summit Soil and Water, their storm water maintenance agreement is ready to go so they are ready to start at any moment.

EXCUSE ABSENT MEMBERS – NONE

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:15 p.m.

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary