

Mr. Cohen called the meeting to order at 7:03 p.m.

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

Absent: None

Also Present: Ms. Lynn Muter, City Planner
Ms. Maureen Stauffer, Council Representative

The Board recited The Pledge of Allegiance.

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

CITY OF TWINSBURG
PLANNING COMMISSION PUBLIC HEARING
JUNE 18, 2018

1. **Conditional Use Permit** – Outdoor Dining Area
Between 8900 Hadden Rd. and I-480 East
PP# 64-08386 C-3
PAUL DIGIORGIO / TRIP, LLC.

Mr. Bill Cieslak with Trip, LLC 7555 E. Pleasant Valley Rd. Independence, Ohio presented the application for Conditional Use.

- They are requesting the ability to place a patio to provide outdoor dining for the restaurant; this will also include bar seating which will be attached to the restaurant.
- This will incorporate landscaping beds and a fence.
- There will be two glass garage-type doors which will close at the top of the bar; there will be 9 tables which seat 4 people and 18 bar stools.
- This patio will be open during warm weather months and closed for the winter season.

Mr. Cohen asked if there were any members of the public present to speak regarding this application.

- There were none.

Mr. Cohen closed the public hearing at 7:05 pm.

CITY OF TWINSBURG
PLANNING COMMISSION WORK SESSION
JUNE 18, 2018

1. **Conditional Use Permit** – Outdoor Dining Area
Between 8900 Hadden Rd. and I-480 East
PP# 64-08386 C-3
PAUL DIGIORGIO / TRIP, LLC.

- PLANNER'S REPORT DATED 6/7/2018 ON FILE AND NOTED AS EXHIBIT A.

Mr. Cohen noted that the basis of determination and the 6 items are all addressed in the Planner's report and there is nothing negative or outstanding.

- He has no concerns with the request and is able to support the recommendation to Council.

Mr. Sterling asked where the outdoor furniture will be stored in the winter.

Mr. Cieslak replied that there will be an area near the dumpster for the storage of outdoor furniture; the chairs will be stackable and there are only 9 tables so it will not require a great amount of space.

Ms. Muter asked if the storage area will be screened from view.

Mr. Cieslak noted that, as they were waiting for the Conditional Use approval, they have not completed the plan regarding that area; they will discuss this at the Architectural Review Board meeting and meet the requests of that Board.

2. **Final Site Plan** – Zoom Express Car Wash
8581 Darrow Rd.

PP# 64-01451 I-3
TRENT WALTER / ZOOM EXPRESS INVESTMENT CO.

- o PLANNER'S REPORT UPDATED 6/14/2018 ON FILE AND NOTED AS EXHIBIT B.

Mr. Eric Bilton, representing Zoom Car Wash, 1266 Middle Rowsburg Rd. Ashland, Ohio presented the application for final site plan approval.

Mr. Cohen noted that the applicant has addressed the items and comments from the last meeting as well as the comments from the City Engineer.

- The approval of the SWPPP from Summit Soil and Water will be a condition of approval.

Mr. Shebeck commented that he drove by the applicant's facility in Stow, it had a nice layout and he feels this car wash will be an asset to the community.

Ms. Muter pointed out that the approval by Summit Soil and Water is the only outstanding item and there is a large open lot area behind the building so there is plenty of room to meet the water quality requirement; the City Engineer is comfortable with this as well.

CITY OF TWINSBURG
PLANNING COMMISSION MEETING
JUNE 18, 2018

Mr. Cohen called the regular meeting to order at 7:12 pm.

APPROVAL OF MINUTES – June 4, 2018

The minutes of June 4, 2018 are accepted as submitted.

PUBLIC PARTICIPATION- NONE

- 1. **Conditional Use Permit** – Outdoor Dining Area
Between 8900 Hadden Rd. and I-480 East
PP# 64-08386 C-3
PAUL DIGIORGIO / TRIP, LLC.

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED CONDITIONAL USE REQUEST AND APPLICATION FOR THE NEW RESTAURANT AT PP#64-08386 DATE STAMPED RECEIVED MAY 16, 2018 I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL THE ISSUANCE OF A CONDITIONAL ZONING CERTIFICATE TO ALLOW AN OUTDOOR BAR AND DINING AREA IN THE C-3 INTERCHANGE BUSINESS DISTRICT.

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

- 2. **Final Site Plan** – Zoom Express Car Wash
8581 Darrow Rd.
PP# 64-01451 I-3
TRENT WALTER / ZOOM EXPRESS INVESTMENT CO.

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED SITE PLAN AND LANDSCAPE PLAN FOR ZOOM EXPRESS CAR WASH, 8581 DARROW RD. PP#64-01451 DATE STAMPED RECEIVED JUNE 12,2018 I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITION:

1. APPROVAL OF THE SWPPP BY SUMMIT COUNTY SOIL AND WATER.

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

COMMUNICATIONS AND MISCELLANEOUS –

Mr. Cohen received a request from Commissioner Matt Bova to record and file with the City an affidavit explaining his relationship with Key Corp and its subsidiaries, understanding that this relationship will not prevent him from serving on Twinsburg Planning Commission but he must be sure to disclose his interest publicly and that he works for Key Corp.

- The affidavit is on record under this meeting date.

Mr. Metropulos handed out a letter that he wrote regarding adding an economic factor as an item for consideration regarding a conditional use permit; he would like the Commissioners to give him feedback on this in the future.

Mr. Cohen asked Ms. Muter if there has been discussion regarding having an economic factor as part of the basis of determination for Conditional Use permits.

Ms. Muter replied that she is not aware of this and the City Law Director may be the person to answer that.

There was discussion regarding Mr. Metropulos idea.

Mr. Cohen suggested further discussion after the Commissioners are able to look into this.

Ms. Muter noted that Whispering Woods Phase III will be applying for Preliminary and Final approval made concurrently as they have passed the one year point for their original preliminary approval.

- The Commissioners are able to shift the break and allow a meeting on July 9, there are at least 3 Commissioners available.
 - They are going to offer this date to the applicant (Quarry Reserve) as long as they provide a full submittal by June 27; Amy Mohr will plan to attend that meeting as well.
 - There will be an email to the Commissioners once submittal is received.
 - This is a challenging site with many items to be addressed including several safety items regarding Engineering.
- If there is not a meeting on July 9, the applicant will lose 50 days of construction time because Council will go on break; the current schedule will allow Planning Commission to hear the application on August 6 with City Council to approve it on August 28. The July 9 meeting will allow it to be considered by Council on July 10, which is their last meeting before summer break.

Mr. Cohen noted that once the applicant is notified of the new date, it will depend on their ability to submit the necessary documentation in time for full review to allow that meeting to take place.

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