



**Planning Commission Meeting Minutes**  
**June 26, 2023**  
**7:00 p.m.**

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

**Roll Call:**

Present: Kraig Shipley, Michael Walker, Edward Hoegler, Marc Cohen, Steve Shebeck

Also Present: Mayor Sam Scaffide, Lynn Muter, City Planner and David Post, Council Representative

**Public Hearing**

1. Conditional Use Permit – Outdoor Dining  
C-3 District, 8941 Wilcox Drive  
Burgers 2 Beer  
Eli Mahler & Chia Chun Tsou
  - Mr. Mahler, Architect stated they are seeking approval for Conditional Use Permit for an outdoor patio for Burgers 2 Beers.
  - He stated they will be matching the brick that is on the building. The patio will have lighting according to drawings submitted.
  - The masonry piers will be set 6 feet apart as requested for safety.
  
2. Conditional Use Permit – Self Service Storage and Outdoor Storage  
I-2 District, PP#64-08455, Dutton Drive  
Matt Weber, Bruce Baum and Raheil Rashid
  - Mr. Weber stated they are working to comply with the comments made by the City.
  - This facility will have self-storage in the front at Dutton Road. It will be totally secured.
  - In the back there will be a 4,500 sq. ft. building that will be used for temporary transfer of property.
  - Items previously discussed were the limited number of entrances on Dutton Drive per code. Mr. Weber stated they may be seeking a variance to use the layout they have identified with two entrances. This will allow for better traffic flow.

**Work Session: 7:05pm**

**1. Text Amendment Modification**

Child Day Care as a Conditional Use in the C-5 District

Lynn Muter, City Planner

- This was supported by Planning Commission. City Council asked for more specific guidelines.
- Language was drafted by the Law Director.
- Ms. Muter discussed a revised version of the language modification. This included child safety, supporting pedestrian access, promoting compatibility with C-5 district mixed use setting, fencing and buffering.
- It further requires a 20' wide landscaping or vegetative buffer in association with the outdoor play area and adjacent uses.
- This advanced to City Council after Planning Commission approved with a request for additional buffering of the play yards.

## **2. Lot Split and Consolidation**

R-4 District; 9879 Shepard Road

Elise Brown

- Ms. Brown discussed the new lot plan. She stated there is a well easement.
- Ms. Brown will still be required to get approval from BZA.
- Ms. Muter addressed Mr. Shebeck's concerns with the future building on this lot. He stated there are possible issues with the size of the lot, limiting the size of a future house build.
- Ms. Muter stated that the Building Commissioner discussed when this advances to the BZA that possibly a building envelope should be indicated on the survey map for where the house could be placed to minimize any future variances. If the applicant were to sell the lot then the new owner would know upfront.

## **3. Lot Consolidation and Right-of-Way Dedication**

C-5 District, Darrow Road at Richner Ct., Holt Orthodontics

William Savel

- Applicant is not present.
- Ms. Amy Mohr, City Engineer discussed the City's request for the additional right-of-way for the possible future widening of SR 91.
- She also stated that the City required grading for possible future purposes.

## **4. Conditional Use Permit – Outdoor Dining**

C-3 District, 8941 Wilcox Drive

Burger 2 Beer

Eli Mahler & Chia Chun Tsou

- Mr. Mahler discussed the plans, including brick and landscaping.
- Members agreed this will be a nice addition to the restaurant.

## **5. Conditional Use Permit – Self Storage and Outdoor Storage**

I-2 District, PP#64-08455, Dutton Drive

Matt Weber, Bruce Baum and Raheil Rashid

- Mr. Weber stated they will comply with any requested items from Planning Commission. This includes – rear setback, 20' buffer setback, parking setback, hours of operation will also be addressed.

- Ms. Muter questioned the type of outdoor storage. Mr. Rashid explained the purpose of this facility to accommodate international moves and provide storage for this type of transit move. This is warehousing for household goods only.
- Ms. Muter and members discussed requirements for lighting and fencing and property buffers. This discussion also included the effects on the nearby residential properties.

## **6. Building Addition**

I-3 District, 2066 Case Parkway, Ritenour Decorating  
Trevor Extine, Geis Development

- Mr. Extine stated this is a 14,000 sq. ft. addition and it is going to look like an expansion not a contrast in the existing building.
- Bricks and metal panels will match the existing building.
- Mr. Extine agrees there is a need for an additional handicapped parking space. The spaces can be moved for closer access.
- Storm water management capacity and function were discussed. Matt Weber stated he is working with Amy Mohr, City Engineer and everyone is aware of the stormwater control requirements if any issues arise.

## **7. Parking Lot Expansion**

I-2 District, 2300 Edison Blvd.  
Paul Mitchell School  
Orlando Cumberlander & Regan Gettens

- Mr. Gettens, the project manager, is requesting the expansion of the existing parking lot.
- Ms. Muter discussed that the landscape plan is now in compliance. However, overhead utility lines may effect this. This will be revised as needed.
- Mr. Gettens discussed the plan for underground storage for storm water management.
- Discussion regarding the proposed classroom usage and student schedules and how this will affect the parking lot requirements.

## **Regular Meeting: 7:44pm**

### **1. Approval of Minutes of March 20, 2023 meeting:**

**MOTION presented to approve minutes for Planning Commission meeting for March 20, 2023 as submitted.**

**The Motion was seconded.**

**Upon roll call, the Motion passed unanimously.**

### **2. Public Participation: None**

### **3. Text Amendment Modification**

Child Day Care as a Conditional Use in the C-5 District  
Lynn Muter, City Planner

**MOTION: Mr. Cohen moved that Planning Commission make a positive recommendation to City Council for the proposed revision for the Zoning Text Amendment as noted in the Amended Ordinance 60-2023 dated June 27, 2023 to add Child Day Care facilities as a Conditionally Permitted use in the C-5 Mixed Residence/Business District with the conditions as noted in the ordinance.**

**Mr. Walker seconded the Motion.  
No discussion presented.  
Upon roll call Motion passed 5-0.**

**4. Lot Split and Consolidation**

R-4 District; 9879 Shepard Road

Elise Brown

- Ms. Brown discussed Mr. Shebeck's concerns for a future home build.
- Ms. Muter stated the vacant lot is currently a conforming lot. The lot split/consolidation will allow for a driveway in the future on the existing house lot. This is taking a conforming lot and a non-conforming lot and making two non-conforming lots.

**MOTION: Upon reliance upon representations made by the applicant along with the submitted Lot Split and Consolidation Plat for 9879 Shepard Road, PP #64-02160 and PP#64-02161, date stamped received May 25, 2023, Mr. Cohen moved for final approval of the lot split and consolidation with the following condition(s):**  
**1) Approval of the lot width variances by the Board of Zoning Appeals.**  
**2) Revisions to the survey map easement language and existing right of way width.**

**Mr. Walker seconded the Motion.**

**No discussion presented.**

**Upon roll call: Mr. Cohen voted Yes, Mr. Walker voted Yes, Mr. Shipley voted Yes, Mr. Hoegler voted Yes, Mr. Shebeck voted No.**

**Motion passed 4-1**

**5. Lot Consolidation and Right-of-Way Dedication**

C-5 District, Darrow Road at Richner Ct., Holt Orthodontics

William Savel

**MOTION: Mr. Cohen makes the following motion for the Re-Plat and Lot Consolidation and Right-of-Way Dedication for 9184 Darrow Road, PP #64-00261 and PP #64-02030 and PP #64-03522, date stamped received May 17, 2023, Mr. Cohen moves for final approval of the Re-Flat and Lot Consolidation with the following condition(s):**  
**1) Add the required signature line for the Clerk of Council.**  
**2) Add required Zoning District notation.**  
**3) City Council to accept the Right-of-Way dedication.**

**Mr. Shebeck seconded the Motion.**

**No discussion presented.**  
**Upon roll call: Motion passed 5-0**

**6. Conditional Use Permit – Outdoor Dining**

C-3 District, 8941 Wilcox Drive  
Burger 2 Beer  
Eli Mahler & Chia Chun Tsou

**MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Conditional Use request and application for Burgers 2 Beer, 8941 Wilcox Drive, PP #64-07944, date stamped received May 10, 2023, Mr. Cohen moved that Planning Commission recommend to City Council issuance of a Conditional Zoning Certificate to allow an outdoor dining area in the C-3 interchange business district.**

**Mr. Shipley seconded the Motion.**  
**No discussion presented.**  
**Upon roll call: Motion passed 5-0**

**MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Site Plan, Lighting and Landscape Plan for Burgers 2 Beer, 8941 Wilcox Drive, PP #64-07944, date stamped received May 10, 2023 and June 22, 2023, respectively, Mr. Cohen moved for final Site Plan approval.**

**Mr. Shebeck seconded the Motion.**  
**No discussion presented.**  
**Upon roll call: Motion passed 5-0**

**7. Conditional Use Permit – Self Storage and Outdoor Storage**

1-2 District, PP#64-08455, Dutton Drive  
Matt Weber, Bruce Baum and Raheil Rashid

**MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Conditional Use request and application for Let's Get Moving Self Storage Facility, Dutton Drive, PP #64-08455, date stamped received May 19, 2023, Mr. Cohen moved that Planning Commission recommend to City Council issuance of a Conditional Zoning Certificate to allow outdoor storage and self-storage in the I-2 Limited Industrial District.**

**Mr. Walker seconded the Motion.**  
**No discussion presented.**  
**Upon roll call: Motion passed 5-0**

**8. Building Addition**

I-3 District, 2066 Case Parkway, Ritenour Decorating  
Trevor Extine, Geis Development

**MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Site Plans and Landscape Plan for Ritenour Group Building Addition, 2066 Case Parkway South, PP #64-06869, date stamped received June 7, 2023, Mr. Cohen moved for final Site Plan approval with the following condition(s):**

- 2) Add an additional accessible parking space.
- 1) Approval of the final engineering, including the abbreviated SWP3, the storm water management plan and the long term maintenance agreement by the City Engineer.

**Mr. Walker seconded the Motion.  
No discussion presented.  
Upon roll call: Motion passed 5-0**

**9. Parking Lot Expansion**

I-2 District, 2300 Edison Blvd.  
Paul Mitchell School  
Orlando Cumberland & Regan Gettens

**MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Site Plans and Landscape Plan for Paul Mitchell School parking lot expansion, 2300 Edison Boulevard, PP #64-05186, date stamped received, June 7, 2023, Mr. Cohen moved for final site plan approval with the following condition(s):**

- 1) Submittal of conditions report for existing storm water facility.
  - 2) Approval of final engineering, including the abbreviated SWP3 and storm water management plan and calculations.
  - 3) Removal of the *concept* notation from all submitted plans and documentation.
- Approval is the for the drawings as submitted and any revisions or changes will require re-submission and approval from Planning Commission and all City Departments.**

**Mr. Shebeck seconded the Motion.  
No discussion presented.  
Upon roll call: Motion passed 5-0**

**Communications & Miscellaneous:**

- Next meeting is scheduled for August 21, 2023.
- Ms. Muter discussed upcoming applicants – Deer Run Apartments would like to add a Clubhouse and swimming pool and there is a possible upcoming project for a daycare on Creekside Drive.

- There was a working group meeting for the zoning code update. There is a rough draft of the diagnostic report at this point. There will be a notification sent for a public outreach meeting on July 17<sup>th</sup>.

**10. Excuse Absent Members:** All members present.

**11. Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:13pm.

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Marc Cohen, Chairman

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Tina Falconbery, Secretary