



**Planning Commission Meeting Minutes**  
**June 27, 2022**  
**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: Michael Walker, David Kleinman, Marc Cohen, Steve Shebeck, Kraig Shipley  
Also Present: Lynn Muter, City Planner

**Work Session**

**1. Revised Site Plan – Drive-thru**

Starbucks

2728 East Aurora Road

Kimley-Horn and Associates, Inc., Tyler Reisetter, Jennifer Murray-Starbucks, Mike Ochinero-Property Owner

- Ms. Murray discussed conversations regarding the drive-thru, concerns about cars backing up onto the street, how it can be reconfigured and be more operationally efficient.  
A site plan and study was completed. Our most effective and efficient operations are at a minimum of an eight car stack from the order point to the window. By extending this stack, we can improve the efficiency and cut time at the window, so we are moving cars faster through the queue.
- Mr. Reisetter discussed the issue with the easement that is for the PNC Bank. Currently this easement is impacted by the eighth car in the queue. Under the proposed configuration, that easement impact is improved and would only be impacted when 11-12 cars are in the queue. So this project intends to improve the functionality of that easement for the neighboring business. PNC does have access from the west from Church Street to both parking and drive-thru and their drive-thru exit is the only portion of that parcel that is using that easement as its single dedicated point of access. Currently, that exit easement space would only be impacted at a very large queue in the current configuration. In the future configuration it would be even larger, by 3-5 cars more.
- Mr. Ochinero stated that he has never received any communication regarding the easement. He also stated that they have never restricted anyone from using their parcel and lot.

- Mr. Reisetter discussed the parking issues. He stated employee parking is behind the building. The vast majority of this Starbucks is primarily drive-thru and mobile purchase.
- The main complaint from the other tenants primarily is that the queue from the drive-thru blocks some of their parking areas and it is limiting access to parking spaces. This project intends to ease that queue and maneuver it in a more strategic way to lessen the impact to the parking access.
- Mr. Reisetter discussed the drive aisle and pavement markings. They have a 33ft width drive aisle, north and south running perpendicular to Aurora Rd. We propose markings to indicate the drive-thru line. They are willing to remove pavement markings for approval for the intended layout.
- Committee members discussed options for parking spots, possible variances needed for the parking lot striping, loss of parking spaces, 45 degree angled parking, operational implementations done by Starbucks to alleviate the congestion, including mobile sales and employees taking orders outside in the queue, etc.
- Mr. Shebeck feels that a reconfiguration is needed to optimize the site.
- Ms. Muter stated that complaints are coming from PNC customers to City Hall. Complaints also include customers getting trapped in Verizon or FedEx parking spaces and PNC customers unable to exit the bank drive-thru.

**Mr. Cohen recommended that this revised site plan be tabled for tonight, allowing for possible changes to the plan and necessary additional information. A meeting with PNC representatives is also recommended moving forward.**

## **2. Final Site Plan Review – Holt Orthodontics**

Darrow Road

PP#'s 64-00261, 64-02030 and 64-03522

LS Architects, Leon Sampat

- Mr. Sampat stated that they have presented to this commission in March and have since resubmitted changes. The building footprint has stayed intact.
- The City Engineer did comment on the originally submitted site plan with entrance drive to the south of the existing telephone pole and fire hydrant so we could have additional parking against the building. The City Engineer asked that they be at least 100ft away from Richner Ct., so we accommodated. We basically flipped the four parking spaces to the south and the driveway to the north.
- Mr. Sampat remarked the site plan landscaping plan and a business area plan which stipulates the regulations for setback, etc. has been provided.
- Mr. Cohen discussed the lot consolidation plan that includes the dedication of the request piece of Darrow Road will need to be part of the final approval.
- The final approval from engineering of the storm water management facilities planning for the long-term maintenance will be a condition of approval.

- Mr. Shebeck feels that traffic will be an issue. He stated that with the property frontage on Richner, he thinks the business entrance should be on a street that has less traffic than Rte. 91. The school, plaza, and senior apartment traffic will be an issue.
- Mr. Kleinman inquired about additional land currently owned by the City and also shared his concerns with the traffic.
- Members discussed vehicular circulation and the pedestrian plan that will need to be approved.
- Ms. Muter stated that this is the access that City Engineer prefers and she would like the commission to consider the use, time of office hours.

### **Regular Meeting: 8:05pm**

#### **1. Approval of Minutes of May 16, 2022 meeting:**

**MOTION presented to approve minutes for Planning Commission meeting for May 16, 2022.**

**The Motion was seconded.**

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

#### **1b. Public Participation:**

- Sally Gaydosh, 9250 Liberty Road, Twinsburg discussed events that happened at the meeting on May 16, 2022. She discussed the court order ruling regarding the building height of construction in relation to Project Gumbo and other buildings in the City.
- Ms. Gaydosh continued her discussion. *NOTE:* It was inaudible due to technical issues with the podium microphone.
- Committee members addressed particular statements made to commission members regarding how they voted on the approval of Project Gumbo.

#### **2. Revised Site Plan – Drive-thru**

Starbucks

2728 East Aurora Road

**This item has been tabled.**

#### **3. Final Site Plan Review – Holt Orthodontics**

Darrow Road

PP#'s 64-00261, 64-02030 and 64-03522

LS Architects, Leon Sampat

- Due to the technical issues, Ms. Muter restated for the record that the access drive has been designed midway on that frontage midway between Richner Court and the school driveway and this is the best case scenario with what we have to work with.

**MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted Site Plan, Landscape Plan and Business Area Plan for Holt Orthodontics Office Buildings, Phase One, 9184 Darrow Road, PP#’S 64-00261, 64-02030 and 64-03522 date stamped received June 21, 2022.**

**Marc Cohen moves for the Final Site Plan approval with the following conditions:**

- 1) Approval of the Lot Consolidation plan that includes the dedication of the requested Darrow Road right-of-way.**
- 2) Approval by the City Engineer of the storm water management facilities plan and the long term maintenance agreement.**
- 3) Any changes to the Business Area Plan must be approved by Planning Commission.**

**Mr. Walker seconded the Motion.**

**No discussion presented.**

**Upon roll call: Mr. Shipley voted YES, Mr. Walker voted YES, Mr. Kleinman voted NO, Mr. Cohen voted YES, Mr. Shebeck voted NO.**

**MOTION passed 3-2**

**Mr. Cohen will give a recommendation to City Council for their final approval.**

**4. Communications & Miscellaneous:**

- Mr. Kleinman discussed the trails at Jody Lynn Lane and Boulder Brook.
- Commission members discussed obtaining copies of the court order shared by Ms. Gaydosh and discussed other concerns that she presented.

**5. Next Meeting date:** August 15, 2022

**6. Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:45pm.

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Marc Cohen, Chairman

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Tina Falconbery, Planning Commission Secretary