

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

Present: Messrs: Metropulos, Sterling and Shebeck

Absent: Mr. Bova and Mr. Cohen

Also Present: Ms. Lynn Muter, City Planner

Mr. Sam Scaffide, Council Representative

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION JULY 9, 2018
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**1. Final Site Plan – Restaurant**

Southwest corner of E. Aurora Rd. and I-480

PP# 64-08386 C-3

PAUL DIGIORGIO / TRIP, LLC.

- PLANNER'S REPORT DATED 6/28/2018 ON FILE AND NOTED AS EXHIBIT A.

Mr. Jason Mould, Architect with EMD Studio 34899 Lorain Rd. N. Ridgeville, Ohio presented the application for Final Site Plan.

- The complete packet has been submitted.
- The dumpster enclosure was sized to accommodate two 8 yard dumpsters as well as an oil receptacle with all being enclosed; the gates would match the building siding and the rest would be masonry.

Mr. Shebeck noted that there are outstanding items regarding parking lot drainage and that will be a condition to approval; the applicant will have to work with the City Engineer to receive approval on that layout as well as snow removal.

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

Mr. Sterling asked if there will be a curb at the rear of the property.

Mr. Mould replied that there will be no curb in order to allow drainage to the bio-swale; there will be landscaping planted to help filter and slow the water as it comes off the parking lot.

Mr. Shebeck noted that Engineering had similar questions about the drainage in that area; the applicant should supply a more detailed plan to them.

Ms. Muter stated that the Planning Division is comfortable with this plan and she appreciated the work done on the landscape plan.

**2. Minor Subdivision – Cornerstone Business Park – Phase IV**

1888 Cornerstone Pkwy.

PP# 64-09511 I-3

MATT WEBER / SCANNELL PROPERTIES

- PLANNER'S REPORT DATED 6/28/2018 ON FILE AND NOTED AS EXHIBIT B.

Mr. Matt Weber with Weber Engineering Services 2555 Hartville Rd. Rootstown, Ohio presented the application for Minor Subdivision.

- They are taking a minor subdivision from a previously approved subdivision, which created lots 6, 7 and 8; due to the timing of the various projects they need to separate and create a single lot for O'Reilly's at this time.

Mr. Shebeck noted that Planning Commission has already approved the last phase of the project and this request would allow the current project to move forward in a timely manner for O'Reilly Auto Parts and close the deal for them.

**3. Final Subdivision Plat – Cornerstone Business Park – Phase V**  
PP# 64-09511 I-3  
MATT WEBER / SCANNELL PROPERTIES

- PLANNER'S REPORT DATED 6/28/2018 ON FILE AND NOTED AS EXHIBIT C.

Mr. Matt Weber with Weber Engineering Services 2555 Hartville Rd. Rootstown, Ohio presented the application for Final Subdivision Plat.

- This is the remainder of the recorded portion of the back half of the site.
- They are shortening the cul de sac to allow for the proper function for the building known as 276 spec.
- This will create the remaining 2 lots at the back, #6 and #8.

Mr. Shebeck clarified that the O'Reilly building will be the westernmost building against Chamberlin Rd. and the cul de sac is being adjusted to accommodate a Spec building that is going in behind Amazon.

**4. Final Subdivision Plat and R-5 Site Plan – Quarry Reserve**  
Hunters Ridge extension  
PP# 64-09307 R-5  
DAN BARCIKOSKI / TRIP MORIS / CANNON ONE

- PLANNER'S REPORT DATED 6/28/2018 ON FILE AND NOTED AS EXHIBIT D.

Mr. Gene Esser 9240 Chamberlin Rd. Twinsburg, Ohio presented the application for Final Site Plan.

- This is the exact same layout as the preliminary Site Plan for Quarry Reserve which was approved by Planning Commission.
- They have addressed all concerns and comments brought up by the City Planners and Engineer.
- The Fire Department is satisfied with the emergency access road between the two cul de sacs.

Mr. Shebeck noted that Planning Commission has been concerned that the length of the Hunter's Ridge cul de sac exceeds what is allowed in the City Code; that could create problems in the event of emergency requiring residents to evacuate.

- He recently walked the path and feels that the road is in good condition.
- He is aware of concerns by the City Engineer regarding drainage.

Mr. Esser stated that they have addressed all of those issues.

Mr. Shebeck explained that the residents of Boulder Brook are worried about construction traffic through the neighborhood; is there a plan for a separate construction access?

Mr. Esser replied that there is a plan to minimize impact on the residents by limiting construction work hours, as well as doing all earth work at one time and having workers park off site, not allowing dirt on the street, etc.

- There will not be any trucks hauling dirt off the site.
- They are concerned for the safety of the families and children in the neighborhood.

Mr. Shebeck requested that the applicant also be aware of minimizing dust and dirt as much as possible.

Mr. Sterling stated that he is still concerned with the length of the cul de sac being almost three times the allowed length as well as with the secondary access allowing for emergencies; who will plow the access road so that it is always prepared for an emergency?

- In an emergency, waiting for a plow may not be an option.
- Other Homeowner Associations should not be responsible for paying to maintain this emergency access road.
- The reason for the limit on the cul de sac length is the safety of the residents.
- There was a recent storm that required a road to be created to evacuate residents.

Mr. Esser stated that the recent evacuation mentioned is in a similar neighborhood but with a much longer road and which has an agreement with the City to use the road through the park as emergency access if needed.

The access road in this case is a former haul road which carried stone out of the quarry for 50 years and is very solid.

- The HOA will have the responsibility to maintain it.

- The Boulder Brook and Quarry Reserve HOAs will be combined, spreading the cost to maintain all entries, ponds and the road between 73 homes, keeping the cost down.
- The access road will be concrete from the cul de sac past the lights, there is about 200-300 feet of gravel road beyond that point which will be maintained by the HOA; the other portion of the road is maintained by Canyon Springs.

Mr. Trip Morris with Cannon One, LLC 8530 N. Boyle Rd. spoke regarding the planning of the neighborhoods surrounding this access road.

- With the development of Boulder Brook the City required an easement on the property to guarantee that the paths would go in.
  - There is an easement on the pond on this property to the benefit of Boulder Brook for storm water management.
  - The City required the developer to vacate a second access to the property from Darrow Rd. as a condition to the approval of Boulder Brook.
  - There was anticipation at the beginning of Canyon Springs that emergency vehicles would have access.
  - The HOAs are required by their documents to maintain that road as a drivable access, predominantly for ambulance.
  - The cost was initially to be divided between all of the HOAs but, as each development decided to have their own HOA, the developer's wish to combine all of the HOAs has not happened.
  - There have been multiple discussions with the City regarding who would own and maintain the paths with the City not wanting to own or maintain them but desiring access for emergency vehicles and all residents.

Mr. Esser noted that there are paths connecting all of the developments that adjoin to this property; he was on site and watched the Fire Department access all of the communities on those paths.

- He agrees that the cul de sac exceeds the allowed length; however, there is a clear emergency access.

Mr. Sterling reiterated that he is concerned with who will be responsible for keeping the access road plowed.

Mr. Morris noted that if there is a snow emergency the City would bring in heavy removal equipment to clear the road prior to emergency vehicle access.

Mr. Sterling stated that he had not heard previously that the City would take responsibility for keeping the road plowed.

Ms. Muter commented that Mr. Morris is stating that in the event of an emergency the City has the ability to gain access.

Mr. Morris pointed out that the HOA documents state that the City has authority to do anything necessary to upgrade the road under the HOA expense.

Mr. Shebeck stated that it is unlikely that the access road would be maintained as the city streets are, the likelihood is that it would be cleared if an emergency arose.

Mr. Morris reiterated that the HOA documents allow for exactly that.

Mr. Metropulos asked Ms. Muter to discuss the trail plan.

Ms. Muter explained that the City has a consultant working on a trail plan and part of that plan included a walking path going through the Quarry Reserve access road area.

- It would be good for that plan to include the trail from Sara Court which is well maintained and kept clear by that HOA but the trail is failing functionally because of storm water runoff causing gravel to shed off onto the concrete trail; the HOA is concerned with their ability to maintain that trail because of concerns with liability combined with the slope and the surface.

Mr. Morris stated that he is a proponent of combining Homeowner's Associations to allow for this type of cost to be spread out with less impact to each resident; Sara Ct. only has 17 homes and was originally planned to be combined with the Kensington HOA but there were conflicts which led to them being on their own.

Mr. Esser noted that the path being built will be asphalt grindings with screening to create a very solid, walkable path.

CITY OF TWINSBURG  
PLANNING COMMISSION MEETING  
JULY 9, 2018

Mr. Shebeck called the regular meeting to order at 7:34 pm.

APPROVAL OF MINUTES – June 18, 2018

The minutes of June 18, 2018 are accepted as submitted.

PUBLIC PARTICIPATION-

Ms. Gina Curry 2688 Hunters Ridge Twinsburg, Ohio

- The residents of Hunters Ridge are greatly concerned with safety.
- It is unclear what is being discussed with terms being path and road, please clarify.

Mr. Shebeck replied that if you walk the open property to the southeast of Quarry Reserve there is a packed gravel roadway that is approximately 12-20 feet wide, which winds through the woods and under the power lines and ends at the subdivision off Cannon Rd. which is Jody Lynn Lane.

- At that end there is a bollard blocking access onto the path.
- It is intended to be a path that can serve as emergency access if needed.
- The cul de sac entrance to the path at the end of the new development will look similar to the one on Jody Lynn Ln.

Ms. Curry asked who will be responsible for maintaining the path and making changes to it, if needed.

- There are already financial responsibilities on their HOA and she wants them to be able to maintain their development well.
- Their HOA is not yet being managed by the residents; therefore, any information gained from the Association may not represent the residents' views.
- She is concerned that there may also be new conservation easements attached to the extended development which would have additional inspection fees.

Ms. Muter noted that Mr. Morris' attorney has indicated that there will not be a new conservation easement requiring inspections.

Mr. Shebeck pointed out that the additional subdivision will be combined with the Boulder Brook HOA and will help with all costs associated with both developments.

- The goal of the path/road being discussed is to have an acceptable access way to be used for pedestrian and bicycle traffic and also, if ever needed, emergency traffic.
  - The concern is that what is there is substantial enough to accommodate emergency traffic; when you start using pathways there is some type of maintenance needed and the City Engineer is trying to create a path that is ready to be easily maintained at the time it is turned over to the HOA.
  - The City is working on a trail study and there have been discussions about creating trails with harder surfaces which require less maintenance.
  - Center Valley Parkway is an example of an access trail with a hard surface.

Everett Waite 9533 Angela Dr. in the Reserves of Kensington development.

- The original yearly HOA fee was \$125.00 per year and now it is \$450.00 per year and the residents of the Villas pay \$1800.00 per year due to additional services.
  - This pays to maintain 4 ponds and 30 acres of common area as a portion of the lighting which sits in Twinsburg Township.
- One of the selling points for the Reserves of Kensington was that there was an 8 foot concrete path through the development and down the hill. He is concerned for the safety of bicyclists if the surface changes to a rubberized surface going down the hill.
- He feels that completing the path will be a good way to connect many neighborhoods and allow them a nice recreation area.
  - There will be an expense to maintaining the trail free of fallen trees, etc.

Matthew Kugelman, 9178 Jody Lynn Ln. in the Canyon Springs development.

- Much of the access road being discussed sits on their HOA property.

- They have maintained it as a walking path and are concerned with the expense of additional maintenance required to allow it to handle emergency traffic.

Mr. Shebeck replied that the intent is emergency access, which everyone hopes is never needed, however, existing maintenance would not likely change much as it would not be used regularly by vehicles.

- The Fire Chief and Assistant Chief have assessed the area and are satisfied with what is there and how it has been maintained.
- This would benefit Canyon Falls as well, if there were power lines blocking their entrance, they could use the access road to get out.

Eric Johnston 2723 Hunters Ridge Rd.

- What is the timing expected with removing the existing temporary cul de sac?

Mr. Esser replied that, in order to allow safe movement of buses, etc. that cul de sac will remain in place until the roads are paved and the turn-arounds are complete at the other cul de sacs.

- At that time the existing cul de sac will be removed and the land will be available for a home to be built.
- They do not want to hinder school buses or safety services.
- A model home will be built in the new section, not on the platted lot at the existing cul de sac.

There was additional conversation regarding development signs, street trees and other concerns that the two neighborhoods are similar in appearance.

A resident spoke regarding additional concerns with their HOA.

A Jody Lynn Ln. resident spoke regarding the desire to connect with the Chase View development, which is part of their HOA.

Ms. Kelly Mordock 2710 Hunters Ridge Rd. spoke about the combined HOA between Hunter's Ridge and Quarry Reserve.

Mr. Esser commented that all of the responsibilities and expenses of each HOA are clearly documented and explained by the builder and Landis Management, which manages all of these HOAs is well run and allows inquiries into where the money is being spent for each development.

- He stated that Hunter's Ridge will have to wait for both phases to be at the required occupancy in order to take control of their Homeowner's Association.

**1. Final Site Plan – Restaurant**

Southwest corner of E. Aurora Rd. and I-480  
PP# 64-08386 C-3  
PAUL DIGIORGIO / TRIP, LLC.

Mr. Shebeck noted that the items outstanding for the application are the SWPPP from Summit Soil and Water and final approval from the City Engineer.

**MOTION:**

UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED FINAL SITE PLAN FOR A RESTAURANT AT PP# 64-08386 DATE STAMPED RECEIVED JUNE 27, 2018 I MOVE FOR APPROVAL OF FINAL SITE PLAN WITH THE FOLLOWING CONDITIONS:

1. FINAL ENGINEERING APPROVAL BY THE CITY ENGINEER.
2. APPROVAL OF THE SWPPP BY SUMMIT COUNTY SOIL AND WATER CONSERVATION DISTRICT.

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

2. **Minor Subdivision** – Cornerstone Business Park – **Phase IV**  
1888 Cornerstone Pkwy.  
PP# 64-09511 I-3  
MATT WEBER / SCANNELL PROPERTIES

**MOTION:** UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED FINAL SUBDIVISION PLAT FOR CORNERSTONE BUSINESS PARK PHASE IV PP#64-09511 DATE STAMPED RECEIVED JUNE 28, 2018 I MOVE FOR MINOR SUBDIVISION PLAT APPROVAL.

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

3. **Final Subdivision Plat** – Cornerstone Business Park – **Phase V**  
PP# 64-09511 I-3  
MATT WEBER / SCANNELL PROPERTIES

**MOTION:** UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED FINAL SUBDIVISION PLAT FOR CORNERSTONE BUSINESS PARK PHASE V PP# 64-09511 DATE STAMPED RECEIVED JUNE 28, 2018 I MOVE TO RECOMMEND TO CITY COUNCIL FINAL SUBDIVISION PLAT APPROVAL.

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

4. **Final Subdivision Plat and R-5 Site Plan** – Quarry Reserve  
Hunters Ridge extension  
PP# 64-09307 R-5  
DAN BARCIKOSKI / TRIP MORIS / CANNON ONE

Mr. Esser stated that a requirement of the process is to make sure all paths and roadways are built to a standard, therefore, everything on Quarry Reserve including the access road will be brought up to a standard acceptable to the City Engineer.

- The mayor has asked for an upgrade to the paths as well; in addition to the asphalt grindings he has requested screening to make them more walkable and that will be the process that they use.

Mr. Sterling asked if the upgrades to the path will include the entire path or only the current phase.

Mr. Esser replied that it will be within Quarry Reserve, the Canyon Springs area already meets the standard.

Mr. Morris noted that the path to the Kensington development is private property; it will be improved up to the concrete path.

- From the development into the woods the access road will be improved to the property line, from that point on is the portion that is on top of the quarry basin and is very solid.

Mr. Morris pointed out that the project has approval from Summit Soil and Water as well as the Army Corps of Engineers and the City has issued clearing and grading permits.

**MOTION:** UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED FINAL SUBDIVISION PLAT AND SITE PLAN FOR QUARRY RESERVE AT BOULDER BROOK PP# 64-09307 DATE STAMPED RECEIVED JUNE 27, 2018 I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL FINAL SUBDIVISION PLAT APPROVAL.

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

COMMUNICATIONS AND MISCELLANEOUS –

Ms. Muter explained to the residents present for the Quarry Reserve project that that item will be considered for approval at the City Council meeting on Tuesday, July 10, 2018.

Mr. Shebeck clarified that Planning Commission is making a recommendation for approval to City Council and Council will consider and vote on that recommendation tomorrow night.

Ms. Muter thanked the Commissioners for having this special meeting during their scheduled break.

Mr. Shebeck thanked the residents for attending the meeting and adding their concerns for consideration; he suggested that they work with Mr. Morris on some of the questions that were outside of Planning Commission's application review process.

Mr. Scaffide noted that he has contacted the City Law Director and, if the motion for Final Subdivision Plat had not passed it would move on to Council and, at that point, it would require 5 affirmative votes from them to be approved.

Mr. Metropulos asked about a RFP for Swagelok.

Mr. Shebeck replied that Swagelok has 9 facilities in Solon, with the newest being a mobile distribution center and now they are seeking a location for an engineering and development think tank and corporate facility; they have property in Solon but they are looking at all options so they have put out an RFP.

- They would like to stay in Northeast Ohio.
- Several communities have put together proposals.
- He feels that Twinsburg has a lot to offer.
- It may be similar to the Eaton headquarters, though not to that scale.

EXCUSE ABSENT MEMBERS- Mr. Matt Bova and Mr. Marc Cohen

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

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:34 p.m.

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Mr. Cohen, Chairman

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Cynthia Bennardo, Secretary