



**Special Council Meeting Minutes**  
**Thursday, July 11, 2024**  
**6:30 p.m.**

**Special Council Meeting:**

Mr. Furey called the Special Council meeting to order at 6:30 pm.

**ROLL CALL:** B. Furey, S. Barr, G. Bellan, D. Walker, C. Bonacci and K. Labbe

**ABSENT:** D. Post

**ALSO PRESENT:** Sam Scaffide, Mayor  
Matt Vazzana, Law Director  
Shannon Collins, Clerk of Council  
Mark Gutowski, Senior Communications Administrator

**INVOCATION & PLEDGE OF ALLEGIANCE:**

Mrs. Walker bestowed the Invocation and the Pledge of Allegiance.

**PUBLIC HEARING:**

Mr. Furey opened the public hearing for Ordinance 68-2024.

**AUDIENCE PARTICIPATION:**

Lynn Clark – 2485 Old Mill Road

Mr. Clark stated he is disturb that the city is making massive changes without thinking through all the consequences. One issue is zoning conflicts with industrial next to residential. The current environmental standards state to be harmonious when there is discontinuous land uses. The current draft does not have anything to this effect in it. Earlier this year the city removed the Environmental Commission of having any meaningful input and now attacking the environmental performance standards. The city has stated they do not have any expertise in groundwater. They do not follow environmental regulations or regulators advise. They have totally ignore Summit Soil and Water. He stated the city needs to start supporting the citizens and not the developers.

Sue Clark – 9845 Crestwood Drive

Mrs. Clark asked that the city put the zoning code on the ballot in May. On July 9<sup>th</sup> there were changes to the code and changed again. She stated there were more changes on July 11<sup>th</sup>. She asked if the changes were sent back to the planning commission for their review. The city's website shows the last meeting was June 17, 2024. Council is responsible for making sure the code is correct. Mrs. Clark has not had time to review and there will be three no votes from her household.

Laurie Facsina – Cannon Road

Ms. Facsina continued to object to the lack of process, protocol and the law. The charter intersects with the state and federal laws. It is not her responsibility to tell council what is amiss in this process but encouraged them not to put this issue on the ballot.

Jeff Deeds – 10011 Parkland Drive

Mr. Deeds thanked the city for going through the entire zoning code. It is a thankless job to go through it. He stated when he sat on council he heard numerous times about the two zoning code process was an issue and it needed to be fixed. He thanked council for having the guts to fix this. There are going to be thousands of opinions on what to do but as Council, the Mayor and Law Director you have to make the tough decisions. He asked council to stay the course and put it on November's ballot for the people to vote on.

No further public participation this evening.

Mr. Furey closed the public hearing for Ordinance 68-2024.

**ORDINANCE 68-2024 - AN ORDINANCE AMENDING PART ELEVEN OF THE CITY OF TWINSBURG'S ZONING AND DEVELOPMENT REGULATIONS.**

**MOTION: TO ADOPT ORDINANCE 68-2024**

Moved by B. Furey, seconded by G. Bellan

Mr. Bellan stated that in Tuesday's meeting there were questions about the timing of this and when it would go to the ballot and whether or not it should be kicked back to the planning commission. He stated he spoke to the law director who stated that the city has done everything we need to do in the time that we need to do it and it was his opinion that council does not need to send this back to the planning commission. Mr. Vazzana confirmed.

Mr. Vazzana spoke about the addendum that identifies the changes that were made to the final draft. Pursuant to stated law when a zoning regulations is adopted, and the city has the obligation to submit the same to the electorate for approval. The addendum differs from the original report that was submitted a higher vote of three-fourths is needed to adopt an ordinance that differs from what the planning commission recommendation. This would mean that six affirmative votes will be needed to pass this.

Mr. Furey asked the Economic Development Director, Rebecca Ziegler to come up to the podium. Mr. Furey asked if of the 284 pages there were only a few that were updated. Mrs. Ziegler confirmed that was accurate.

Mr. Furey asked Mrs. Ziegler to go through the process the city has followed. Mrs. Ziegler stated there was a consultant who was hired and that process started in November/December 2022. There was a working group established in Spring of 2023. Throughout 2023 and 2024 there were open houses, flyers, mailers, social media posts, spoke about it at council meetings, there was a project website that was updated in real time. The city has responded to public comments on the website within 24-48 hours. There have been outreach to HOA boards. There are static boards at the library, fitness center, senior center and city hall. There have been articles in the city's e-newsletter. There have also been direct

emails that have been responded to. There have been nearly one hundred touchpoints on the zoning code. Mrs. Ziegler stated that this is a huge project and the city is trying to make it as clear as possible. Not all pages were updated a couple of hours ago, it was just the updates that were in the addendum.

Mr. Furey asked if the document provided to council, which can have no other changes, is recommended by her. Mrs. Ziegler stated yes, she recommends moving forward.

Mr. Furey stated that a resident questioned if the city is following law. He asked Mr. Vazzana as the city's law director if there is anything that does not look to have followed the process. Mr. Vazzana stated no. He reminded everyone that the motion that was passed to incorporate the addendum of changes that pursuant to state law it triggers a different vote. He stated that he believes everything to this point has been done pursuant to the laws applicable at the time. Mr. Vazzana reminded council that they need six affirmative votes to pass this tonight. He thanked everyone for their hard work and time put into the zoning code.

Mr. Bonacci stated he heard from a resident that it was different that this was read several times at council instead of just three. He asked if this changes anything. Mr. Vazzana stated the city does not deal with many readings that exceed the three reading mark. He stated three readings is a baseline but items can be read more than that without changing the character or requirement.

Mr. Bonacci stated that the city was responsive to comments and adjusted to the comments of residents. Does making these changes invalidate it or make it better. Mr. Vazzana the process of engaging the community and stakeholders is always good.

Upon roll call motion passed unanimously

**ORDINANCE 91-2024 - AN ORDINANCE REQUESTING AND AUTHORIZING THE SUMMIT COUNTY BOARD OF ELECTIONS TO PLACE UPON THE CITY OF TWINSBURG BALLOT AT THE GENERAL ELECTION OF NOVEMBER 5, 2024, THE QUESTION OF WHETHER ORDINANCE NUMBER 68-2024 AMENDING PART ELEVEN OF THE CITY OF TWINSBURG'S ZONING AND DEVELOPMENT REGULATIONS BE APPROVED; AND DECLARING AN EMERGENCY.**

Moved by B. Furey, seconded by G. Bellan

Upon roll call motion passed unanimously

**MOTION: TO EXCUSE MR. POST FROM TONIGHT'S MEETING.**

Moved by B. Furey, seconded by G. Bellan

Upon roll call motion passed unanimously

**ADJOURNMENT:**

Meeting adjourned at 6:53pm.

Attest:

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Bill Furey, President of Council

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Shannon Collins, Clerk of Council