

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

Present: Messrs: Matt Bova, Pete Metropulos, Kevin Sterling, Marc Cohen and Steve Shebeck

Absent: None

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

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG
PLANNING COMMISSION WORK SESSION
AUGUST 6, 2018

DUE TO TECHNICAL DIFFICULTIES, THERE IS NO AUDIO RECORDING OF THIS MEETING; THESE MINUTES HAVE BEEN CREATED USING WRITTEN NOTES TAKEN AT THE MEETING.

1. Lot Split / Consolidation

11526 Ravenna Rd.
PP# 64-00868 / 64-00010 R-4
MATTHEW TERRY

- o PLANNER'S REPORT DATED 7/26/2018 ON FILE AND NOTED AS EXHIBIT A.

Mr. Matthew Terry explained that his application for the lot split and consolidation is to allow for a home to be built at the rear of his property and that the submission reflects the initial submission to the Planning Commission and the variance approved by the BZA.

2. Preliminary Subdivision Plat & R-5 Site Plan – Whispering Woods Phase III

Northwest corner Chamberlin Rd. and E. Aurora Rd.
PP# 64-08625 R-5
WHISPERING WOODS TWINSBURG, LLC. / ROB BENJAMIN

- o PLANNER'S REPORT DATED 7/26/2018 ON FILE AND NOTED AS EXHIBIT B.

Mr. Rob Benjamin presented the application for Preliminary Subdivision Plat and R-5 Site Plan. He indicated that this application is for a thirty (30) lot subdivision with single-family homes to be built by Ryan Homes. He is asking for preliminary approval of the plat and site plan and is working continuously with City staff on revisions. It is likely that the HOA established for Phase III will be a separate association from the previous Whispering Woods development. Army Corp of Engineers (ACOE) and EPA approvals are complete and a final submission for the project will be made for Planning Commission consideration in the next few weeks.

Mr. Cohen cautioned the applicant to be aware of any items in the Planner's Report that must be resolved for final approval.

The applicant and Planning Commission had a general discussion of the proposed revisions to the existing cul-de-sac and the additional features such as the cluster mail box, gazebo and off-street parking proposed at this location. Appropriate HOA documentation will be required with the final submission.

Mr. Cohen noted that there doesn't look like any fencing is proposed along the SR 82 frontage and asked the applicant about a plan to buffer noise for home owners that would have rear yards adjacent to the road at this location. Mr. Cohen further emphasized that there should be some real consideration for noise buffering here.

Mr. Benjamin indicated that he would consider options and work with City staff on this issue.

CITY OF TWINSBURG
PLANNING COMMISSION MEETING
AUGUST 6, 2018

Mr. Cohen called the regular meeting to order at 7:20 pm.

The minutes of July 9, 2018 were accepted as submitted.

PUBLIC PARTICIPATION

Mr. Mark MacDonald, 1641 Bellaway Drive attended the meeting to present both personal concerns regarding the Phase III development and to represent the existing Whispering Woods Board. One concern was the road connection through Whispering Woods. Mr. MacDonald stated that if a commercial development was proposed, then there would have been access permitted to SR 82. He realizes, however, that this ship has sailed. Current concerns include: 1) the routing of construction traffic, 2) possible new fencing limiting access to open space for landscape/mowing contractors and 3) the location of the central mailbox and its impact on the use of the cul-de-sac feature as open space. Using the cul-de-sac area as the cluster mailbox location and parking isn't an idea that is supported by the existing HOA. He believes that the Board would vote against this proposal.

Mr. MacDonald asked if the cul-de-sac parking spaces would remain with the newly proposed through traffic pattern. He also inquired about responsibility for removing the parking spaces located within the cul-de-sac island and the resulting reseeding or landscaping required.

Ms. Muter explained that the existing parking spaces must be removed and that the developer would be responsible for establishing grass or landscaping at the disturbance area.

Mr. Cohen added that there is no requirement for the off-street parking as it exists or for the parking space to be replaced as proposed on the preliminary plan.

1. Lot Split / Consolidation

11526 Ravenna Rd.
PP# 64-00868 / 64-00010 R-4
MATTHEW TERRY

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT ALONG WITH THE SUBMITTED LOT SPLIT AND COMBINATION SURVEY FOR 11526 RAVENNA ROAD, PP#64-00868 & 64-00010 DATE STAMPED RECEIVED MARCH 13, 2018, I MOVE FOR FINAL APPROVAL OF THE LOT SPLIT AND CONSOLIDATION.

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

2. Preliminary Subdivision Plat & R-5 Site Plan – Whispering Woods Phase III

Northwest corner Chamberlin Rd. and E. Aurora Rd.
PP# 64-08625 R-5
WHISPERING WOODS TWINSBURG, LLC. / ROB BENJAMIN

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED PRELIMINARY SUBDIVISION PLAT AND SITE PLAN FOR THE WHISPERING WOODS SUBDIVISION PHASE III, PP#64-08625, DATE STAMPED RECEIVED JULY 25, 2018, I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL PRELIMINARY SUBDIVISION PLAT APPROVAL.

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

COMMUNICATIONS AND MISCELLANEOUS – Ms. Muter noted that the Planning Consultant is finalizing the Connecting Communities Plan and that we should have a final document to review shortly.

EXCUSE ABSENT MEMBERS- NONE

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:51 p.m.

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary