

**CITY OF TWINSBURG
PLANNING COMMISSION MINUTES
August 19, 2019**

Due to a technical difficulty there was no recording of this meeting. These minutes were created using Staff and Commissioner notes from the meeting.

Mr. Cohen called the meeting to order at 7:01 p.m.

Present: Messrs: Zeitz, Metropulos, Sterling, Cohen, and Shebeck
Absent: None
Also Present: Ms. Lynn Muter, City Planner
Mr. Scott Barr, City Council Representative

The Board recited The Pledge of Allegiance.

Mr. Cohen noted that the Public Hearing item was missing from the meeting agenda, however, all requirements for public notification and for adjacent property owner notification of the hearing had been made.

<p>CITY OF TWINSBURG PLANNING COMMISSION PUBLIC HEARING AUGUST 19, 2019</p>

1. **Conditional Use Permit** – Child Day Care Center
NW corner Darrow Rd. and Summit Commerce Pkwy.
PP# 64-06417 I-2 Limited Industrial District
THOMAS LANE / NEW ADVENTURES, LTD.

Mr. Thomas Lane, owner of New Adventures, LTD 8054 Darrow Rd. presented the application for a Conditional Use Permit.

- His child day care business is located in Twinsburg and has outgrown its building. He is planning to build a new facility across the street at the corner of Darrow Rd. and Summit Commerce Pkwy.
- He is currently in a due diligence phase with the property owner and is seeking approval of a conditional use permit from the City so that he may purchase the proposed site for development of a new facility.

*There were no public comments or questions provided in regard to the application.

<p>CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION AUGUST 19, 2019</p>

1. **Conditional Use Permit** – Child Day Care Center
NW corner Darrow Rd. and Summit Commerce Pkwy.
PP# 64-06417 I-2 Limited Industrial District
THOMAS LANE / NEW ADVENTURES, LTD.

- PLANNER'S REPORT DATED 8/8/2019 ON FILE AND NOTED AS EXHIBIT A.

Mr. Cohen explained to the applicant that a recommendation for approval of the Conditional Use Permit application would not constitute approval of the site plan associated with the current application.

Mr. Cohen asked the applicant if he would like to specifically address the Basis of Determination items as required by the regulations.

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The applicant's architect, William Oeflein, noted that these items were addressed in the letter provided to the Planning Commission.

On-site vehicular circulation, as well as ingress/egress from the site were evaluated relative to the concept site plan provided.

- It was noted that accommodation for school buses and safe pick-up and drop-off of children should be a priority for final design of the site.

2. Conditional Use (Request for extension) – New Adventures, LTD.

8054 Darrow Rd.
PP# 64-06415 C-2 Community Commercial District
THOMAS LANE / NEW ADVENTURES, LTD.

Mr. Thomas Lane, owner of new Adventures, LTD 8054 Darrow Rd. presented the application for an extension of his Conditional Use Permit for a temporary classroom trailer.

- This permit is set to expire on 9/25/2019, he would like to continue to use the temporary classroom during the time it takes to build his new facility.
- The trailer is used to accommodate children participating in the afterschool program offered at New Adventures.
- The trailer allows for a quiet place to do homework and keeps available indoor space free for more active uses.

A deadline for removal of the trailer was discussed with the thought to establishing a specific date.

- There was agreement by the Commissioners that November 1, 2020 would be appropriate.

3. Downtown Redevelopment Plan- Power Point Presentation

Larry Finch, City of Twinsburg Director of Planning and Community Development

Mr. Larry Finch, Director of Community Planning and Development for the City of Twinsburg presented a power point presentation on the Downtown Redevelopment Plan.

Mr. Finch provided a summary of the Downtown Redevelopment District program established in 2016 by Ohio H.B. 233. This bill established a program whereby a district similar to a Tax Increment Finance district may be established for the purposes of providing for historic building rehabilitation, infrastructure improvement and technology zones.

Mr. Finch described the requirements related to program creation and described the characteristics required for zone creation.

- The program enables the deferral of up to 70% of the increased property taxes from new development to be diverted to an account created to fund historic building and non-historic building rehabilitation and other purposes.
- While various historic districts and historic structures can qualify an area to be eligible to create a program, the City of Twinsburg will be limited to two districts as only two National Register buildings exist in the City around with to form a 10-acre district.

Mr. Finch acknowledged that the Twinsburg Historical Society is attempting to qualify the Roach House as a National Register Historic building. If they are successful the City will have the opportunity to create a third district.

Discussion followed after which Mr. Finch indicated that once we know if the Historical Society is successful, we will meet again to discuss the new opportunities that would provide and gather additional Planning Commission input on the physical makeup of each district. Council will be looking for the Planning Commission to make a recommendation upon their final review.

PENDING ITEMS – NONE

<p>CITY OF TWINSBURG PLANNING COMMISSION MEETING MINUTES AUGUST 19, 2019</p>
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Mr. Cohen called the meeting to order at 7:15 p.m.

APPROVAL OF MINUTES – June 17, 2019

- The minutes of June 17, 2019 are approved as submitted.

PUBLIC PARTICIPATION - NONE

1. **Conditional Use Permit** – Child Day Care Center

NW corner Darrow Rd. and Summit Commerce Pkwy.
PP# 64-06417 I-2 Limited Industrial District
THOMAS LANE / NEW ADVENTURES, LTD.

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH CONDITIONAL USE REQUEST AND APPLICATION FOR NEW ADVENTURES EARLY LEARNING AND CHILD DEVELOPMENT CENTER, PP#64-06417 DATE STAMPED RECEIVED JULY 18, 2019, I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL ISSUANCE OF A CONDITIONAL ZONING CERTIFICATE TO ALLOW A DAY CARE FACILITY IN AN I-2 LIMITED INDUSTRIAL DISTRICT.

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

2. **Conditional Use (Request for extension)** – New Adventures, LTD.

8054 Darrow Rd.
PP# 64-06415 C-2 Community Commercial District
THOMAS LANE / NEW ADVENTURES, LTD.

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE CONDITIONAL USE EXTENSION REQUEST FOR A TEMPORARY CLASSROOM IN A C-2 COMMUNITY COMMERCIAL DISTRICT FOR NEW ADVENTURES EARLY LEARNING CENTER, 8054 DARROW RD. DATE STAMPED RECEIVED AUGUST 1,

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**2019, I MOVE THAT PLANNING COMMISSION
RECOMMEND TO CITY COUNCIL APPROVAL OF THE
EXTENSION REQUEST WITH THE FOLLOWING
CONDITION:**

- 1. THAT THE CONDITIONAL ZONING CERTIFICATE WILL
EXPIRE NOVEMBER 1, 2020 AND THE TEMPORARY
CLASSROOM MUST BE REMOVED BY THIS DATE.**

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

COMMUNICATIONS & MISCELLANEOUS- NONE

EXCUSE ABSENT MEMBERS – NONE

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:22 p.m.

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary