



**Planning Commission Meeting Minutes
September 19, 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, Kraig Shipley
Absent: Steve Shebeck
Also Present: Scott Barr, Council Representative

Public Hearing

1. Conditional Use Permit – Religious Institution
The Church in Cleveland/I-2 District
2057 East Aurora Road, Unit 2
Yenchih Lin
 - The purpose of this application is for the permanent religious use and location.

2. Conditional Use Permit –Home Occupation
Rawhide Firearms, LLC/R-4 District
1713 Pine Bark Place
Mark Nicaastro
 - Mr. Nicaastro has been a co-owner of a firearms FFL since 2018.
 - The main business is located in Mineral City, Ohio. There is an outdoor range and a store front.
 - This application is to expand up into this market.
 - He stated he is a certified instructor for the NRA and a range shooting officer.
 - He would like to do sales out of his residence for the convenience of his customers.

3. Public Facilities District Hearing
Twinsburg City Fire Department, Training Facility
10069 Ravenna Road
Fire Chief Tim Morgan
 - The Project is to develop a local training facility for our personnel to utilize on-site.
 - We are stacking a couple of shipping containers in our back parking lot to use for training purposes.

- The intent is to economically keep our personnel trained and balance that against the concerns of our neighbors.
- When considering the training for fire personnel for fire tactics, rescue techniques, etc. we limit our abilities when we have to factor in travel time and facility rentals elsewhere. We would like to develop something here locally.

Work Session: 7:10pm

**1. Site Plan – Accessory Structure
October Sun Studio & Art Gallery
2633 East Aurora Road
Jeanne Henderson**

- She is requesting a building in her back yard to facilitate a classroom and possibly an art gallery.
- She stated that structure is larger than what is permitted, but the smaller size would not accommodate her needs.
- She is creating an entire backyard for an art garden which culminates into the building.
- It will have a barn door and ramp for accessibility.
- Mr. Cohen discussed the setback of 10 foot.
- There is no new concrete paving.
- Ingress and egress is from Rte. 82. There is local parking at the square and in the driveway.
- Ms. Henderson has spoken with her neighbors and there have been no negative feedback given to Ms. Henderson.
- The indoor class size will be a maximum of 25. There will be space in the outdoor garden for art experiences, art healing and training classes.
- There may an issue with the parking in the future. Ms. Henderson is hoping to approach the Spa to see if their parking lot would be available.
- Electrical permit is planned as progress continues.
- Mr. Barr discussed the storm water management plan needs to be approved by the City Engineer's office. This will have to be reviewed. Additionally, accessory structures are subject and approval by the ARB board in the Building Department. We are at the beginning stages of this. He also agreed with the concern of limited parking.

**2. Conditional Use Permit – Religious Institution
The Church in Cleveland
2057 East Aurora Road, Unit 2
Yenchih Lin**

- Mr. Lin stated that based on their current need, the largest gathering will be on Sunday morning outside of typical business hours.
- Mr. Lin estimated approximately 50 people will be attending the Sunday service.

- It was discussed that after further review from the Building department to include occupancy, there may be additional concerns.

3. Conditional Use Permit – Home Occupation

Rawhide Firearms, LLC

1713 Pine Bark Place

Mark Nicaastro

- Mr. Nicaastro stated that he will only be seeing 1-2 clients per month.
- This is more of a boutique shop, a friends and family referral situation. This is including safety and training.
- It is confirmed that 1713 Pine Bark Place is Mr. Nicaastro's permanent residence.
- It is noted that ammunition is not going to be sold at this location.
- Discussion regarding safety measures, how guns are stored, use of safes as insured by the ATF. There are also multiple camera systems and a house alarm.
- Accessories that will be sold are optics, holsters and clothing.
- Shipping and delivery concerns were discussed.
- Hours of operation were discussed.

4. Site Plan – Accessory Structure

Twinsburg City Fire Department

10069 Ravenna Road

Fire Chief Tim Morgan

- Chief Morgan added that they are hoping to improve on the structure, simulating stairs, doors and windows and possibly a roof simulator.
- This will be a training tool for the department. This will include hose movement, search and rescue, bailout procedures and repelling, etc.
- This is temporary structure. There will be no live fire used for training.
- The training budget for last year was approximately \$25,000 for tuition alone. Mr. Kleinman requested some cost analysis data for comparison. Chief Morgan said this will help with travel time.
- Chief Morgan has discussed with neighboring fire departments for ideas and information.
- There is no issue with the setback or the height of the structure.
- The structure will be painted and aesthetically appealing to the neighbors.
- The containers are bolted together and will be grounded for lightning.

5. Industrial Use Determination pursuant to Section 1149.02 (h)

Paul Mitchell School

Necole & Orlando Cumberlander

- They have been a business in Twinsburg for over 20 years. The school is ready to move to a larger space.
- The larger space is an industrial use. The new space is needed for new programs and administrative offices. The other portion of the space will be used for their adult clientele and guests that come in.

- The new building will accommodate the parking needs.
- Mr. Cohen stated that per Lynn Muter's report this is not a similar use determination request because this use is permitted in other districts but there is an opportunity based on the code to do a comparable use request when it is in the industrial zoning district and that is what is outlined and was presented in the information received.

6. No Update at this time -Tabled Application/Revised Site Plan – Starbucks Drive-thru

Regular Meeting: 7:50pm

1. Approval of Minutes of June 27, 2022 meeting:

MOTION presented to approve minutes for Planning Commission meeting for June 27, 2022 as submitted.

The Motion was seconded.

Upon roll call, the Motion passed unanimously.

2. Site Plan – Accessory Structure

October Sun Studio & Art Gallery

2633 East Aurora Road

Jeanne Henderson

MOTION: Upon reliance upon representations made by the applicant along with the submitted Site Plan for October Sun Studio accessory building, 2633 East Aurora Road, PP #'s 64-00751, date stamped received August 17, 2022 Mr. Cohen moves for final site plan approval with the following condition(s):

1) Approval of storm water management plan by the City Engineer.

Mr. Shipley seconded the Motion.

No discussion presented.

Upon roll call: Motion passed 4-0.

3. Conditional Use Permit – Religious Institution

The Church in Cleveland

2057 East Aurora Road, Unit 2

Yenchih Lin

MOTION: Upon reliance upon representations made by the applicant along with the submitted Conditional Use Request and Application for The Church in Cleveland, 2057 East Aurora Road, Unit 2, date stamped received July 25, 2022 Mr. Cohen moves that Planning Commission recommend to City Council the issuance of a conditional zoning certificate to allow a religious institution in the I2 limited industrial district.

Mr. Kleinman seconded the Motion.

No discussion presented.

Upon roll call: Motion passed 4-0.

Mr. Cohen stated that this a positive recommendation to Council and this will be on the next City Council agenda.

4. Conditional Use Permit – Home Occupation

Rawhide Firearms, LLC
1713 Pine Bark Place
Mark Nicaastro

MOTION: Upon reliance upon representations made by the applicant along with the submitted Conditional Use Request and Application for Rawhide Firearms, LLC, 1713 Pine Park Place, date stamped received August 24, 2022 Mr. Cohen moves that Planning Commission recommend to City Council the issuance of a conditional zoning certificate to allow a home occupation for a federal firearms license in the R4 residential district.

Mr. Walker seconded the Motion.

No discussion presented.

Upon roll call: Motion passed 4-0.

Mr. Cohen stated that this a positive recommendation to Council and this will be on the next City Council agenda.

5. Site Plan – Accessory Structure

Twinsburg City Fire Department
10069 Ravenna Road
Fire Chief Tim Morgan

MOTION: Upon reliance upon representations made by the applicant along with the submitted Site Plan for the City of Twinsburg Fire Station One Training facility accessory structure, 10069 Ravenna Road, date stamped received August 18, 2022 Mr. Cohen moves for final site plan approval.

Mr. Shipley seconded the Motion.

No discussion presented.

Upon roll call: Motion passed 4-0.

6. Industrial Use Determination pursuant to Section 1149.02 (h)

Paul Mitchell School
Necole & Orlando Cumberlander

MOTION: Upon reliance upon representations made by the applicant along with the submitted Comparable Industrial Use Request and Application for Paul Mitchell the School of Cleveland, 2300 Edison Blvd., dated September 1, 2022 Mr. Cohen moves that Planning Commission authorize the commercial post-secondary trade and technical school use in the Industrial Zoning District.

**Mr. Kleinman seconded the Motion.
No discussion presented.
Upon roll call: Motion passed 4-0**

7. Communications & Miscellaneous:

- Mr. Kleinman discussed the new Mountain Bike Trail.
- Next Planning Commission meeting scheduled for October 17, 2022.

8. Excuse Absent Members:

**MOTION presented to excuse absent member, Steve Shebeck.
The Motion was seconded.
Upon roll call, the Motion passed unanimously.**

9. **Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:01pm.

Mark Cohen, Chairman

Becky Thomas, Acting Secretary