



**Planning Commission Meeting Minutes
Monday, September 21, 2020
7:00 p.m.**

Marc Cohen called to order the regularly scheduled meeting of the Planning Commission for the City of Twinsburg at 7:02 p.m.

**In an effort to maximize social distancing measures, the Planning Commission has combined the work session with the regular meeting.*

ROLL CALL

Present: M. Cohen, S. Shebeck, P. Metropulos

Absent: D. Kleinman

Also Present: Lynn Muter, City Planner
Sam Scaffide, City Council Representative

PUBLIC HEARING

1. Conditional Use Permit – Outside Storage | 7:02 PM

2100 Case Parkway N
PP# 64-04549, I-3 Heavy Industrial
Cliff Snavelly

Cliff Snavelly presented on behalf of Campopiano Roofing at 2100 Case Parkway N. They are looking to store empty dumpsters in the new outdoor storage site. It is only for empty boxes and maybe a truck or two. No other debris. Campopiano Roofing is currently renting space for this in another city.

2. Final Site Plan – Parking Lot Expansion | 7:14 PM

10900 Ravenna Road
PP# 64-02572, P-F Public Facilities District
Jim Westfall

Jim Westfall presented on behalf of Real Gospel Church. The project includes installation of additional parking for members of the church. There have been issues regarding the project with water flowing towards the creek. Drainage is included in the plan to catch and disperse the water properly.

PLANNING COMMISSION MEETING MINUTES

APPROVAL OF MINUTES – August 17, 2020

No corrections. Approved as submitted.

PLANNING COMMISSION WORK SESSION & REGULAR MEETING

1. Conditional Use Permit – Outside Storage

2100 Case Parkway N
PP# 64-04549, I-3 Heavy Industrial
Cliff Snavely

Cliff Snavely did not have anything additional to add beyond the public hearing.

Lynn Muter confirmed that these are empty dumpsters. All requests for site plan modifications were completed. Lynn Muter suggests that it should be pending final engineering approval.

Marc Cohen pointed out the need for the handicap accessible parking on the site plan.

Pete Metropulos asked about hazmat storage. Cliff Snavely said there will be none. Pete Metropulos also commented about the parking. Cliff Snavely confirmed that the additional storage will free up much needed parking space.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted conditional use request and application for Campopiano Roofing at 2100 Case Parkway N, permanent parcel number 64-04549, date stamp received July 28, 2020. I move that Planning Commission recommend to City Council issuance of a conditional zoning certificate to allow outside storage in the I-3 Heavy Industrial District.

Marc Cohen moved, Steve Shebeck seconded.

Upon roll call the motion passed unanimously, 3-0.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plan for the parking lot expansion and outside storage for Campopiano Roofing at 2100 Case Parkway N, permanent parcel number 64-04549, date stamp received September 16, 2020. I move for final site plan approval with the following conditions. Approval of the conditional zoning certificate by City Council, addition of ADA parking spaces with final approval by the City Engineer, and final engineering approval by the City Engineer.

Marc Cohen moved, Pete Metropulos seconded.

Upon roll call the motion passed unanimously, 3-0.

2. Final Site Plan – Parking Lot Expansion

10900 Ravenna Road
PP# 64-02572, P-F Public Facilities District
Jim Westfall

Jim Westfall did not have any additional information to present beyond the public hearing.

Marc Cohen was initially concerned with the drawings. He mentioned that the second drawing clarified some items but still needs some dimensions and labels. There is still some concern about the accessibility and tight layout of the spaces.

Jim Westfall confirmed some of the dimensions and reduction in spaces next to the handicap parking for increased accessibility.

Marc Cohen put on record that the parallel parking was eliminated because it would create a single lane road. The applicant made this adjustment on their plan.

Sam Scaffide asked how many spaces this will add. Jim Westfall said about 25 spaces total.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plans for the parking lot expansion for Real Gospel Missionary Baptist Church at 10900 Ravenna Road, permanent parcel number 64-02572, date stamp received September 10, 2020 and September 17, 2020. I move for final site plan approval.

Marc Cohen moved, Steve Shebeck seconded.

Upon roll call the motion unanimously, 3-0.

3. Final Site Plan – Parking Expansion

2050 E. Aurora Road
PP# 64-09398, I-3 Heavy Industrial District
Matthew Weber

Matthew Weber presented on behalf of FedEx Ground. They are looking to create 30 additional van parking spaces along the northeast corner of the building. Originally that area was intended for fueling but it was never installed.

Lynn Muter mentioned the approved locations for additional lighting and a hydrant.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plans for the parking lot expansion for FedEx Ground at 2050 E.

Aurora Road, permanent parcel number 64-09398, date stamp received September 2, 2020. I move for final site plan approval.

Marc Cohen moved, Pete Metropulos seconded.

Upon roll call the motion unanimously, 3-0.

4. Final Site Plan – Trailer Parking

SW Intersection of Cornerstone Pkwy & Independence Pkwy
PP# 64-09591, I-3 Heavy Industrial District
Matthew Weber

Matthew Weber presented the proposal for trailer parking on the site. It is landscaped with some street trees and additional landscaping has been included with the plan. Storm sewers have been reviewed by the City Engineer.

Steve Shebeck asked who will own the space. Matthew Weber explained that it will be leased, most likely to be used by Amazon. It was really the only practical use for the space at this point. Twinsburg Industrial Properties LLC will ultimately own and maintain the lot. Matthew Weber also confirmed that this will be trailers only.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plans and landscape plans for the trailer parking lot for Cornerstone Business Park, phase 5, lot 8, permanent parcel number 64-09591, date stamp received September 2, 2020 and September 15, 2020. I move for final site plan approval.

Marc Cohen moved, Steve Shebeck seconded.

Upon roll call the motion unanimously, 3-0.

5. Final Site Plan – New Industrial Building

NW Intersection of Cornerstone Business Park at E. Aurora & Chamberlin
PP# 64-00380, I-3 Heavy Industrial District
Matthew Weber

Matthew Weber mentioned this is the final parcel in the business park and will be a spec building similar to spec 5 directly to the south. The setup will follow the same pattern which seems to be in-demand given the market. Matthew Weber has worked with planning on revisions and details for the project. Tree requirements have now been met as well. The building should fit a good need. Storm sewer recommendations are being met.

Marc Cohen commented on the continuation of the 10 foot public trail easement across the full frontage of the parcel and the actual installation of the public trail along the full frontage of Cornerstone Business Park. Matthew Weber responded that he has already started that conversation.

Steve Shebeck followed up on the trail and reconfirmed that it will go across the full frontage. Steve Shebeck said the existing buildings are very well done and this building should be a great addition to finish it up.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plans and landscape plans for the new multi-tenant industrial building at Cornerstone Business Park, E. Aurora Road and Chamberlin Road, permanent parcel number 64-00380, date stamp received September 2, 2020 and September 15, 2020. I move for final site plan approval with the following conditions. Continuation of the 10 foot public trail easement across the full frontage on E. Aurora Road and installation of the trail along the full frontage of Cornerstone Business Park on E. Aurora Road.

Marc Cohen moved, Steve Shebeck seconded.

Upon roll call the motion unanimously, 3-0.

6. Final Site Plan – New Industrial Building

Intersection of Old Mill Road & Darrow Road
PP# 64-09671, I-2 Heavy Industrial District
Matthew Weber

Matthew Weber presented the 96,000 square foot spec building. It was originally part of the Cleveland Clinic parcel. The parcel was later split. There is a shared access drive and utility easements with intended dimensions. Storm water management will be standard and Matthew Weber is working with the City Engineer. Landscaping plans were included. Old Mill Road may see some road improvements down the line based on future planning.

Marc Cohen mentioned final approval of the access and utility easements. Also the SWPPP Summit Soil & Water approval. Marc Cohen went on to comment that it is multi-tenant proposal but there is only one entrance based on the sidewalk shown. Matthew Weber said they are still working through the architectural elements. Marc Cohen noted the grade issues and need for a retaining wall as well.

Pete Metropulos questioned the building height. Matthew Weber said there is enough frontage and setback to meet the necessary height requirements.

David Kleinman joined the meeting and voted on this agenda item.

Marc Cohen would like to see a sidewalk along the site. This may be an option when Old Mill undergoes roadway improvements in the future. Matthew Weber suggested adding the sidewalk into the plans to protect the city's interest.

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plans and landscape plans for the new industrial building on Old Mill Road, east of Darrow Road, permanent parcel number 64-09671, date stamp received September 2, 2020 and September 15, 2020. I move for final site plan approval with the following

conditions. Final approval of the SWPPP by Summit Soil and Water, final approval of the access and utility easements by the City Engineer and attorney, final engineering approval by the City Engineer, and addition of a sidewalk along Old Mill Road for future development added to the site plan.

Marc Cohen moved, Steve Shebeck seconded.

Upon roll call the motion unanimously, 4-0.

COMMUNICATIONS & MISCELLANEOUS –

Sam Scaffide mentioned that the vacant seat has been advertised. There are a couple of applications.

Marc Cohen asked for an update about the rezoning request.

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:00 p.m.

Mr. Cohen, Chairman

Ryan Kennedy, Secretary