

**CITY OF TWINSBURG
PLANNING COMMISSION MINUTES
OCTOBER 7, 2019**

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

Present: Messrs.: Zeitz, Metropulos, Sterling and Cohen
Absent: Mr. Shebeck
Also Present: Ms. Lynn Muter, City Planner
Mr. Scott Barr, City Council Representative

The Board recited The Pledge of Allegiance.

<p>CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION OCTOBER 7, 2019</p>

1. Final Site Plan - Accessory Structure, Safran

8380 Darrow Rd.
PP# 64-07210 I-3 Heavy Industrial District
DOUG FOX / SAFRAN POWER USA, LLC.

- PLANNER’S REPORT DATED 9/26/2019 ON FILE AND NOTED AS EXHIBIT A.

Chris Feldman and Doug Fox, employees for Safran, 8380 Darrow Rd., Twinsburg, Ohio presented the application.

- They would like to replace a Chemical Storage shed. They currently have one but it is showing its age.
- They are contracting to purchase a new one and move it away from the building for two reasons:
 - The ramp to the loading dock door is used to load used oils and chemicals into storage shed, which causes the forklift to be on an angle and the drums are very heavy.
 - They want to move it down 55 feet from building where the driveway is flat and this requires them to pour a 240 square foot concrete pad.
- The shed is pre-fabricated and meets certain OSHA Requirements.

Mr. Sterling asked if this structure is securely locked, the applicant replied “Yes”.

Mr. Metropulos asked what would be stored in the facility.

Applicant responded primarily drums and used oil. They use drive stands to test motors which they design. The drive stands need maintenance and this results in used oil from the gear boxes. They are a conditionally exempt small quantity generator. They generate less than 220 lbs. of waste a month at the facility. They have a 275 gallon oil containment/tote with 55 gallon drums for hazardous waste that the chemical shed is able to store. Once they have accumulate enough waste, Chemtron out of Avon Lake, picks up for them on an annual basis.

Ms. Muter stated that they have met the setback requirements.

2. Similar Use Permit – Pet Crematory

8252 Darrow Rd. Unit J
PP# 64-04300 I-3 Heavy Industrial District
THOMAS ROOD / FAITHFUL COMPANION

**CITY OF TWINSBURG
PLANNING COMMISSION MINUTES
OCTOBER 7, 2019**

PLANNER'S REPORT DATED 9/26/2019 ON FILE AND NOTED AS EXHIBIT B.

Tom Rood with Faithful Companion, 8252 Darrow Rd., Twinsburg, Ohio presented the application.

- They started as a human crematory business and currently operate as a pet crematory.
- They currently operate seven crematories in seven different states including one in Sharonville, Ohio and opening one in Plain City, Ohio outside of Columbus, Ohio.
- They are currently serving the Cleveland market from their Detroit home base but it does not meet their service promise so they need a location here in Cleveland.

Mr. Cohen stated that they are looking at the Pet Crematory Similar Use request that has nothing to do with a specific piece of property or location. Should this be recommended by Planning Commission and approved by Council then they would need to come forward with a site plan as a separate application.

Mr. Cohen noted his intention in making the motion, should we all agree, that this fits into the similar use determination and that it will be a conditionally permitted use as opposed to an out-right permitted use. This would give us the ability to look at the plan and put in other conditions that we think are appropriate at that time. We have done this in the past on similar uses.

Mr. Cohen stated that he had no specific questions. He saw that there are performance standards that they comply with and a lot of regulations even beyond here in Twinsburg that they have to comply with. They have provided a lot of information backing up and supporting what they do, plus the Planner's Report also hits those four topics.

Mr. Metropulos asked if they are required to get permits from the EPA.

Tom Rood replied "Correct".

Mr. Metropulos asked how do the permits work and do you get them in advance.

Tom Rood replied that they cannot operate without a permit in advance that meets all EPA guidelines.

Mr. Metropulos asked if they have used the same type of equipment.

Tom Rood replied that they have used the exact same machine, IEV16, and operating about 27 to 28 machines currently.

Ms. Muter stated that we have industrial performance standards and in terms of those standards and this essentially being an incinerator for pets, there will be no smoke or odor. Is that industrial performance standard enough or would the conditional use permit do something in addition to that? We have established that this is a no traffic volume creator.

Tom Rood replied that there is no traffic volume and no funeral home use at this location.

Ms. Muter indicated that there are no parking or traffic situations associated with this use and not a lot of deliveries.

Tom Rood replied that they will have two individual Honda Odyssey mini vans running in and out of the back.

Mr. Cohen stated that he can see that compliance with the performance standards is required along with all of these other government regulations. Should they find this to be a similar use which would allow it to go in there

**CITY OF TWINSBURG
PLANNING COMMISSION MINUTES
OCTOBER 7, 2019**

as a conditionally permitted use it still keeps the door open for us once the site plan is submitted. This will give us the opportunity without any other regulations in place in our code for this specific use.

Ms. Muter stated that this is an existing building. The location the applicant is looking at would not require a site plan.

Tom Rood replied that they are putting in two offices and a machine.

Ms. Muter replied that they would come back for a hearing to look at the parking and traffic circulation and there is not really a large issue with this.

Mr. Cohen stated that we don't have regulations in place for the number of spaces and how many employees they have, but since we are not looking at the site plan tonight, his thought is to keep the door open for that ability for we should need something.

Ms. Muter stated that the suggestion is to add this not as a permitted use in the I3, but as a conditionally permitted use on the table of conditional use permits.

Mr. Metropulos questioned if this use was included in the table.

Mr. Cohen asked if Council has the legal authority to do this without having this go through any other measures. The most recent similar use determination was also recommended to City Council to be a conditional use.

PENDING ITEMS – NONE

CITY OF TWINSBURG
PLANNING COMMISSION MEETING MINUTES
OCTOBER 7, 2019

Mr. Cohen called the meeting to order at 7:15 p.m.

APPROVAL OF MINUTES – August 19, 2019

- The minutes of August 19, 2019 were approved as submitted.

PUBLIC PARTICIPATION - NONE

1. **Final Site Plan** - Accessory Structure, Safran
8380 Darrow Rd.
PP# 64-07210 I-3 Heavy Industrial District
DOUG FOX / SAFRAN POWER USA, LLC.

MOTION: **Upon Reliance Upon Representation Made By The Applicant And Their Representatives Along With The Site Plan For The Accessory Structure For Safran Power USA, LLC, 8380 Darrow Road PP# 64-07210, Date Stamped Received September 12, 2019, I Move For Final Site Plan Approval.**

**Mr. Cohen Moved, Mr. Sterling Seconded
Upon Roll Call Motion Passed Unanimously.**

2. Similar Use Permit – Pet Crematory
8252 Darrow Rd. Unit J
PP# 64-04300 I-3 Heavy Industrial District
THOMAS ROOD / FAITHFUL COMPANION

MOTION:

Upon Reliance Upon Representations Made By The Applicant Along With The Submitted Application And Narrative For Similar Use Determination From Faithful Companion Pet Cremation Services, Date Stamped Received September 16, 2019, I Move Planning Commission To Recommend To City Council That A Pet Crematory Be Considered A Similar Use To Those Permitted In The I-3 Heavy Industrial District And That The Zoning And Development Regulations Be Amended To Include Pet Crematories As A Conditionally Permitted Use In The I-3 District.

**Mr. Cohen Moved, Mr. Sterling Second
Upon Roll Call Motion Passed Unanimously.**

COMMUNICATIONS & MISCELLANEOUS- Accept 2020 Planning Commission calendar

All accepted the 2020 Planning Commission calendar as submitted.

Mr. Sterling mentioned his concerns about the trucks becoming numerous at the old Chrysler location.

Mr. Sterling mentioned he attended the BZA meeting about the Senior Apartments and was unsure about the re-post and the number of conditions on the passage.

Ms. Muter replied that a Public Notice was reposted and the adjacent property owners were Re-Notified about the 2nd meeting.

Ms. Muter replied some conditions will be near impossible to meet in terms of site plan review.

- An 8 foot fencing on the property
- Maintain as many trees as possible to be used for an evergreen buffer and install the fencing.

Ms. Muter stated that we will have the first draft of the sign ordinance for next meeting that will address temporary and permanent signs.

**CITY OF TWINSBURG
PLANNING COMMISSION MINUTES
OCTOBER 7, 2019**

Mr. Cohen replied that he would like feedback from ARB on the sign ordinance before moving forward.

EXCUSE ABSENT MEMBERS – Mr. Shebeck

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:30 p.m.

Mr. Cohen, Chairman

Tracy Mason, Secretary