



Planning Commission Meeting Minutes
October 17, 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: Lynn Muter, City Planner and Scott Barr, Council Representative

Public Hearing

1. Conditional Use Permit – Outside Storage

Xtra Lease

8589 Darrow Road

PP#'s 64-01213 and #64-01215

William Boron, Langan Engineering

- Mr. Boron stated that this is a vacant, 10 ½ acre property and they are proposing to lease trailers spots. There will be an approximately 14,000 square foot concrete building.
- The property will be landscaped.
- Scott Thompson, KW Commercial – Listing Agent is representing the sellers. The sellers do fully support this. This is best type use for this property.

Work Session: 7:09pm

1. Conditional Use Permit – Outside Storage

Xtra Lease

8589 Darrow Road

PP#'s 64-01213 and #64-01215

William Boron, Langan Engineering

- Mr. Cohen stated the conditional use request is actually not specific to the spaces in the front. It is for outside storage in general.
- It is for all of the parking they are requesting to park trailers for the entire site.
- Tonight's approval for the Conditional Use Permit has nothing to do specifically with the site plan and applicant will be required to return for a separate submission,

assuming that this goes forward to get our recommendation and City Council approval. This is just the first step.

- The site plan is not being approved tonight, just the Conditional Use request.
- Mr. Boron stated that the fence around the property will meet the City's code requirements.
- Ms. Muter stated that there is a height limit for the fence. If the applicant would like a higher fence or security fencing, Planning Commission has the authority to authorize through the site plan review process.
- Ms. Muter also stated that there is no privacy fence requirements, but a landscape buffering requirement, if next to a residence.
- Mr. Boron stated that they have done a preliminary wetland walk on the property and there is .05 acres of wetland. They do not have a delineation report at this time. This is minimal and very low quality.
- Mr. Cohen stated that a lot consolidation will be required of the two parcels.
- Mr. Cohen's stated that a concern is this is an I3 heavy industrial zoned area, the does use fit in with that zoning. It is located on Rte. 91 and it has prominent drive by and traffic.
- Mr. Cohen will be recommending as a condition of the approval a minimum of 30" landscape mound with a minimum 5 foot high evergreen trees, two rows offset in the area where the trailers will be on Rte. 91 to help give a visual buffer.
- Mr. Kleinman discussed the requirements for the evergreens.
- Members discussed the use of the trailers, traffic volume, hours of operation.

Regular Meeting: 7:20pm

1. Approval of Minutes of September 19, 2022 meeting:

MOTION presented to approve minutes for Planning Commission meeting for September 19, 2022 as submitted.

The Motion was seconded.

Upon roll call, the Motion passed unanimously.

2. Conditional Use Permit – Outside Storage

Xtra Lease

8589 Darrow Road

PP#'s 64-01213 and #64-01215

William Boron, Langan Engineering

MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Conditional Use Request and Application –

Outside Storage, Xtra Lease, 8589 Darrow Road, dated September 13, 2022 and September 14, 2022 respectively, Mr. Cohen moves that Planning Commission recommend to City Council issuance of a Conditional Zoning Certificate to allow outside storage in the I3 Heavy Industrial District with the following condition(s):

- 1) Lot Consolidation of the two parcels #64-01213 and #64-01215.**
- 2) At the trailer storage along Route 91, add a 30 inch high mound with two rows of minimum 5 foot tall evergreen trees, staggered. The final landscape approval will be by Planning Commission when the final site plan is submitted for review and approval.**

Mr. Kleinman seconded the Motion.

No discussion presented.

Upon roll call: Motion passed 4-0.

3. Communications & Miscellaneous:

- Members discussed the progress and status on the Mountain Bike Trail and access trail for emergency vehicles.
- There is no additional information regarding Starbucks.
- Next Planning Commission meeting scheduled for November 21, 2022.

4. Excuse Absent Members:

MOTION presented by Mr. Walker to excuse absent member, Steve Shebeck.

Mr. Shipley seconded the Motion.

Upon roll call, the Motion passed unanimously.

- 5. Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:30pm.

Mark Cohen, Chairman

Beckey Thomas, Acting Secretary