

**CITY OF TWINSBURG
PLANNING COMMISSION MINUTES
November 18, 2019**

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

Present: Messrs.: Zeitz, Metropulos, Sterling, Cohen and Shebeck

Absent:

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 PUBLIC HEARING NOVEMBER 18, 2019</p>

1. **Conditional Use Permit** – Pet Crematory
8252 Darrow Rd.
PP# 64-04676 I-3 Heavy Industrial District
THOMAS ROOD / FAITHFUL COMPANION

Tom Rood, General Manager & Director of Development for Faithful Companion Pet Crematory Services, presented the application. Tom Rood stated that they currently operate pet cremations in seven states. They are in the process of opening two in Ohio, one approved in Plain City, outside Columbus, and then the one here in Twinsburg. They have been operating one in Sharonville, outside Cincinnati, for almost eleven years. The property on Darrow Rd. is an end condo unit, industrial in nature. This will be a small scale operation for us, relative to some of our others, estimating 4 to 6 employees. Mr. Rood explained that a completely contained unit, specifically designed for either human or pet cremation will be operated. The IEV16 unit is a completely self-contained unit, replicating a human unit, however we are only doing pet cremation. The only emissions from the unit is heat and energy coming out from the dual burner system. Literature was provided at previous meeting. We are regulated by the EPA and cannot operate without an Ohio EPA permit. The majority of our business is us going out to veterinary clinics and bringing pets back into our care. Occasionally visitors bring their pet into our care or for pick-up their pets, this is less than 12% of our business. We operate Honda Odyssey minivans and the only signage is on the building. We try to operate very professionally.

2. **Conditional Use Permit** – Private Recreational Facilities
2272 Pinnacle Pkwy., Suite 2
PP# 64-06912 I-2 Limited Industrial District
REGINALD BROWN / TWINSBURG KARATE INSTITUTE, LLC.

Reggie Brown, owner & operator of the Twinsburg Karate Institute, located at 2272 Pinnacle Pkwy., presented the application. He has been in Twinsburg for 20 years, eight of those at the Twinsburg Fitness Center. Mr. Brown explained his requirements for a large facility with high roofs because of our activities, a lot of jumping, throwing and a lot of weapons. Our previous facility had a ceiling of 15 feet and those were not adequate. This facility has a much higher ceiling, much more space and provides us the opportunity to grow and accommodate our needs. Mr. Brown stated that he has currently two employees, myself and one other employee and about 150 students. We are not just a martial arts studio, we try to teach students the life skills they need and help them develop in to something more than they are. My goal is to teach kids values, something they will carry through life. This facility will give us the opportunity to grow.

<p>CITY OF TWINSBURG PLANNING COMMISSION WORK SESSION NOVEMBER 18, 2019</p>

- 1. Conditional Use Permit** – Pet Crematory
8252 Darrow Rd.
PP# 64-04676 I-3 Heavy Industrial District
THOMAS ROOD / FAITHFUL COMPANION

Mr. Sterling stated that he is aware that the EPA regulates particulates, but is there a nuisance smell coming out?

Tom Rood replied that there is no general odor and no odor from the incinerator process. We operate seven days a week, 365 days a year, so we return pets back to their family the next day. There is no odor because we are not storing pets.

Mr. Shebeck replied that he thinks this is great and an asset to the area.

- 2. Conditional Use Permit** – Private Recreational Facilities
2272 Pinnacle Pkwy., Suite 2
PP# 64-06912 I-2 Limited Industrial District
REGINALD BROWN / TWINSBURG KARATE INSTITUTE, LLC.

Mr. Sterling stated that martial arts does make the students at all ages respect each other.

Mr. Shebeck stated that he is glad they are staying in the city and this is a great service for young and old students.

Mr. Barr stated he is glad the applicant is in Twinsburg and wished him much success.

Ms. Muter stated that she questioned Mr. Brown about the parking. This business is operating at a different time frame than the adjacent business in that building. This will assist with the parking availability.

Mr. Reggie Brown replied that he does have additional parking available in the back of the building, they are just not lined spaces. The rear of the building is illuminated.

Mr. Cohen stated that he is very happy that they have found a location that allows them to stay in our community.

PENDING ITEMS – NONE

<p>CITY OF TWINSBURG PLANNING COMMISSION MEETING MINUTES NOVEMBER 18, 2019</p>
--

Mr. Cohen called the meeting to order at 7:14 p.m.

APPROVAL OF MINUTES – November 04, 2019

The minutes of November 04, 2019 are approved as submitted.

PUBLIC PARTICIPATION - NONE

1. **Conditional Use Permit** – Pet Crematory
8252 Darrow Rd.
PP # 64-04676 I-3 Heavy Industrial District
THOMAS ROOD / FAITHFUL COMPANION

MOTION:

UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT ALONG WITH THE SUBMITTED CONDITIONAL USE REQUEST AND APPLICATION FOR FAITHFUL COMPANION PET CREMATION SERVICES FOR 8252 DARROW RD. PP# 64-04676 DATE STAMPED RECEIVED OCTOBER 24, 2019 I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL ISSUANCE OF A CONDITIONAL ZONING CERTIFICATE TO ALLOW A PET CREMATORY IN A I-3 HEAVY INDUSTRIAL DISTRICT.

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

2. **Conditional Use Permit** – Private Recreational Facilities
2272 Pinnacle Pkwy., Suite 2
PP# 64-06912 I-2 Limited Industrial District
REGINALD BROWN / TWINSBURG KARATE INSTITUTE, LLC.

MOTION:

UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT ALONG WITH THE SUBMITTED CONDITIONAL USE REQUEST AND APPLICATION FOR TWINSBURG KARATE INSTITUTE FOR 2272 PINNACLE PKWY. PP#64-06912 DATE STAMPED RECEIVED OCTOBER 25, 2019 I MOVE THAT PLANNING COMMISSION RECOMMEND TO CITY COUNCIL ISSUANCE OF A CONDITIONAL ZONING CERTIFICATE TO ALLOW A MARTIAL ARTS STUDIO AS A PRIVATE RECREATIONAL FACILITY IN A I-2 LIMITED INDUSTRIAL DISTRICT.

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

**CITY OF TWINSBURG
PLANNING COMMISSION MINUTES
November 18, 2019**

COMMUNICATIONS & MISCELLANEOUS –

Mr. Sterling stated that we need to look at what goes in industrial locations, hate to lose it to commercial uses.

Ms. Muter stated that planning staff has similar concerns. It's a balancing act to allow businesses to stay in town and allow startup businesses find that niche to move up. It is a concern that staff shares with commercial uses being in industrial space.

Mr. Cohen questioned in looking through minutes and agendas for our other boards he noticed two things, one for Davita Dialysis located at 2592 E. Aurora Rd., and the other First Congregational Church located at 9050 Church St., where they are putting in sheds. Does that not require a final site plan approval by Planning Commission?

Ms. Muter replied, "They do". They are both on the Planning Commission agenda for December 2, 2019 meeting.

Mr. Barr mentioned that he will be unable to attend the December 2, 2019 meeting, he will have a representative from City Council.

EXCUSE ABSENT MEMBERS – All members in attendance.

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:22 p.m.

Mr. Cohen, Chairman

Tracy Mason, Secretary