



**Planning Commission Meeting Minutes
October 16, 2023 Meeting
Rescheduled from September 28, 2023**

Steve Shebeck called to order the **Rescheduled, September 28, 2023** meeting of the Twinsburg City Planning Commission.

Roll Call:

Present: Kraig Shipley, Michael Walker, Edward Hoegler, Steve Shebeck
Also Present: Lynn Muter, City Planner and David Post, Council Representative

Public Hearings:

1. Conditional Use Permit – Child Daycare
PP #64-08378 Creekside Drive; C-3 Interchange Business District
Jeff Plautz and Stephen Coslik
 - John Butcher, Engineer for Kiddie Academy presented. They are seeking a Conditional Use Permit for daycare facility located on Creekside Drive. This is in the C-3 Interchange Business District. They are looking for variances associated with parking on site. They are looking for a front parking setback in addition to the parking space variance.
 - This will be an 11,500 square foot facility, 6,000 square foot playground as well as associated parking and storm water management on site.
 - No audience comments presented.
2. Conditional Use Permit – Outside Storage
8589 Darrow Road; I-3 Heavy Industrial District
William Boron and Joshua Huffine
 - Mr. Huffine, Langan Engineering stated this is for an outside trailer storage site.
 - There are a significant parking stalls for trailer storage and a small building.
 - They are seeking conditional use permit for trailer storage within a building setback.
 - No audience comments presented.
3. Site Plan – Replacement Restroom Facilities
10260 Ravenna Road; Public Facilities District
Jennifer Betenson, Parks and Recreation Director
 - Amy Mohr, City Engineer stated this is a replacement restroom in the park.
 - It is in the same location and slightly larger to make it ADA compliant. There will be the same number of stalls as currently. The restroom will include a changing station and a mechanical storage area.
 - No audience comments presented.

Work Session:

1. Conditional Use Permit – Child Daycare

PP #64-08378 Creekside Drive; C-3 Interchange Business District
Jeff Plautz and Stephen Coslik

- Mr. Butcher stated this is a daycare facility located in the C-3 District.
- Ms. Muter stated the applicant may seek a variance from Planning Commission for the parking lot setback due to the conservation easement located on the site.
- Mr. Shebeck discussed the setback, uniqueness of this lot and the conservation of the natural area.
- Mr. Post inquired about access to Creekside Drive from the ‘Old School’ site and possible access involving the proposed project site.
- Ms. Mohr discussed the conservation easement, location of Tinker’s Creek and issues with access to the Creekside business district.

2. Conditional Use Permit – Outside Storage
8589 Darrow Road; I-3 Heavy Industrial District
William Boron and Joshua Huffine

- Mr. Huffine stated that at a previous Planning Commission meeting a consolidation of the multiple parcels as well as a stipulation to provide a 30” mound in front of the section where trailers would be facing Darrow Road were required as conditions. This mound would have a staggered double row of 5 ft. evergreens. The packet submitted for this meeting does reflect this requirement.
- The delay took place because it was identified that there are isolated wetlands on the site and they have been working with the Army Corp and EPA. They are now at a point to move forward.
- Mr. Huffine discussed the previous concerns of traffic impact. It was determined there was no need for a turning lane.
- Site plan to be submitted will include details of both above requirements and will include underground storm water detention, utility connections, etc.
- There will be 290 spaces for trailers.

3. Site Plan – Replacement Restroom Facilities
10260 Ravenna Road; Public Facilities District
Jennifer Betenson, Parks and Recreation Director

- Ms. Mohr stated the replacement facility will be vinyl sided, brick stone veneer on the lower half, fiberglass shingles on the roof.
- There will be ADA access and grade going up to the park will meet ADA requirements.
- Ms. Muter discussed adding a walk from the restroom facility north.

4. Discussion – Lot Split & Consolidation
9385 Shepard Road
Tom Fischietto

- Applicants discussed their request for the lot split. They are planning on demolishing the house and garages on the lot and splitting the parcel into multiple lots.
- Ms. Mutter discussed details of the three options that were presented by the applicants.
- Mr. Shebeck stated his is not a fan of the flag lot, his preference is option 3.

- Members discussed various possibilities for each of the options presented. Including the well, septic, shared driveway, etc.
- The applicants discussed dividing the lots would provide opportunity for homes and more manageable and smaller lawns for landscaping.

Regular Meeting:

1. **Public Participation:** None
2. **Conditional Use Permit – Child Daycare**
PP #64-08378 Creekside Drive; C-3 Interchange Business District
Jeff Plautz and Stephen Coslik

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted Conditional Use Request and Application for Kiddie Academy, Creekside Dive PP #64-08378, date stamped received August 4, 2023 and August 21, 2023, Mr. Shebeck moved that Planning Commission recommend to City Council issuance of a Conditional Zoning Certificate to allow a Child Daycare Facility in the C-3 Interchange Business.

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

4. **Conditional Use Permit – Outside Storage**
8589 Darrow Road; I-3 Heavy Industrial District
William Boron and Joshua Huffine

MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Conditional Use Request and Application for Xtra Lease, 8589 Darrow Road, PP #'s 64-01215 and #64-01213, date stamped received August 29, 2023, Mr. Shebeck moved that Planning Commission recommend to City Council issuance of a Conditional Zoning Certificate to allow outside storage in the I-3 Heavy Industrial District with the following conditions:

1. Lot Consolidation of the two parcels #64-01215 and #64-01213.
2. At trailer storage along State Rte. 91 add 30" high mound with two rows of minimum 5'0" tall evergreen trees, staggered. Final landscape approval by Planning Commission when final site plan is submitted for review and approval.

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

5. **Site Plan – Replacement Restroom Facilities**
10260 Road; Public Facilities District
Jennifer Betenson, Park and Recreation Director

MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Site Plan for the City of Twinsburg, Glen Chamberlin Park Accessory Structure, 10260 Ravenna Road, date stamped received August 30, 2023, Mr. Shebeck moved for Final Site Plan approval.

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

6. **Communications & Miscellaneous:** None presented.

7. **Excuse Absent Members:**

**Mr. Walker motioned to excuse Marc Cohen.
Mr. Shipley seconded the motion.
Upon roll call, the Motion passed unanimously.**

8. **Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:25pm.

Steve Shebeck, Vice Chairman

Tina Falconbery, Secretary