



Planning Commission Meeting Minutes
November 20, 2023
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: Kraig Shipley, Edward Hoegler, Marc Cohen, Steve Shebeck
Also Present: Lynn Muter, City Planner and David Post, Council Representative

Public Hearing

1. Conditional Use Permit – Child Day Care Facility
2644-2650 E. Aurora Road
PP #64-00626, 64-01782, 61-01198
Meaghan O'Connor

- Ms. O'Connor stated they are developing a day care on behalf of Bright Path Kids.
- The Day Care is expanding their operations from Canada. Ohio is the target market.
- If approved for Twinsburg, this would be one of 6-8 future sites for Bright Path Kids Day Care in Ohio.
- The proposed building is 13,582 sq. ft. At maximum, this would accommodate 232 students and 28 staff shift workers.
- Student age is from 6 weeks to 5 years old. There is also after school care component.
- Operational hours are 6:00am to 6:30pm.
- Ms. O'Connor stated that per Twinsburg Code there is a requirement of 75 parking spaces. Typically this tenant seeks to have between 35 and 40 parking spaces for this building. This does significantly exceed what they believe the demand will be.
- In the current proposal, they are proposing 51 spaces to be built immediately and there would be room for additional 24 spaces in the future should demand require it.
- It is understood that Code does want this to be a pedestrian friendly area, they thought a reduction in parking would be appropriate. They do not need a full parking reduction, they want to land bank them for future use.
- Ms. O'Connor stated they will be using the existing curb cut on Aurora Road that is shared with the Senior Center behind them.

- They have made sidewalk accommodations in front of the property and will address the bus stop area with landscaping to make this more pedestrian friendly.
- Fran Gardner of GV Land Holdings, the current title owner of the property stated that during this process they feel that 814 has been the best partner. They are a quality team and they have demonstrated to them a quality product that is to be developed on this land. He discussed that there are details to be completed, such as easement, egress, and ingress and snow removal. Mr. Gardner stated they fully support this project.
- No additional Public Participation presented.

Work Session:

**1. Conditional Use Permit – Child Day Care Facility
2644-2650 E. Aurora Road
PP # 64-00626, 64-01782, 64-01198
Meaghan O’Connor**

- Mr. Cohen discussed that the motion presented will have conditions. One will be a consolidation of the three parcel into one parcel. Two will be a dedication of the right of way for the widening.
- Mr. Cohen stated that tonight’s meeting is for the Conditional Use request, it is not a Site Plan approval.
- A Site Plan has been submitted. Assuming they received the Zoning Certificate approval from City Council, access easement should be in place. Storm water detention design should be included. Land bank parking even though this will not be paved now, should be included in the design.
- Mr. Cohen stated that his preference would be to see this development moved about 5 feet further away from the street to decrease the 10 foot parking set back in the back so that is more space between the sidewalk around their building and the sidewalk in the street for some landscaping.
- Landscaping will be very important here in three locations: front area, east side where the playground area is and on the west side the small space between the parking and the property line where the driveway is. They may want to get an easement to allow landscape beyond the property line.
- Mr. Cohen discussed the sidewalk on the west side of the building continue down to the parking area.
- Members discussed the parking space requirements. Spaces can be easily added in the future if needed.
- Mr. Post discussed parking in front setback. Ms. Muter discussed the drop off and pick up traffic pattern which will be primarily at the small parking lot close to Rte. 82.
- Ms. O’Connor discussed that with the playground requirement to connect to multiple areas of the building there are limited ways to lay this out and to get parking requirement. There is a playground square footage requirement for licensing. It would be slightly more advantageous for them to have the building more south, this was not good for the City’s

Comprehensive Plan. The plan allows for the articulation of the architecture facing Aurora Road, but there is a needs for some parking, specifically the handicap parking to be nearest the door. They have discussed having additional pavers for landscaping.

- Ms. Muter added that since there was no other way to solve this concern, landscaping will be critical on the project.
- Mr. Post discussed moving the front door to the front corner of the building and the handicapped parking would be next to the door. This could eliminate the parking in the front and still have the same number of parking spaces.
- Mr. Cohen discussed getting rid of 4-6 of the land banked parking spaces and turn them into real spaces and land bank 4-6 spaces at the front closest to the road, slide the handicapped spaces down. This would increase 18-27 feet of green space.
- Mr. Post also discussed the maximum capacity of students. Ms. O'Connor explained that 232 children is the maximum enrollment and there are multiple variables to how many children will be there at any given time.
- Members continued to discuss the parking spaces, their closeness to Aurora Road and how that can be rectified.
- There is a concern about setting the standard with future development, including parking close to the road, landscaping debt, sidewalk location, building setback.
- Ms. Muter discussed that we will be setting a standard going forward on the other vacant site. She discussed future plans and goals of maintaining consistency.

Regular Meeting:

1. Approval of Minutes at October 16, 2023 meeting:

Mr. Cohen motioned to approve minutes for Planning Commission meeting for September 28, 2023 as submitted.

No objections presented.

The Motion passed unanimously.

Mr. Cohen motioned to approve minutes for Planning Commission meeting for October 16, 2023 as submitted.

No objections presented.

The Motion passed unanimously.

2. Public Participation: None

3. Conditional Use Permit – Child Day Care Facility

2644-2650 E. Aurora Road
PP #64-00626, 64-01782, 64-01198
Meaghan O-Connor

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted Conditional Use Request and Application for 814C LLC East Aurora Road, PP #64-00626, 64-01782, 64-01198, date stamped received November 1, 2023, Mr. Cohen moves that Planning Commission recommend to City Council issuance of a Conditional Zoning Certificate to allow a Child Day Care facility in the C5 Mixed Residence Business District with the following conditions:

1. Consolidation of the three parcels into one.
2. Dedication of the right of way widening.

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

4. Communications & Miscellaneous:

- Ms. Muter discussed that the Planning Commission need to review the duties and powers of the Environments Commission.
- Ms. Muter also discussed amendments to the Planning and Zoning Code.
- Next Planning Commission meeting will be December 4, 2023.

5. Excuse Absent Members:

Mr. Shipley motioned to excuse Michael Walker.
Mr. Hoegler seconded the motion.
Upon roll call, the Motion passed unanimously.

- 6. Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:35pm.