



Planning Commission Meeting Minutes
March 18, 2024
7:00 p.m.

Marc Cohen called to order at 7:00 p.m. the meeting of the Twinsburg City Planning Commission.

ROLL CALL:

Present: Kraig Shipley, Michael Walker, Edward Hoegler, Marc Cohen
Also Present: Lynn Muter, City Planner and Scott Barr, Council Representative

Work Session:

1. Final Site Plan – Child Daycare

Creekside Drive, PP # 64-08378
C-3 Interchange Business District
Jeff Plautz, Neff & Associates

- The applicant is seeking a final site plan approval.
- Mr. Plautz discussed previous comments and concerns, including the dumpster, which is now using a fence enclosure and will include landscaping.
- Mr. Cohen discussed issues with Fire Department access. Ms. Muter stated the Fire Department has no issues with access to the site.
- Ms. Muter discussed Summit Soil and Water conservation easement. She stated they may require signage on that conservation easement.

2. Lot Consolidation

2206 East Aurora Road, PP#64-01637 & 64-08651
I-2 Limited Industrial District
Matt Cellura

- Applicant stated they purchased the lot at 2206 E. Aurora Road with an existing freestanding building and the two acre lot to the west of this lot. There was a gas station on this site previously and it is confirmed there are no buried tanks.
- They are wanting to consolidate these two lots into one 3 acre parcel.
- Members had no questions or comments at this time.

3. Draft Update Zoning Map

Lynn, Muter, City Planner

- Moved to regular meeting agenda.

Regular Meeting: 7:09pm

1. Approval of the January 22, 2024 minutes

**Mr. Cohen motioned to approve minutes for Planning Commission meeting on January 22, 2024, as submitted.
No objections or corrections presented.
Minutes approved as submitted.**

2. Public Participation: None Presented

3. Final Site Plan – Child Daycare

Creekside Drive, PP # 64-08378
C-3 Interchange Business District
Jeff Plautz, Neff & Associates

MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Site Plan and Landscape Plan for Kiddie Academy, PP #64-08378, Creekside Drive, date stamped received February 13, 2024, Mr. Cohen moves for final site plan approval with the following conditions:

- 1. Approval of the SW3P by the Engineering Department.**
- 2. Approval of the long term maintenance agreement by the Engineering Department.**

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

4. Lot Consolidation

2206 East Aurora Road, PP#64-01637 & 64-08651
I-2 Limited Industrial District
Matt Cellura

MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted Lot Consolidation and Right of Way Dedication Plat for 2206 East Aurora Road, PP #64-01637 and #64-08651, date stamped received March 5, 2024, Mr. Cohen moves that Planning Commission recommend approval to City Council.

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

5. Draft Updated Zoning Map

Lynn Muter, City Planner

- Ms. Muter and Commission Members discussed specifics of the publicly owned Lands for rezoning to Public Facilities District.
- Members reviewed and discussed the proposed rezoning map provided by Ms. Muter.
- The documents examined and discussed are attached to these minutes as reference.

6. Communications & Miscellaneous:

- Next meeting date is April 15, 2024

7. Excuse Absent Member(s):

Mr. Walker motioned to excuse absent member(s): Steve Shebeck

Mr. Shipley seconded the Motion.

No objections presented.

Upon roll call, Motion passed 4-0.

8. Adjournment: There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:38pm.

Marc Cohen, Chairman

Tina Falconbery, Secretary