



**Planning Commission Meeting Minutes
June 3, 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, Steve Shebeck, Marc Cohen
Also Present: Lynn Muter-City Planner, Rebecca Zeigler-Economic Development, Amy Mohr-City Engineer and Scott Barr-Council Representative

SWEAR IN COMMISSIONERS: Existing Commission Members who are present sworn in.

ELECT CHAIRMAN and VICE CHAIRMAN:

**MOTION presented to elect Marc Cohen as Planning Commission Chairman.
Motion was seconded.
Motion passed unanimously.**

**MOTION presented to elect Steve Shebeck as Planning Commission Vice-Chairman.
Motion was seconded.
Motion passed unanimously.**

Work Session:

1. Update of Part Eleven of the Twinsburg Codified Ordinances – The Planning and Zoning Code

City of Twinsburg, Lynn Muter and Rebecca Zeigler

- Ms. Zeigler discussed additions and clarifications made to Codified Ordinances.
- Added requirement for apiaries to register with Ohio Department of Agriculture.
- Ms. Zeigler discussed changes monument signs, window tract module lighting, temporary business signs applications, fences permitted, etc.
- Members discussed additional feedback, changes, and clarifications.
- Ms. Muter discussed the Zoning Administrator position.
- Ms. Muter discussed the indoor shooting range added to industrial zone.
- Ms. Muter discussed map corrections.
- Pet crematory was discussed as a conditional use.
- Ms. Muter discussed changes and details to the light, medium and heavy industrial uses categories.

**2. Re-Zoning – R-4 to PF District
9842 Darrow Road PP #6401824**

City of Twinsburg, Lynn Muter and Amy Mohr

- Technical issues during recording. Discussion was not recorded and could not be transcribed.

Regular Meeting: 7:28pm

1. Approval of the March 18, 2024 minutes

Mr. Cohen motioned to approve minutes for Planning Commission meeting on March 18, 2024, as submitted.

No objections or corrections presented.

Minutes approved as submitted.

2. Public Participation:

- Lynn Clark- (Old Mill Road) discussed his concerns for the need and reasons for zoning changes, including increasing density and population within the City, storm waters, reduction of tree canopy, building heights, green and open spaces, CO2 emissions, a need for a published management system, ground water investigations, and publishing of documents.
- Laurie Facsina – (2950 Cannon Road), discussed the final draft being sent to Council and the first reading and upcoming public meeting. She also discussed the UDC and that it has not been voted on.
- Brian Steele – (Gettysburg Drive), discussed storm water runoff. Ms. Mohr provided information and clarification. Mr. Steele questioned the amount of water we are able to put in Tinkers Creek. Ms. Mohr stated there is currently not a limit, but it does have to be treated.

Ms. Muter and Ms. Zeigler addressed public participant's questions and concerns. Mr. Cohen discussed the various work groups and opportunity to improve the zoning code moving forward. Mr. Shebeck discussed that he feels this is a modernization of the zoning code. Ms. Mohr further discussed regulations for water runoff and EPA regulations.

3. Update of Part Eleven of the Twinsburg Codified Ordinances – The Planning and Zoning Code

City of Twinsburg, Lynn Muter and Rebecca Zeigler

Included attachment(s): Draft #4 Revisions Exhibit A and Draft #5 Revisions Exhibit B

MOTION: Upon reliance upon representations made by the applicant, Mr. Cohen moves that Planning Commission make a positive recommendation to City Council for Ordinance 68-2024 regarding amending Part 11 of the City of Twinsburg Zoning and Development regulations, with the following condition(s):

- 1. Revision #5 to the Zoning and Development Regulations as presented and discussed to be included.**

Mr. Shebeck seconded the Motion.

No discussion presented.

Upon roll call Motion passed 3-0.

4. Re-Zoning – R-4 to PF District

9842 Darrow Road PP #6401824

City of Twinsburg, Lynn Muter and Amy Mohr

MOTION: Upon reliance upon representations made by the applicant, along with the submitted rezoning request and application for 9842 Darrow Road, PP #64-01824, dated May 3, 2024, Mr. Cohen moves that Planning Commission recommend approval to City Council for the rezoning of said property from R-4 Residential District to PF Public Facility District.

Mr. Shipley seconded the Motion.

No discussion presented.

Upon roll call Motion passed 3-0.

5. Communications & Miscellaneous:

- Members discussed unfinished curbing.
- Mr. Shebeck discussed future plans for Twinsburg School District buildings.
- Ms. Muter shared upcoming application requests.
- Next meeting date is June 17, 2024.

6. Excuse Absent Member(s):

Mr. Shipley motioned to excuse absent member(s): Michael Walker and Edward Hoegler

Mr. Shebeck seconded the Motion.

No objections presented.

Upon roll call, Motion passed 3-0.

- 7. Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:20pm.

Marc Cohen, Chairman

Tina Falconbery, Secretary