



**Planning Commission Meeting Minutes  
August 19, 2024  
7:00 p.m.**

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

**ROLL CALL:**

Present: Michael Walker, Ed Hoegler, Steve Shebeck, Kraig Shipley, Marc Cohen  
Also Present: Lynn Muter-City Planner, Karen Labbe-Council Representative

**Work Session:**

**1. Final Site Plan – Trailer Leasing and Storage**

**Xtra Lease, 8589 Darrow Road**

**I-3 Heavy Industrial District**

**John Mueller/Xtra Lease & Joshua Huffine/ Langan Engineering**

- Mr. Huffine is requesting final site plan approval.
- Conditional Use permit has been renewed.
- They have received Ohio EPA approval.
- Ms. Muter discussed the ARB requests for increased landscaping at the front of the building, engineering review of the retaining wall and guard protection.
- Storm water is underground retention meeting the storm method requirement of the jurisdiction. The water quality was maintained, reviewed and approved by the Ohio EPA.

**2. Final Site Plan – Self-Serve Storage**

**Letz Get Storage, Dutton Drive: PP# 64-08455**

**I-2 Limited Industrial District**

**Bruce Baum/Amicon Construction & Matt Weber/Weber Engineering**

- Mr. Baum is proposing approval a series of four buildings.
- Mr. Baum discussed the setback challenges and the fire department requirements.
- Mr. Cohen discussed pending reviews by the City. He also discussed the back fence and the need to provide access to the fire department. He stated they are a variety of conditions for approval.
- Ms. Muter and members discussed the fence and setback requirements. She also stated that will need Board of Zoning Appeals approval.

**Regular Meeting: 7:12pm**

**1. Approval of the June 17, 2024 minutes**

**A Motion was presented to approve minutes for Planning Commission meeting on June 17, 2024 as submitted.  
The Motion was seconded.  
No objections or corrections presented.  
Mr. Cohen and Mr. Shipley abstained from vote due to their absence at the June 17, 2024 meeting.  
Minutes unanimously approved as submitted.**

**2. Public Participation: None Presented**

**3. Final Site Plan- Trailer Leasing and Storage**

Xtra Lease, 8589 Darrow Road  
I-3 Heavy Industrial District  
John Mueller/Xtra Lease & Joshua Huffine/ Langan Engineering

**MOTION: Upon reliance upon representations made by the applicant and their representatives, along with the submitted Site Plans and Landscape Plan for Xtra Lease, 8589 Darrow Road, PP #64-01213, date stamped received July 9, 2024 Mr. Cohen moves for Final Site Plan approval.**

**Mr. Shebeck seconded the Motion.  
No discussion presented.  
Upon roll call Motion passed 5-0.**

**4. Final Site Plan – Self-Serve Storage**

Letz Get Storage, Dutton Drive: PP# 64-08455  
I-2 Limited Industrial District  
Bruce Baum/Amicon Construction & Matt Weber/Weber Engineering

**MOTION: Upon reliance upon representations made by the applicant and their representatives, along with the submitted Site Plans and Landscape Plan for Self-Serve Storage facility, Dutton Drive in the Heritage Industrial Park, PP #64-08455, date**

**stamped received July 31, 2024 and August 12, 2024 Mr. Cohen moves for Final Site Plan approval with the following conditions:**

- 1. Relocate or reconfigure the fence so the fire department connection is accessible from inside the fenced area.**
- 2. Approval of the Storm Water calculations and long term maintenance agreement by the Twinsburg City Engineering Department.**
- 3. Approval of the SWP3 plans by Summit County Soil and Water.**
- 4. Final Engineering approval by Twinsburg City Engineering Department.**
- 5. Photometric plan approval by the Twinsburg City Planner.**
- 6. Approval of the front yard parking and drive aisle variance by the Twinsburg City Board of Zoning Appeals.**

**Mr. Shipley seconded the Motion.**

**No discussion presented.**

**Mr. Hoegler abstained from vote.**

**Upon roll call Motion passed 4-0.**

**5. Communications & Miscellaneous:**

- Ms. Muter shared upcoming application requests.
- Members discussed the Shepard Road lot splits.

**6. Excuse Absent Member(s):** All members present.

**Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:26pm.

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Marc Cohen, Chairman

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Tina Falconbery, Secretary