



**Planning Commission Meeting Minutes
September 16, 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: Michael Walker, Ed Hoegler, Steve Shebeck, Marc Cohen
Also Present: Lynn Muter-City Planner, Scott Barr-Council Representative

Public Hearing

1. Conditional Use Permit – Pet Crematory

1941 Case Parkway North

I-3 Heavy Industrial District

Tom Rood, Faithful Companion Pet Cremation Services

- Mr. Rood stated they are purchasing a stand-alone building for the need of expansion.
- Mr. Rood discussed the details and process of pet cremation. He also discussed the hours of operation.
- Community Member - Mahendra R. Patel, 1953 Case Parkway South discussed his concerns for his tenants and the possible emissions of CO2 from the cremation process. He would like to better understand the cremation process and the Conditional Use request.
- Mr. Rood discussed the cremation equipment is regulated by the EPA and the Akron Air Quality, the local district division. They are limited by the state to only produce a small amount of smoke. Cameras monitor their stacks 24 hours per day. There is approximately 10-15 seconds of smoke up to 30 seconds per hour. There is mostly heat energy that is produced. The after chamber below the cremation chamber is where the smoke is burned off.
- Mr. Rood stated they will not be making any changes to the exterior of the building, no parking additions and no landscape plans.

Public Hearing Session: Closed at 7:10pm

Work Session:

1. Conditional Use Permit – Pet Crematory

1941 Case Parkway North

I-3 Heavy Industrial District

Tom Rood, Faithful Companion Pet Cremation Services

- No further questions presented by Commission members

2. Final Site Plan – Building Addition

Anderson Material Handling

1960 Summit Commerce Park Drive

I-2 Limited Industrial District

Richard Neiden, Ray Fogg Building Material

- Mr. Neiden discussed the plans for the building addition. They are going before BZA to request a setback variance.
- Applicants discussed the need for expansion.
- Mr. Neiden discussed the setback for the addition. He also discussed the addition building height and landscaping plan.
- Mr. Cohen discussed approval from BZA for the variance approval and the process going forward.
- Members discussed the previous zoning codes that were permitted through the Twinsburg Township.
- Ms. Muter stated the resident are being notified.
- Ms. Muter discussed determining the hardship and practical difficulty that needs to be presented to BZA.

Regular Meeting: 7:29pm

1. Approval of the August 19, 2024 minutes

MOTION: A Motion was presented to approve minutes for Planning Commission meeting on August 19, 2024 as submitted.

The Motion was seconded.

No objections or corrections presented.

Minutes unanimously approved as submitted.

2. Public Participation: None Presented

**3. Conditional Use Permit – Pet Crematory
1941 Case Parkway North
I-3 Heavy Industrial District
Tom Rood, Faithful Companion Pet Cremation Services**

MOTION: Upon reliance upon representations made by the applicant along with the submitted Conditional Use Request and Application for Faithful Companion Pet Cremation Services, 1941 Case Parkway South, PP #64-06870 dated August 7, 2024 and August 13, 2024, Mr. Cohen moves that Planning Commission recommend to City Council the issuance of a Conditional Zoning Certificate to allow a Pet Cremation Services facility in the I-3 Heavy Industrial District.

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

**4. Final Site Plan – Building Addition
Anderson Material Handling
1960 Summit Commerce Park Drive
I-2 Limited Industrial District
Richard Neiden, Ray Fogg Building Material**

MOTION: Upon reliance upon representations made by the applicant and their representatives, along with the submitted Site Plans and Landscape Plan for the Anderson Material Handling addition, 1960 Summit Commerce Park Drive, PP #64-07429, date stamped received September 10, 2024, Mr. Cohen moves for Final Site Plan approval with the following conditions:

- 1. Approval of the rear yard setback variance by the Twinsburg City Board of Zoning Appeals.**
- 2. Approval of the Storm Water long term maintenance agreement by the Twinsburg City Engineering Department.**
- 3. Approval of the SWP3 plans by Summit County Soil and Water.**

**Mr. Shebeck seconded the Motion.
Mr. Cohen restated his concern for the setback variance.
Upon roll call Motion passed 3-1.
Mr. Cohen voted NO.**

5. Communications & Miscellaneous:

- Ms. Muter shared upcoming application requests, including the Starbucks drive through, Amazon loading dock.
- Mr. Shebeck discussed the Holt Orthodontist temporary sign and parking lot curbing.

6. Excuse Absent Member(s):

**MOTION: Mr. Walker motioned to excuse absent member(s): Kraig Shipley
Mr. Shebeck seconded the Motion.
No objections presented.
Upon roll call, Motion passed 4-0.**

Adjournment: There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:40pm.

Marc Cohen, Chairman

Tina Falconbery, Secretary