



**Planning Commission Meeting Minutes
October 21, 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, Kraig Shipley
Also Present: Lynn Muter-City Planner, Scott Barr-Council Representative

Public Hearing

1. Final Site Plan – Trailhead Parking

**City of Twinsburg
9842 Darrow Road, PP #6401824
PF – Public Facilities District
Amy Mohr, Twinsburg City Engineer**

- Ms. Mohr discussed rezoning of the parcel. This parcel is an entrance to the trail.
- The City is proposing a small parking area for eight spaces.
- Ms. Mohr stated the driveway will be widened and apron will be redone.
- No questions were asked and no comments were presented from the public.

Public Hearing Session: Closed at 7:04pm

1. Revised Site Plan – Drive-Thru and Parking

**Starbucks
2728 East Aurora Road
C-5 Mixed Residential Business District
Drew Gilmour, Kimley-Horn and Associates and Alan Arslanian, Construction Manager**

- Applicant discussed this is a drive-thru renovation to increase the stacking of cars to 13 spaces.
- They will be removing 10 parking spaces and putting back 5 new parking spaces. They will be reusing the current order board.
- Applicant and members discussed the shared easement with PNC Bank. Ms. Muter stated the bank was informed of this Planning Commission meeting.
- Applicant stated this revised plan has been shared with the landlord.

2. Revised Site Plan – Access Drive/Guard House

Amazon

8685 Independence Parkway

I-3 Heavy Industrial District

Nicole Harter, Magellan Architects

- Applicant discussed the inbound and outbound lanes at the facility. They want to relocate the guard house and add an additional inbound lane.
- Ms. Harter also stated they want to widen the lanes for easier access for trucks.
- The plan will also include new curbs, curb ramp and sidewalks.
- They will be adding fencing and new manual swing gates.
- The new guard house will be the same as the current. It will be located closed to the building.
- This plan has been approved by the fire department.
- Ms. Muter stated the storm water catch basin plan has been revised and approved by the City.

3. Final Site Plan – Trailhead Parking

City of Twinsburg

9842 Darrow Road, PP #6401824

PF – Public Facilities District

Amy Mohr, Twinsburg City Engineer

- Members discussed possible signage at the Trailhead and parking.

Regular Meeting: 7:30pm

1. Approval of the September 16, 2024 minutes

MOTION: A Motion was presented to approve minutes for Planning Commission meeting on September 16, 2024 as submitted.

The Motion was seconded.

No objections or corrections presented.

Minutes unanimously approved as submitted.

2. Public Participation: None Presented

**3. Revised Site Plan – Drive-Thru and Parking
Starbucks
2728 East Aurora Road
C-5 Mixed Residential Business District
Drew Gilmour, Kimley-Horn and Associates**

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted Site Plans for the Starbucks Revised Drive-thru, 2728 East Aurora Road, date stamped received September 4, 2024, Mr. Cohen moves for Final Site Plan approval.

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

**4. Revised Site Plan – Access Drive/Guard House
Amazon
8685 Independence Parkway
I-3 Heavy Industrial District
Nicole Harter, Magellan Architects**

MOTION: Upon reliance upon representations made by the applicant their representative, along with the submitted Site Plans for the Amazon Fulfillment Center Guard House and Access Drive Reconfiguration and Revision, 8685 Independence Parkway, PP #64-09589, date stamped received August 23, 2024, Mr. Cohen moves for Final Site Plan approval.

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

**5. Final Site Plan – Trailhead Parking
City of Twinsburg
9842 Darrow Road, PP #6410824
PF – Public Facilities District
Amy Mohr, Twinsburg City Engineer**

MOTION: Upon reliance upon representations made by the applicant, along with the submitted Site Plan for the Hickory Trail Proposed Trailhead Parking, 9842 Darrow Road, PP #64-0182, date stamped received September 20, 2024, Mr. Cohen moves for Final Site Plan approval with the following condition(s):

1. Add additional driveway to allow for backing out maneuverability.

Mr. Shebeck seconded the Motion.

No discussion presented.

Upon roll call Motion passed 5-0.

6. Communications & Miscellaneous:

- Mr. Walker discussed issues on the upcoming election ballot.
- Ms. Muter discussed upcoming meeting on December 18, 2024.

7. Excuse Absent Member(s): All members present.

Adjournment: There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:39pm.

Marc Cohen, Chairman

Tina Falconbery, Secretary