



**Planning Commission Meeting Minutes  
December 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, Marc Cohen, Kraig Shipley  
Also Present: Lynn Muter-City Planner, Bill Furey-Council Representative

**Public Hearing**

**1. Conditional Use Permit Application**

**Self-Serve Storage**

**PP #64-09671 – Old Mill Road**

**I-M Innovation & Manufacturing Zone**

**Thomas Flynn/Turn Dev**

- Applicant- Thomas Flynn and Brandon Kline, Geis Co. discussed they are seeking a conditional use permit for a climate controlled self-storage building.
- The building will be single story, concrete and steel, fire sprinkler systems equipped.
- Landscaping will be added to buffer the nearby residents.
- Mr. Kline discussed the hours and days of operation.
- Leon Foote – 2170 Old Mill Road, questioned the height of the landscaping and berm that is being planned.

**2. Public Facilities Site Plan**

**Glenmeadow Park Improvements**

**1961 Glenwood Drive**

**PF Zone**

**Amy Mohr/City of Twinsburg**

- Ms. Mohr discussed the details for the addition of two pickle ball courts, additional parking, and moving a light pole, grading and drainage work.

- Sara Accethura, 9993 Belmeadow, discussed that the Pickleball courts participants are very loud, there is loud music and profane language. They would like to have the additional courts moved to a different location or installing a noise barrier.
- Andrew Fabian, 9993 Belmeadow, discussed the noise from the Pickleball courts. He would like to see the additional courts at a different location.
- Keith Komyati - 1939 Glenwood Drive, discussed there is an issue with the noise. He talked about landscaping options and sound barrier options.

### **3. Conditional Use Permit Application**

#### **Recreation Use, Indoor**

**8287 Darrow Road**

**I-M Innovation & Manufacturing Zone**

**Tyler Neal/Run the Show Enterprise, LLC**

- Applicant discussed wanting to obtain a conditional use permit for an industrial space.
- *Run the Show* conducts small group basketball skill and development programs.
- The building will be court space and office space.
- No public comment was presented.

**Public Hearing Session: Closed at 7:15pm**

### **Work Session:**

#### **1. Conditional Use Permit Application**

**Self- Serve Storage**

**PP #64-09671 – Old Mill Road**

**I-M Innovation & Manufacturing Zone**

**Thomas Flynn/Turn Dev**

- Applicant discussed they are managed by a publicly traded company called *Extra Space*. This is a boutique, service-oriented business.
- Mr. Cohen stated that outside storage will not be permitted. He suggested that the applicant present a preliminary site plan.
- Members discussed security plans and hours of operation.
- Ms. Muter discussed the Fire Department requirement for the gated fire access.

**2. Public Facilities Site Plan  
Glenmeadow Park Improvements  
1961 Glenwood Drive  
PF Zone  
Amy Mohr/City of Twinsburg**

- Ms. Mohr discussed options to reduce the noise, adding a higher level noise barrier and new landscape barriers.
- Members discussed this would be a summer project.
- Mr. Cohen suggested tabling this application until Parks and Recreation Director can be involved in this discussion.
- All Members support tabling this item to obtain additional information.

**3. Conditional Use Permit Application  
Recreation Use, Indoor  
8287 Darrow Road  
I-M Innovation & Manufacturing Zone  
Tyler Neal/Run the Show Enterprise, LLC**

- Applicant stated that the facility will not be used for large events.
- Members discussed parking and hours of operation.

**Regular Meeting: 7:39pm**

**1. Approval of the October 21, 2024 minutes**

**MOTION: Mr. Cohen motioned to approve minutes for Planning Commission meeting on October 21, 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 Application  
Self-Serve Storage  
PP #64-09671 – Old Mill Road  
I-M Innovation & Manufacturing Zone  
Thomas Flynn/Turm Dev**

**MOTION:** Upon reliance upon representations made by the applicant and their representatives along with the submitted Conditional Use Request and Application for Twinsburg Storage on Old Mill Road, PP #64-09671, date stamped received November 5, 2024, Mr. Cohen moves that Planning Commission recommend to City Council issuance of a Conditional Zoning Certificate to allow a Self-Serve Storage Facility in the IM Innovation & Manufacturing Zone.

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

**4. Public Facilities Site Plan  
Glenmeadow Park Improvements  
1961 Glenwood Drive  
PF Zone  
Amy Mohr/City of Twinsburg**

**MOTION:** Mr. Cohen motioned to Table this application until the next Planning Commission meeting to allow the City to gather additional information discussed at this meeting.

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

**5. Conditional Use Permit Application  
Recreation Use, Indoor  
8287 Darrow Road  
I-M Innovation & Manufacturing Zone  
Tyler Neal/Run the Show Enterprise, LLC**

**MOTION:** Upon reliance upon representations made by the applicant along with the submitted Conditional Use Request and Application for Run the Show Enterprise, 8287 Darrow Road, PP #64-04300, dated November 21, 2024, Mr. Cohen moves that

**Planning Commission recommend to City Council the issuance of a Conditional Zoning Certificate to allow an indoor recreational facility in the IM Innovation and Manufacturing Zone.**

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

**6. Communications & Miscellaneous:**

Ms. Muter discussed upcoming applications for the January meeting.

**7. Excuse Absent Member(s):**

**MOTION: Mr. Walker motioned to excuse Steve Shebeck from the December 16, 2024 meeting.  
Mr. Shipley seconded the Motion.  
No discussion 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 7:46pm.

---

Marc Cohen, Chairman

---

Tina Falconbery, Secretary