

CITY OF TWINSBURG
PLANNING COMMISSION MEETING
JANUARY 23, 2017

Mr. Cohen called the meeting to order at 7:01 p.m.

Present: Messrs. Bova, Metropulos, Sterling, Cohen and Shebeck

Absent: NONE

Also Present: Ms. Lynn Muter, City Planner
Mr. Brian Steele, City Council Representative

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG
PLANNING COMMISSION WORK SESSION
JANUARY 23, 2017

Mr. Cohen welcomed Mr. Brian Steele as City Council Representative to Planning Commission.

1. Final Site Plan - Building addition

8903 Twin Hills Blvd.

PP# 64-06126 C-2

YOUNG EXPLORERS MONTESSORI / DOUG FULLER

- PLANNER'S REPORT DATED 1/12/2017, UPDATED 1/19/2017 ATTACHED AND NOTED AS EXHIBIT A.
- APPLICANT LETTER DATED 1/18/2017 ATTACHED AND NOTED AS EXHIBIT C.

Mr. Doug Fuller with DS Architecture in Kent, Ohio presented the application for building addition at 8903 Twin Hills Dr.

- The business has had significant requests for additional students to attend the school.
- The site plan shows the addition on the side of the building facing McDonald's along with 11 additional parking spaces.
- They have submitted landscaping, parking and storm water control plans.
- There will not be an expansion of the outside play area.
- The exterior materials will be the same as the existing building.

Mr. Cohen noted that building aesthetics will go to the Architectural Review Board for consideration.

Mr. Cohen added that the storm water management plan is not yet approved by the City Engineer that will be a condition of approval if given tonight.

Mr. Sterling stated that the letter from Ms. Scott is incorrect in stating that parking never overflows onto side streets, it frequently does overflow during evening/holiday events.

Mr. Fuller explained that the object of the parking is not to accommodate every family and staff member at one time; it is to provide space for a typical day's parking demand.

- The school has moved all large events to Chamberlin Middle School.

Mr. Sterling noted his concern that 36 parking spaces may not be enough when 23 employees are present and families are parking to drop students off.

Mr. Fuller explained that the building is open from 6:30 am to 6:30 pm and a portion of the students are dropped off to a staff member in a drive through manner.

Mr. Shebeck commented that he is also concerned with the parking and, while drop off is not a problem time, pick up would be the opposite with parents going in to retrieve their children and handling jackets, backpacks, etc.

Mr. Fuller suggested that it could be a condition of approval that large events have to be held off site.

Mr. Shebeck stated that he is also concerned with removal of the bio-swale on the south side of the building in conjunction with adding more parking and roof space; is the detention basin on the north side large enough to accommodate the increase?

Mr. Cohen noted that they do plan to add underground water quality control near the catch basins.

Ms. Muter stated that the detention area was originally engineered with the expansion in mind.

Mr. Fuller explained that bio-swales are used to begin to clean the water, removing things that we don't want in the water supply.

- The plan calls for an Aqua Swirl product which removes large debris from the storm water.
- Aqua Swirl does require routine maintenance to clean out the debris.
- This is a creative way to deal with storm water as an alternative to a bio-swale.

Ms. Muter noted that the City Engineer accepts the use of Aqua Swirl on the site, she is asking for calculations showing that the size of it meets EPA guidelines for treatment of storm water.

Mr. Shebeck asked who oversees the maintenance of the Aqua Swirl.

Ms. Muter explained that the City requires a storm water management and maintenance agreement, which is kept on file and monitored by the Engineering Department.

Mr. Metropulos asked if they have considered semi-permeable pavement.

Mr. Fuller replied that the applicant did consider it and has decided against it as the overall projection for that product is not as successful as desired.

2. Preliminary Site Plan - Building addition
2067 E. Aurora Rd.
PP# 64-00757 I-2
FINEST AUTO WHOLESALE / LEON SAMPAT

- PLANNER'S REPORT DATED 1/12/2017 ATTACHED AND NOTED AS EXHIBIT B.

Ms. Barb Meyers with LS Architects presented the application for building addition at 2067 E. Aurora Rd.

- They are proposing an addition which will have exterior materials that match the current building.
- They would also increase the parking area and landscaping.
- They have not addressed the storm water management and plan to submit that soon.

Mr. Cohen explained that Planning Commission is considering the application for preliminary approval at this time as there are several requirements which have not been met for final approval.

Mr. Sterling asked why Planning Commission is considering the addition when the lot is already non-conforming.

Ms. Muter replied that the existing legal non-conforming building cannot be forced to be in compliance, however, the other elements of the application must be considered.

- The addition does not increase the non-conformity at all.

Mr. Shebeck noted that there should be a man door on the west side of the addition to be used as emergency egress.

- There should be additional lighting provided outside of the building.
- There should be an oil separation device for the garage area drains.
- The existing 10 customer parking spaces have been consistently taken up by inventory, they should be kept vacant for customers.

Ms. Muter commented that the landscaping plan looks nice and she has discussed with Ms. Meyers the possibility of one area of landscaping being used as a bio-swale or rain garden feature and meet both conditions of water quality and landscaping.

- That possibility will be determined by the City Engineer.

PENDING ITEMS – NONE

CITY OF TWINSBURG
PLANNING COMMISSION MEETING MINUTES
JANUARY 23, 2017

Mr. Cohen called the regular meeting to order at 7:30 p.m.

APPROVAL OF MINUTES – December 5, 2016

The minutes of December 5, 2016 are approved as written.

PUBLIC PARTICIPATION –

Mr. Ed Kancler, 2520 Maple Dr. spoke regarding Young Explorers Montessori.

- He would like to compliment the Scott's on a clean business operation; he and his neighbors enjoy hearing the children playing outside at the school.
- He is concerned that more trees will be removed where the addition will go, to be replaced by new trees at the southeast area of the property.
 - There has been standing water in that corner and he asks that drainage in the area be addressed.
- He assumes that the business use will remain the same as stated in the Conditional Use permit.

1. Final Site Plan - Building addition
8903 Twin Hills Blvd.
PP#64-06126 C-2
YOUNG EXPLORERS MONTESSORI / DOUG FULLER

MOTION: UPON RELIANCE UPON REPRESENTATIONS MADE BY THE APPLICANT AND THEIR REPRESENTATIVES ALONG WITH THE SUBMITTED SITE PLANS AND LANDSCAPE PLAN FOR THE YOUNG EXPLORERS MONTESSORI SCHOOL ADDITION 8903 TWIN HILLS DRIVE PP# 64-06126 DATE STAMPED RECEIVED DECEMBER 21, 2016 AND JANUARY 17, 2017 RESPECTIVELY, I MOVE FOR FINAL SITE PLAN APPROVAL WITH THE FOLLOWING CONDITION;

1. APPROVAL OF THE STORM WATER MANAGEMENT PLAN BY THE CITY OF TWINSBURG ENGINEERING DEPARTMENT.

MR. COHEN MOVED, MR. STERLING SECONDED
UPON ROLL CALL MOTION PASSED UNANIMOUSLY.

COMMUNICATIONS & MISCELLANOUS-

There was a discussion regarding non-conforming lots in general.

Mr. Shebeck mentioned that the Dental office at the corner of Darrow Rd. and Glenwood has a broken window and feels that the City, as property owner, should address it.

Ms. Muter noted that the next meeting should include a return from Finest Auto Wholesale as well as the McDonald's rebuild.

EXCUSE ABSENT MEMBERS -NONE

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:42 p.m.

Mr. Cohen, Chairman

Cynthia Bennardo, Secretary