

CITY OF TWINSBURG  
PLANNING COMMISSION MEETING  
FEBRUARY 6, 2017

Mr. Cohen called the meeting to order at 7:00 p.m.

Present: Messrs. Bova, Metropulos, Sterling and Cohen

Absent: Mr. Shebeck

Also Present: Ms. Lynn Muter, City Planner

The Board recited The Pledge of Allegiance.

CITY OF TWINSBURG  
PLANNING COMMISSION WORK SESSION  
FEBRUARY 6, 2017

1. Preliminary Site Plan review – McDonald's

2533 E. Aurora Rd.

PP# 64-03543 C-3

MCDONALD'S REAL ESTATE CO. / JIM PTACEK

- PLANNER'S REPORT DATED 1/26/2017 AND UPDATED 2/2/2017 ATTACHED AND NOTED AS EXHIBIT A.

Mr. Jim Ptacek with Larsen Architects, 12506 Edgewater Dr. #10 Lakewood, Ohio presented the application for Preliminary Site Plan review.

- The McDonald's was built in 1983 and changed hands last year.
- The new owner, Mr. Stephen Payne plans to replace the building rather than renovating the existing store.
- The footprint of the new building would be slightly wider and a little shallower front to back.
- The drive-through configuration will remain as it is.
- They will create pedestrian access from the street right-of-way and update some concrete along the entrance drive to connect the handicapped parking as well as updating the walks and driveway.
- The light pole bases may also be updated.

Mr. Cohen asked about the applicant's conversation with Mr. Ed Kancler regarding screening between McDonald's and the abutting residential property.

Mr. Ptacek explained that the existing fence would be replaced with an eight foot high fence and possibly moved back one foot.

- They plan an opaque vinyl fence along the rear property line and Mrs. Kancler is to choose the color.

Mr. Stephen Payne, McDonald's owner, 22535 Lorain Rd. Fairview Park, Ohio spoke regarding the property line.

- They plan to replace the existing fence on the rear property line and tie it into the wall behind Dunkin Donuts.
  - He would like the fence and wall to be attached so there is no gap for people to cut through.

Mr. Cohen explained that he would like to see the property line between McDonald's and Dunkin Donuts opened up and having no fence at all.

Ms. Muter noted that the Young Explorers are planning a double row of evergreens at the corner of their lot, she does not know the distance between those trees and the McDonald's lot.

Mr. Payne commented that once Young Explorers' addition is complete he will coordinate his landscaping with theirs in order for it to match.

Mr. Cohen stated that Planning Commission requires a landscape plan for approval.

Mr. Payne replied that will be provided but implementation of the plan may wait for the neighbor.

Mr. Cohen noted that, in addition to the landscape plan, lighting and storm water quality control have to be addressed.

Ms. Muter added that she received an email from Amy Mohr, City of Twinsburg Engineer asking for a catch basin filter.

Mr. Ptacek explained that the existing topography of the site does not lend itself to that and also they are maintaining the asphalt, they did not intend to do any digging of the site.

- Their engineer believed that the City of Twinsburg did not have anything in their ordinances that required water quality, she referred to the EPA requirement.

Ms. Muter pointed out that Chapter 1175 of the Twinsburg Planning and Zoning Regulations requires parking lots to be treated with a filtering basin.

- It is her understanding that the City Engineer will accept a catch basin filter in lieu of a filter basin.

Mr. Cohen stated that this is something that the applicant should discuss with the City Engineer.

Mr. Ptacek noted that their engineer believed that, as they are disturbing less than one acre of land, the EPA requirements were not in effect.

Mr. Sterling asked if a fence is required along the north side of the property, would they prefer evergreens?

Ms. Muter explained that a fence is not required, Young Explorers have proposed a significant area of landscaping along with their addition.

Mr. Cohen noted that the fence will run behind the Kancler's property and attach to the Dunkin Donuts wall.

- There will not be a fence between McDonald's and Dunkin Donuts.

Mr. Metropulos asked if the parking space count and parking lot will remain the same.

Mr. Ptacek replied that the parking lot will be ground and resurfaced but the footprint will not change.

Mr. Bova asked if there is a possibility of speed inhibitors in the area of the handicapped parking to slow drivers down and make it safer.

Mr. Payne replied that puts the restaurant at risk for a lawsuit, if someone damages their vehicle on it they can sue the store.

Mr. Ptacek commented that the change in pavement between asphalt and concrete makes the crossing more visible.

Ms. Muter explained that there is a consensus with the Planning Commission that although the existing parking lot footprint is non-conforming, because there will not be a complete removal and replacement of the parking lot, they can allow continued use of the non compliant parking lot.

- She suggested that the applicant, at some point, apply to the Board of Zoning Appeals for a formal variance to the 30' setback next to the residential district.

Mr. Cohen stated that the next step for the applicant is to complete the items mentioned tonight and submit application for final site plan review.

PENDING ITEMS – NONE

Mr. Cohen called the regular meeting to order at 7:21 p.m.

APPROVAL OF MINUTES – January 23, 2017

The minutes of January 23, 2017 are approved as written.

PUBLIC PARTICIPATION –

Mr. Ed Kancler, 2520 Maple Drive, Twinsburg, Ohio asked whether Ordinance 1148.20(g)(6) requires the height of the fence near the dumpster to match the height of the dumpster enclosure or where the dumpster is.

- He would like to see as many trees saved as possible.

Ms. Muter will look at the Code and notify the applicant of the required fence height at the dumpster location.

Mr. Chuck Bonacci 11327 Heritage Dr. Twinsburg, Ohio addressed the Commission.

- He noted that Twinsburg is a top rated community and he would like to see the City challenge the applicant to build the best McDonald's that we can have.
  - There are McDonald's around the country that have public electric car charging stations, and he would like to see them included in this plan.
  - He feels that the City can encourage the McDonald's owner to make their McDonald's better for the community by providing electric car charging stations.

COMMUNICATIONS & MISCELLANEOUS-

Mr. Metropulos noted that the two sections of the code 1103.05(i) and 1175.05(f) include provisions for Planning Commission to waive certain setback requirements.

- He feels that all variances should be decided by the Board of Zoning Appeals.

Ms. Muter informed the Commissioners that there is an application for preliminary review of Whispering Woods that may be heard as a concept review if no further requirements are received.

- Finest Auto Wholesale has not contacted her further, however, they did receive approval from the Architectural Review Board.
- The next meeting may include final review of McDonald's, Finest Auto Wholesale and a concept or preliminary for Whispering Woods.

EXCUSE ABSENT MEMBERS- Steve Shebeck

MOTION TO EXCUSE MR. SHEBECK FROM TONIGHT'S MEETING.

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

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:29p.m.

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Mr. Cohen, Chairman

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Cynthia Bennardo, Secretary