



**Planning Commission Meeting Minutes
January 24, 2022
7:00 p.m.**

Marc Cohen called to order at 7:00 p.m. the regularly scheduled meeting of the Twinsburg City Planning Commission.

**In an effort to maximize social distancing measures, the Planning Commission agenda combined the work session with the regular meeting.*

ROLL CALL

Present: Kraig Shipley, Pete Metropulos, David Kleinman, Marc Cohen, Steve Shebeck
Also Present: Lynn Muter, City Planner
Larry Finch, Director of Community Planning and Development
Scott Barr, City Council Representative

Work Session

1. Lot Split and Consolidation

11526 and 11514 Ravenna Rd.

PP #'s 64-00868 and 64-00010

Matthew Terry, 11526 Ravenna Road

Mr. Terry stated that he is the owner of both lots. He is looking to merge these two lots. The 11514 lot previously sat on about 4 ¾ of an acre and he is looking to retain just the four acres and sell the current 11514 Ravenna Road lot. This is the reasoning for the subdividing to perhaps build in the rear of the property. That is why there are two 90 lot frontages on either side of the 11514 and the 11526. Ms. Muter stated that this was not the first iteration submitted by Mr. Terry. She stated we got this to a place where we had all the conforming frontages. Mr. Metropulos continued the committees discussion regarding the consolidation, future splitting of the parcels and plans for building a home.

2. Similar Use Determination

Kennel

Matt Nolan, Pet Suites Representative

Funnel Hill Development, 3000 G Henkel Drive, Lebanon, Ohio

On behalf of Funnel Hill Development and Pet Suites, Mr. Nolan stated that they are looking to go into property on Darrow Drive. Mr. Nolan shared that the actual use of the kennel is not in the zoning code, so the recommendation is that we come forward with a similar use. He

explained that this is not the kennel that we all grew up with. It is a high-end kennel where the dog comes back cleaner than when you dropped them off. The facility would close at 8pm, so no dog is out after that time and there is always staff with the animals. Pet Suites is the largest chain of high-end dog kennels in the country. There are over 60 stores currently and they are growing. Mr. Nolan stated that they are finishing a store in Westlake. Mr. Cohen then explained that the committee appreciates the site plan, building plan and elevation that Mr. Nolan provided, but this evenings meeting is strictly whether or not the use is similar in nature and if it's a recommendation to Council and if Council agrees and approves, then Mr. Nolan will need to return under a separate application for the site plan and building review and approval. Ms. Muter stated that she discussed with the Law Director a kennel as a similar use to veterinary clinic in an I2 and it was determined that any mitigation measure would be taken care of through the site plan review process. Committee members presented questions regarding the veterinary emergency process and if the kennel would service other animals. Mr. Nolan stated that owner of Pet Suites has multiple veterinarians that are assigned in the Twinsburg area to be on call for any emergencies and the kennel only caters to dogs and cats.

**3. 2021 Comprehensive Plan – Moved to Regular Meeting Agenda
Larry Finch/Lynn Muter**

Regular Meeting: 7:13pm

1. **Approval of Minutes of November 1, 2021:** Minutes approved as submitted.
2. **Public Participation:** None at this time.
3. **Lot Split and Consolidation**
11526 and 11514 Ravenna Rd.
PP #s 64-00868 and 64-00010
Matthew Terry

MOTION: Upon reliance upon representations made by the applicant along with the submitted Lot Split and Combination survey for Matthew and Lindsay Terry, 11514 and 11526 Ravenna Road, PP #s 64-00868 and 64-00010 date stamped received December 27, 2021. Marc Cohen moves for final approval of the lot split and consolidation. Steve Shebeck seconded this motion.

Upon roll call, the motion passed unanimously.

4. **Similar Use Determination**

Kennel

Matt Nolan, Pet Suites Representative

MOTION: Upon reliance upon representations made by the applicant along with the submitted application and narrative for Similar Use Determination from Pet Suites date stamped received January 5, 2022. Marc Cohen moves that Planning Commission recommend to City Council that a kennel be considered a similar use to those permitted in the I2 limited industrial district and that zoning and development regulations be amended to include kennels as a permitted use in the I2 district. David Kleinman seconded this motion.

Upon roll call, the motion passed unanimously.

5. **2021 Comprehensive Plan – Refer to Exhibit A**

Presentation given by Larry Finch, Director of Community Planning and Development and Lynn Muter, City Planner.

MOTION: Marc Cohen moves that Planning Commission recommend to City Council approval of the 2021 Comprehensive Plan. David Kleinman seconded the motion.

Upon roll call, the motion passed unanimously.

6. **Communications & Miscellaneous:** Members discussed upcoming agenda items and potential requests.

7. **Next Meeting date:** February 28, 2022

8. **Excuse absent Members:** All Members present.

7. **Adjournment:** There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 8:12p.m.