



**Planning Commission Meeting Minutes
February 28, 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.

ROLL CALL

Present: Kraig Shipley, Pete Metropulos, David Kleinman, Marc Cohen, Steve Shebeck
Also Present: Lynn Muter, City Planner
Scott Barr, City Council Representative

Public Hearing

1. Conditional Use Permit – Outside Storage

2451 East Enterprise Drive
Rudd Equipment Company, Inc.
Robert Zimmerman/Benesch Law
I-2 Limited Industrial District

Robert Zimmerman on behalf of the applicant Rudd Equipment Company stated they are very excited to be relocating to Twinsburg. This is a general construction sales and service company. The company needs additional space for storage of equipment. It is noted that there will still be ample parking available. The Company will comply with the conditions of the conditional use permit. No public comments were presented.

Work Session

1. Conditional Use Permit – Outside Storage

2451 East Enterprise Drive
Rudd Equipment Company, Inc.
Robert Zimmerman/Benesch Law
I-2 Limited Industrial District

Mr. Zimmerman had nothing further to add. Ms. Muter referred to the application filed for the business registration and zoning compliance containing a disclosure with details of the type of equipment that will be stored outside at the facility and the type of materials that will be used and stored at the site.

2. Site Plan Review – Pet Suites (Kennel)

8275 Darrow Road
Matt Nolan/Bunnell Hill Development for Pet Suites

I-2 Limited Industrial District

Matt Nolan, representative for Pet Suites, stated that as previously described this is going to be a high-end pet resort. The layout of the project is designed to avoid the wetlands on the property. They are also working with the neighboring property owner to improve the existing curb cut that is there. This will be the only entrance and exit from the property. This access arrangement addresses engineering concerns relative to ingress and egress out of the property. The back of the property will not be developed.

It was noted by the Chair that there are a few outstanding items that Mr. Nolan is still working on and there will be conditions if there is an approval tonight. These items include: final engineering approval, approval of the SWP3 by Summit Soil and Water, approval of the storm water management facilities long term maintenance agreement, approval of the Mosswood Lane access easement by the City Engineer and Attorney. Ms. Muter added that submitted revisions contain requests from engineering for a level spreader associated with the storm basin and fire department requests for the FDC and the widening of the Mosswood Lane access.

3. Site Plan Review – Building Addition

Mold Rite Building Addition

2222 Highland Road

Charles Marshall/Beacon Marshall for Weatherchem Corporation

I-3 Heavy Industrial District

Charles Marshall of Beacon Marshall and Brian Lapikas of Mold Rite stated that this is an addition to the company's manufacturing facility that will be located in the back of the property. Plan revisions include: shifting of the detention basin and revised calculations, outside lighting around the exterior of the building and as suggested by the Fire Department a new hydrant 300 ft. off the back of Highland Road at the fire access road.

As noted by the committee, if there is an approval this evening, conditions will apply a for final Engineering approval, SWP3 from Summit Soil and Water, approval of the storm water management facilities revised long term maintenance agreement and the site lighting plan approved by the City Planner.

Regular Meeting: 7:15pm

1. **Approval of Minutes of January 24, 2022:** Minutes approved as submitted.

2. **Public Participation:**

Lynn Clark, 2485 Old Mill Road, 216-225-7078

LclarkOMCS@aol.com

Mr. Clark explained that his property is directly down gradient from possibly 2-3 future developments on Old Mill Road. Mr. Clark shared his concerns that the City's Codified Ordinance 1181 states that plans for development of commercial property and industrial property adjacent to residential property will be done in such a manner as to protect public health, safety and general welfare. He continued expressing concern for the values of the properties adjacent to site to be safeguarded and harmonious relationships remaining in place as stated in the Ordinance. Mr. Clark shared his numerous apprehensions. His number one concern is for ground water. Additional concerns include, safety with the multiple accesses to

the road and limited site distance associated with crossing the road. Mr. Clark will send an official copy of the concerns he presented to Lynn Muter, to be added to the record and shared with committee members. (See Exhibit A.)

3. Conditional Use Permit – Outside Storage

2451 East Enterprise Drive
Rudd Equipment Company, Inc.
Robert Zimmerman/Benesch Law
I-2 Limited Industrial District

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted Conditional Use request and application for Rudd Equipment Company, 2451 East Enterprise, date stamped received January 18, 2022. Marc Cohen moved that Planning Commission recommend to City Council issuance of a Conditional Zoning Certificate to allow outdoor storage in the I-2 Limited Industrial District.

David Kleinman seconded this motion.

Upon roll call, the motion passed unanimously.

4. Site Plan Review – Pet Suites (Kennel)

8275 Darrow Road
Matt Nolan/Bunnell Hill Development for Pet Suites
I-2 Limited Industrial District

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plan and landscape plan for Pet Suites, 8275 Darrow Road, PP #64-09333, date stamped received February 8, 2022 and February 22, 2022. Marc Cohen moved for final site plan approval with the following conditions:

- 1) Final Engineering approval by the City Engineer.**
 - 2) Final approval of the SWP3 by Summit Soil and Water.**
 - 3) Approval of the storm water management facilities long term maintenance agreement by the City Engineer.**
 - 4) Approval of the Mosswood Lane access easement by the City Engineer and Attorney.**
- Kraig Shipley seconded this motion.**

Upon roll call, the motion passed unanimously.

5. Site Plan Review – Building Addition

Mold Rite Building Addition
2222 Highland Road
Charles Marshall/Beacon Marshall for Weatherchem Corporation
I-3 Heavy Industrial District

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plans for the Mold Rite building addition,

2222 Highland Road, date stamped received February 8, 2022 and February 22, 2022. Marc Cohen moved for final site plan approval with the following conditions:

- 1) Final Engineering approval by the City Engineer.**
- 2) Final approval of the SWP3 by Summit Soil and Water.**
- 3) Approval of the storm water management facilities revised long term maintenance agreement by the City Engineer.**
- 4) Final approval of the site lighting plan by the City Planner.**

Steve Shebeck seconded this motion.

Upon roll call, the motion passed unanimously.

- 6. Communications & Miscellaneous:** Members discussed upcoming agenda items and potential requests.
- 7. Next Meeting Date:** March 7, 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 7:35p.m.

Marc Cohen, Chairman

Tina Falconbery, Secretary