



**Planning Commission Meeting Minutes
Monday, March 15, 2021
7:00 p.m.**

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

**The usual Planning Commission agenda has been modified to combine the Work Session with the Regular Meeting to assist with the remote meeting format.*

ROLL CALL

Present: M. Cohen, S. Shebeck, P. Metropulos, D. Kleinman, K. Shipley

Absent:

Also Present: Lynn Muter, City Planner
Scott Barr, City Council Representative

PLANNING COMMISSION MEETING MINUTES

APPROVAL OF MINUTES – February 22, 2021

Approved as submitted.

PLANNING COMMISSION WORK SESSION & REGULAR MEETING

1. Final Site Plan

2396 Edison Blvd
PP# 64-05555
William Selle, The Albert M. Higley Co.

William Selle presented the final site plan for an addition at L.J. Star, 2396 Edison Blvd. It is a 7,600 square foot addition to an existing property. L.J. Star planned for this addition upon original construction.

Lynn Muter asked about the height of the building. William Selle responded that it will be 21' 4". It is in compliance with the zoning standard for the district.

There were questions regarding the rear lighting. William Selle addressed those concerns on their updated ARB submittal.

Fire Department had initial concerns with the slope near the pond. The resolution contained adjustments to the building with extra man door access. This will be verified in the commercial plan review.

MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted site plans for the building addition and parking lot expansion at L.J. Star, 2396 Edison Blvd, permanent parcel number 64-05555 date stamp received March 10, 2021. I move for final site plan approval.

Marc Cohen moved, Kraig Shipley seconded.

Upon roll call the motion passed unanimously, 5-0.

2. Final Site Plan

2495 E. Aurora Rd.
PP# 64-04603 & 64-04604
Josh Lyons, GPD Group

Ryan Balko and Josh Lyons presented the final site plan for a Sheetz re-build at 2495 E. Aurora Road. Sheetz is doing a significant expansion in Northeast Ohio and they are revisiting updates to their older stores. This location was deemed as a complete re-build. The same access points to traffic will remain. The building and fuel canopy will be in similar locations. Fuel pumps will reduce to five. There is a reduction in used area on the site. Trash is being re-located to the back corner. Seven Tesla super charger stations are also being proposed on the site. Signage will be replaced. Lighting will be replaced to meet LED standards.

Marc Cohen asked if the Tesla super charger stations are adaptable to other electric cars besides the Tesla brand. Ryan Balko responded they are primarily used by Tesla vehicles, he is unsure on an adapter. There is ample parking even with these Tesla charging spaces being used.

Marc Cohen questioned if all the previously provided variances on this site would carry over since this is the same owner. Lynn Muter confirmed the variances will carry over and remain the same.

Steve Shebeck asked to verify the safety of the charging stations with disconnects. Ryan Balko confirmed the disconnects and safety measures.

Steve Shebeck went on to ask about employee parking. Ryan Balko said they will be asked to likely park on the far right, as far from the main customer entrance as possible.

Ryan Balko confirmed that semi-truck and large vehicle traffic was taken into account.

David Kleinman asked about signage to direct Tesla vehicles to the charging stations. Ryan Balko said this information is built into the GPS in Tesla vehicles. Sheetz has partnerships with other car

manufactures who has the ability to request charging stations in the future. Less stations are needed to charge these types of vehicles.

Kraig Shipley questioned the storm water components. Ryan Balko clarified.

Scott Barr stated the investment in the community is appreciated.

Ryan Balko said mid-July the location would shut down and it is approximately a 20 week project.

Marc Cohen asked about testing of the fuel tanks. Ryan Balko said the environmental team does all the testing long in advance and to his knowledge, they have no concerns.

MOTION: Upon reliance upon representations made by the applicant and their representative along with the submitted site plans for the Sheetz demolition and re-build, 2495 E. Aurora Road, permanent parcel number 64-04603 and 64-04604, date stamp received February 24, 2021 along with the follow up report documentation received via email. I move for final site plan approval with the following conditions. Approval of the storm water long term maintenance agreement by the City Engineer.

Marc Cohen moved, Steve Shebeck seconded.

Upon roll call the motion passed unanimously, 5-0.

COMMUNICATIONS & MISCELLANEOUS –

Steve Shebeck questioned the staking of a right of way in town. Lynn Muter is unsure. She will look into it. Steve Shebeck also mentioned the Cornerstone parking and the amount of garbage on the site.

David Kleinman asked for a status update on Circle K.

Scott Barr asked for a status update on Tulum Mexican Restaurant.

Lynn Muter gave a brief overview of upcoming projects.

ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:36 p.m.

Mr. Cohen, Chairman

Ryan Kennedy, Secretary