



**Planning Commission Meeting Minutes  
Monday, April 19, 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.

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

**ROLL CALL**

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

Absent:

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

**PUBLIC HEARING**

- 1. Conditional Use Permit-7:03 PM  
Home Occupation, Personal Training Studio  
2874 Alling Drive  
PP# 64-06896  
Dr. Larry Miller**

Larry Miller presented on behalf of the Home Occupation, Personal Training Studio at 2874 Alling Drive. Mr. Miller is looking to offer personal training and rehabilitation services to clients in his home.

**PLANNING COMMISSION MEETING MINUTES**

- 2. APPROVAL OF MINUTES** – March 15, 2021

No corrections. Approved as submitted.

**PLANNING COMMISSION WORK SESSION & REGULAR MEETING**

**3. Conditional Use Permit-7:03 PM**  
**Home Occupation, Personal Training Studio**  
**2874 Alling Drive**  
**PP# 64-06896**  
**Dr. Larry Miller**

Dr. Larry Miller did not have anything additional to add beyond the public hearing.

D. Kleinman questioned the HOA acceptance of a personal training studio at Dr. Miller's home address. Dr. Miller responded that he had not addressed the business idea with his HOA and that he would follow up after the meeting today.

L. Muter proposed that the Commission make a letter from the HOA a required document.

P. Metropulos questioned the spillage of client traffic into the cul-de-sac, the scheduling of clients and the hours of operation. Dr. Miller responded that his training session will be by appointment only during the hours of 9am-3/4pm and that his driveway parking pad which can accommodate 6-8 vehicles would be sufficient for his client's vehicles and would not create any spillage into the cul-de-sac.

S. Shebeck voiced concern about the HOA and stated that the Ethan's Glen\ HOA guidelines would be reviewed.

**MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted conditional use request and application for Dr. Larry Miller, 2874 Alling Drive, permanent parcel number 64-06896, date stamp received March 10, 2021. I move that Planning Commission recommend to City Council issuance of a conditional zoning certificate to allow home occupation for a personal training studio in the R4 Residential District. With the following condition: an approval letter from the Ethan Commons Home Owner's Association Board of Trustees.**

**Marc Cohen moved, Steve Shebeck seconded.**

**Upon roll call the motion passed unanimously, 5-0 with the conditions as noted**

**4. Revised Final Site Plan**  
**Expanded Parking Area**  
1960 Midway Drive  
PP# 64-04038  
Gary Venczel, Path Master

Gary Venczel presented on behalf of the revised final site plan-expanded parking area at 1960 Midway Drive. Mr. Venczel stated that the additional parking will be added to an area that is currently under

construction and approved last year. The owner of the property realized that after a year into the project that additional parking will be required.

L. Muter stated that the motion should be inclusive of an engineering review.

P. Metropulos questioned whether the engineer review was related to the storm water management. Response by L. Muter confirmed that is indeed what engineering is reviewing.

**MOTION: Upon reliance upon representations made by the applicant along with the submitted site plans for the parking expansion for Path Masters, 1960 Midway Drive permanent parcel number 64-04038, date stamp received March 26, 2021. I move for final site plan approval with the following condition: approval from the city engineer for the storm water management.**

**Marc Cohen moved, Kraig Shipley seconded.**

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

## **5. Lot Split/Consolidation**

9759 & 9789 Chamberlin Road

PP# 64-04599, 64-02015, 64-00274, 64-00275, 64-00276

David Kane of Alban Surveying Company of 38052 Euclid Avenue, Willoughby, Ohio represented the Lot Split/Consolidation at 9759 & 9789 Chamberlin Road. Mr. Kane stated that properties include 5 parcel numbers but only 4 existing parcels are to be consolidated to create 3 final parcels. In the northwest corner is an existing house. In the south, a new house will be built and the residual 10 acre larger lot has an existing house that will remain. Mr. Kane further stated that plans for the water and sewer have been previously reviewed for the 2 parcels at the northwest corner. David Kane also stated the 2 parcels in the northwest corner have an existing sanitary sewer line running west to east along the north property line. Plans are to install a new sanitary sewer service for the existing house in the northwest corner, and also a new sanitary connection on lot parcel B through a new proposed sanitary sewer easement along the rear of parcel A. There is plan for some parcels on the west side of Chamberlin to include a new water main extension. Mr. Kane stated he is here today for parcels A & B to get a new water service connection on that proposed water main extension.

M. Cohen presented the question of whether the 3 lots were in compliance and developed without issues. L. Muter responded with a yes with the exception of the utilities plan that is still awaiting approval by the city engineer.

P. Metropulos presented two questions. The first was whether the existing house would have a water and sewer connection. Mr. Kane responded that it will not. The second question was would the wetlands remain undisturbed. Mr. Kane responded that a buffer for the wetland and riparian set-back for the creek would not be disturbed.

K. Shipley requested clarification of the proposed wetland fence. Mr. Kane responded that is an orange, mesh fence that would be a visual barrier to mark the boundary of the wetlands so they would not be disturbed during the construction. Mr. Kane further stated that a silt fence would then sit in front of the wetland fence.

L. Muter added that there is an error in the legal description on the parcel acreage and correction should be made prior to signing off.

**MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted lot split and consolidation map for Thankur Priya and Little India Inc., 9759 & 9789 Chamberlin Road, permanent parcel number's 64-04599, 64-02015, 64-00275 & 64-00276, date stamped received March 31, 2021. I move for final approval of the lot split and consolidation with the following condition: approval of the utility plans by the city engineer.**

**6. Revised Final Site Plan**  
**279K Spec Building**  
Cornerstone Business Park  
PP# 64-00380  
Matt Weber, Scannell Properties

Matthew Weber, Weber Engineering Services at 2555 Hartville Road, Rootstown, Ohio requested approval for the revised final site plan of the 279K Spec Building at the corner of Aurora Road and Chamberlin as well as a variance for a chain link fence in the height of 8 feet for security purposes. The plans were originally approved but a revision has been made at the request of possible new tenant to accommodate their 40 van/box truck vehicles. The revised plan includes shifting the building closer to Chamberlin and the edge of the building is now where the fire lane was on the loop road. The loop road is no longer required. Mr. Weber submitted renderings of the proposed revision at the meeting. Mr. Weber further stated he originally wanted access off Chamberlin Road, but it was not a preferred option and that he proposes to use the existing E. Aurora Road access. It would be a right in/ right out that would allow for additional flow of traffic. There would be no trucks in the area. The trucks would all come down Independence Road and go into the truck court. They would then exit out on Chamberlin or vice versa; whichever would work best. The prospective tenant would take up half of the building and Mr. Weber is ready to roll with the project.

L. Muter when questioned about the police and fire concerns stated that she only had discussions with fire about the how the fence gate would operate, but those concerns have been worked through.

M. Cohen questioned Mr. Weber about how the trucks would have access to the gate. Mr. Weber responded that they would have a Knox box with coded access and there would be an additional gate to access the other yard in such a manner that no truck could get caught inside. M. Cohen further stated that he was not in favor of the 8 foot fence because of prime entrance location but the 6 foot pines were a saving grace.

M. Cohen stated that his biggest problem and concern is the curb cut on 82 and that it doesn't provide a huge benefit and nor does it help the dead-end parking lot. M. Cohen then requested input from fellow

commission members on the matter and that he would support the request with the elimination of the curb cut on 82.

S. Shebeck stated that he agreed with M. Cohen about the curb cut and did not want to see more traffic onto 82.

D. Kleinman stated that he agreed with M. Cohen about the curb cut and that it was hazardous to bikers.

P. Metropulos response was inaudible

K. Shipley stated that he was either way on the access, but would go along with the majority on the vote. Mr. Shipley questioned the type of material being used for the pedestrian walking path and it was noted that the surface would be asphalt.

K. Shipley questioned Mr. Cohen about the location of the fencing. Mr. Weber stated that it would be in the northwest corner of the parking lot where the box trucks would be located and the maximum building height has not changed from the 45 feet and no other plans to the layout or building floor plan have been proposed.

M. Cohen brought up two more points for consideration. The first was whether the curve of the front drive from the northern parking onto Independence meets the turn radius for the fire trucks. Mr. Weber answered yes. The second point was to remind the planning commission that they are also voting to give a variance for the fence height to allow for 8 feet instead of 6 feet.

S. Barr stated he had no further concerns.

L. Muter stated that the driveway access on 82 was submitted at the request of the tenant. All were able to view copies of the first revision that engineering reviewed and rejected because the driveway's proximity to the intersection at Chamberlin Rd. and 82. From the staff perspective with the access point being nearly 400 feet from the intersection and being the existing Chrysler driveway, staff supported this.

M. Cohen questioned where the proposed curb cut would be in relation to the curb cuts across the street and how many existed. L. Muter responded that there are multiple that exist across the street. Mr. Weber responded that the right in/right out adds relief at the light, will allow in and out of traffic and a secondary means of emergency access. Mr. Weber stated the preferred method was the Chamberlin Road access and that the dead end area is very similar to that at 276 building at the end of Independence. The hatched out area is agreed upon by fire and safety for the ambulance and emergency turn around. If no secondary access can be provided and if Amy could support the right in/right out at the existing curb cut location then it would be a solution to keep the traffic moving.

M. Cohen stated that if the curb cut would have been a part of the original plans that he would not have been in support of it. He is trying to clean up the curb cuts and simplify 82. He would even support the sharing of common driveways to eliminate the number of curb cuts. M. Cohen further stated he could not support the curb cut presented.

S. Shebeck stated that he understands it makes access easier but it is terrible at the FedEx curb cut and there is no place to add another. Because 82 is a four lane highway, he did not see the point in adding another access point; that is why Chamberlin and Independence were put in. Mr. Weber stated he respects all opinions.

Further questions arose about traffic studies showing a need for the curb cut. Mr. Weber responded that based on his talks with Amy the proposed plan is what they thought would work best and that if the commission suggested one he would be happy to comply.

L. Muter proposed the question of how many parking spaces would be used by tenant. Mr. Weber was unable provided a number and that future study could possibly show that a need for another point. Mr. Weber is eager to comply with whatever the commission proposes.

**MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted site plan and landscape plan for a new multi-tenant industrial building at Cornerstone Business Park, East Aurora Rd between Chamberlin Road and Independence Parkway, permanent parcel number 64-00380, date stamp received April 13, 2021. I move for final site plan approval with the following conditions: Planning Commissions' approval of the 2'0" height variance to allow an 8'0" high black vinyl chain link fence; elimination of the East Aurora Road. curb cut into the north parking lot.**

**Marc Cohen moved, Steve Shebeck seconded.**

**Upon roll call the motion passed unanimously, 5-0 with the conditions as noted**

7. COMMUNICATIONS & MISCELLANEOUS –

Discussion of upcoming meeting on May 17, 2021. L. Muter confirmed that there would be a meeting next month.

8. ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:45 p.m.

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Mr. Cohen, Chairman

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Sonya Pennington, Secretary