



**Planning Commission Meeting Minutes
Monday, May 17, 2021
7:00 p.m.**

Marc Cohen called to order the regularly scheduled meeting of the Planning Commission for the City of Twinsburg at 7:04 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: Marc Cohen, Steve Shebeck, Pete Metropulos, Kraig Shipley

Absent: David Kleinman

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

PUBLIC HEARING

None

PLANNING COMMISSION MEETING MINUTES

2. APPROVAL OF MINUTES – April 19, 2021

NOT APPROVED-Numerous edits required, re-submit minutes at next meeting.

PLANNING COMMISSION WORK SESSION & REGULAR MEETING

1. **Lot Spilt**
3231 Simecek Drive
PP# 64-02219
Brian Simecek

Brian Simecek presented the proposal for the lot split of 3231 Simecek Drive. The lot is currently two acres and Mr. Simecek would like to split the lot into two separate lots- parcel one would be 1.25 acre lot and parcel two would be .75 acre lot. Mr. Simecek stated that he owns parcel one and his sister most likely would own parcel two.

M. Cohen asked L. Muter if the proposed lot split met the standards for submission and the application included a survey map and all documentation with property descriptions. L. Muter responded that engineering reviewed the legal descriptions and they were in order. The plan submitted is a revised survey that now depicts the utility easement whereas the first one did not.

L. Muter stated that the owner has abandoned the existing septic system on parcel one and has connected to the sanitary system so that with the split it will be a legal sewer connection.

K. Shipley asked if the existing sewer hookups would have to run a new sewer lateral for the new parcel. L. Muter responded with yes and stated that the sewer is there and the house on the new parcel would need to tap in to the city sewer.

K. Shipley asked if engineering has reviewed everything. L. Muter responded with a yes.

S. Shebeck asked if the utilities are all on that side of the road. Mr. Simecek responded that the sewer is on that side, but the sidewalk and water are on the opposite of the street.

P. Metropulos asked if parcel number two has existing sanitary connection and who currently owns the property. Mr. Simecek responded that he owns the property and that it has existing sanitary connection.

S. Barr had no questions or concerns.

MOTION: Upon reliance upon representations made by the applicant along with the submitted plat of survey split for Brian Simecek, 3231 Simecek Drive, permanent parcel number 64-02219, date stamp received May 6, 2021, I move for final approval of the lot split.

Marc Cohen moved, Steve Shebeck seconded.

Upon roll call the motion passed unanimously, 4-0 with conditions as noted

3. COMMUNICATIONS & MISCELLANEOUS –

Discussion regarding the availability of the Mylar for the lot split of 3231 Simecek Dr. was held. Mr. Simecek stated it is being completed by the surveyor and once completed it will be dropped off at City Hall for signatures.

Discussions about dilapidated properties was had by the commission.

L. Muter confirmed that there would be a meeting next month and the agenda would include the medical marijuana dispensary moratorium and a possible conditional use permit for a home daycare.

4. EXCUSE ABSENT MEMBER –

M, Cohen motioned to excuse David Kleinman from the meeting. K. Shipley moved, S. Shebeck seconded.

Upon roll call the motion passed unanimously, 4-0.

8. ADJOURNMENT:

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:14 p.m.

Mr. Cohen, Chairman

Sonya Pennington, Secretary