



**Planning Commission Meeting Minutes
Monday, June 21, 2021
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: Messrs.: Marc Cohen, Steve Shebeck, Peter Metropulos and David Kleinman
Absent: Mr. Kraig Shipley
Also Present: Ms. Lynn Muter, City Planner
Mr. Bill Furey, City Council Representative

PUBLIC HEARING

None

PLANNING COMMISSION MEETING MINUTES

Approval of minutes – April 19, 2021 and May17, 2021. **Approved as submitted.**

PLANNING COMMISSION WORK SESSION & REGULAR MEETING

1. Lot Split

8181 Darrow Road

PP# 64-09115

Jacinto A. Nunez, Representing First Industrial Investment II, LLC

Mr. Nunez presented the request for a lot split of property at 8181 Darrow Road. The owner would like to create a new 8.05 acre lot with frontage on Old Mill Road. The remaining lot would be approximately 35 acres. Mr. Nunez explained that there is no current plan to develop the site.

Mr. Cohen asked Ms. Muter if the proposed lot split met the standards for submission and if the application included a survey map and all documentation with property descriptions. Lynn Muter responded that engineering reviewed the legal descriptions and they were in order. The plan submitted is a revised survey that now depicts the appropriate drive-way setback as required by City zoning standards.

Mr. Kleinman asked if City and Township residents were notified of the applicant’s request. Ms. Muter responded that the Township Administrator, Rob Kagler, had been provided the survey map and was

notified of the pending application. She further explained that uses and requests permitted by right in a given zoning district don't require public notice. Exceptions such as an appeal for a variance or a special use permit, like a Conditional Use request, require public notice and also notification of adjacent property owners.

Mr. Cohen thanked Ms. Muter for the thorough explanation of public notice requirements relative to entitlements versus special requests.

Planning Commission had no additional questions regarding this submittal.

MOTION: Upon reliance upon representations made by the applicant along with the submitted lot split plat for first Industrial Investment II, LLC, 8181 Darrow Road, permanent parcel number 64-09115, date stamped received June 14, 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.

2. Public Participation

- Mr. Lynn Clark, resident of 2485 Old Mill Road, expressed concern for proposed development of sites located in the City on Old Mill Road. Specifically, his concerns relate to continued well water quality and water volume at his home and to the potential for increased traffic on Old Mill Road. Additionally, he asked about the City development review process and how he could stay informed of pending applications to the Planning Commission. Ms. Muter agreed to contact him if a site plan submittal is made for a development site near his residence.

Mr. Cohen explained that a traffic impact study would be part of the development review process for the previously cleared site on Old Mill Road.

- Mr. Chuck Bonacci, resident of 10466 Woodchuck Court, presented information in support of medical marijuana dispensaries. He explained that a variety of serious medical conditions are found on the State list of qualifying medical conditions.

3. Consideration of Prohibiting or Limiting Medical Marijuana Uses

Ms. Muter explained that City Council has requested that the question to prohibit or limit the use of medical marijuana facilities be considered by the Planning Commission. She began the discussion with consideration of Medical Marijuana Cultivators and Processors as uses that might be permitted in various Industrial Districts. Medical Marijuana Cultivating and Processing are uses which take place entirely indoors, in secured facilities. Plant greenhouses are currently a permitted use in the City's I-1, I-2 and I-3 Districts. Processing type uses are currently permitted in the I-2 and I-3 Districts, including processing of pharmaceuticals. Both Cultivators and Processors are uses that are similar to uses currently found within the various Industrial Districts as indicated in the Planner's Memo to the Planning Commission.

Pete Metropolis noted that a production facility was an agricultural use and the City no longer has an agricultural zone. Further, there is nothing in the City's table of conditionally permitted use that would allow the Commission to grant a conditional use permit.

The discussion moved on to consideration of Medical Marijuana Retail Dispensaries. Ms. Muter explained that there is a required 500' setback for retail dispensaries from schools, including day care facilities. The Commission observed that this setback would limit available locations. Muter further explained that the C-1 and C-2 Business Districts were established to serve a neighborhood or community-wide area. Medical Marijuana Retail Dispensaries, licensed and limited in number, are intended to serve a larger geographic area.

Commissioners further discussed the lack of retail dispensary locations in the State of Ohio and the hardship this creates for registered patients. Additional information about existing locations was requested by Commission members.

Pete Metropulos asked if the State preempts the City. Muter explained that the State is allowing Municipalities to prohibit or limit these types of medical marijuana uses.

4. Communications and Miscellaneous

None.

5. Excuse Absent Members

Mr. Cohen motioned to excuse Kraig Shipley from the meeting. David Kleinman seconded. Upon roll call the motion passed unanimously, 4-0.

6. Adjournment

There being no further business to come before the Planning Commission, the meeting unanimously adjourned at approximately 8:00 p.m.

Due to technical difficulties with recording of this meeting, these minutes have been provided from meeting notes and input from the Commissioners and City Planner.

Mr. Cohen, Chairman

Lynn Muter, AICP, City Planner