



Planning Commission Meeting Minutes
August 16, 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.

Roll Call

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

Public Hearing

1. Conditional Use Permit – Religious Institution

9945 Vail Drive, Suite #2
PP # 64-07758, C-2 – Community Commercial District/PUD
Rabbi Mendy Greenberg/TWINSBURG CHABAD

Rabbi Greenberg explained that the Twinsburg Chabad is the only Jewish organization that serves the City of Twinsburg. They began meeting several years ago in private homes or community rooms. They are looking into getting a permanent location and would like to use this space weekly for smaller gatherings. If there are concerns about parking during the week when events are scheduled, it is important to note that the capacity of the space is less than the capacity of the parking lot. The Chabad will schedule gatherings outside of local business hours, when the other business tenants are closed for the day. Larry Miller, owner of this property, asked about parking. He is questioning if cars could park on the cul-de-sac. He continued to state that there may be a possibility of adding additional parking spaces on the back side of the building. This would require acquisition of a portion of the next door property and he has reached out to the owner of this property without success. Mr. Miller would like to consider this as an option for additional parking in the future.

Work Session

1. Conditional Use Permit – Religious Institution

9945 Vail Drive, Suite #2
PP # 64-07758, C-2 – Community Commercial District/PUD
Rabbi Mendy Greenberg/TWINSBURG CHABAD

Chairman, Marc Cohen began the work session by addressing a couple of the issues raised by the property owner, Dr. Larry Miller. With regard to the question about parking on the cul-de-sac: this issue would be determined by the City and cannot be addressed by the Planning Commission. Mr. Cohen appreciated the effort towards being prepared for future parking needs. Currently, high volume

parking times will not coincide with use of the proposed space and high-holiday, high-participation events will not be scheduled at this location. Concerns relative to parking would need to be considered going forward should they arise. If traffic/parking issues become an issue we can revisit this and options will need to be discussed with the landlord. Parking on the street/cul-de-sac should be addressed with the Police Department. An additional suggestion was made to approach the adjacent veterinary clinic for overflow parking use after normal business hours.

2. Minor Subdivision – Cornerstone Business Park, Phase VI

8796 Independence Parkway
PP# 64-00380, I-3 – Heavy Industrial District
Christopher Dempsey/Dempsey Surveying for TWINSBURG INDUSTRIAL
PROPERTIES V, LLC

Chris Dempsey, of Dempsey Surveying Company, represented the applicant. He stated his company is looking for approval on Cornerstone Business Park Phase VI. We have been coordinating with Lynn Muter to ensure all necessary easements are in place.

No questions from committee members.

3. Consideration to limit or prohibit Medical Marijuana Facilities: This item was moved to the regular meeting.

Regular Meeting: 7:14pm

1. Approval of Minutes of June 21, 2021
Amendments requested: Page 2 of the minutes: *Lot Split plat, Date stamp received - June 14th*
June 21, 2021 Minutes approved as amended.
2. Public Participation: None at this time.
3. Conditional Use Permit Request– Religious Institution

MOTION: Upon reliance upon representations made by the applicant along with the submitted conditional use request and application for the Twinsburg Chabad, 9945 Vail Drive, Suite #2, date stamped received July 16, 2021, Marc Cohen moved that Planning Commission recommend to City Council issuance of a Conditional Zoning certificate to allow a religious institution in a C-2, Community Business District.

Steve Shebeck seconded this motion.

Upon roll call, the motion passed unanimously.

4. Minor Subdivision – Cornerstone Business Park, Phase VI

MOTION: Upon reliance upon representations made by the applicant and their representatives along with the submitted Plat for Cornerstone Business Park, Phase VI, 8796 Independence Parkway, PP #64-00380, an I-3 District, date stamped received July 22, 2021, Marc Cohen moved for final plat approval of the minor subdivision.

Kraig Shipley seconded this motion.

Upon roll call, the motion passed unanimously.

5. Consideration to limit or prohibit Medical Marijuana Facilities

Additional information was distributed by Lynn Muter. Ms. Muter referred to a map of the dispensary districts. The state has been divided into districts and Summit County has been allotted two additional dispensary licenses in the current round of licensing. It is noted, at this time there has been no discussion at the State level for additional cultivating or processing facilities. The objective for these licenses is to serve 1,200 people per dispensary. Currently, the number of patients served within many districts is too high. Some districts are serving too many patients and inconvenience to patients is a concern. So, additional licenses are being allotted. A review of existing dispensaries indicates that there are several facilities located at a highway interchanges, near medical buildings or hospitals. Twinsburg would fit this model with proximity to both of these features and that may be why Planning Division has seen some interest in dispensary locations within the City. Ms. Muter also did a google search on crime targeting existing dispensaries. It appears that there have been a couple of incidents.

Mr. Cohen stated his support of Medical Marijuana Facilities. He would like to see these uses regulated through the conditional use permitting process. He sees no reason for other additional restrictions beyond those that are already mandated by the State. David Kleinman stated that he would like to support this with continued information. Steve Shebeck stated that we should welcome any business that wants to come to Twinsburg. The framework structure that is put in place by the state guidelines is very solid. He also stated that we would need systems in place to deter crime. Committee members discussed issues of cultivating and processing facilities and options for this item to be put on the ballot as Conditional Use Permit by Council.

MOTION: Marc Cohen motioned for Planning Commission to recommend to City Council the following:

- **To allow Retail Medical Marijuana Dispensaries in the C-2 Community Business District and C-3 Interchange Business District as a Conditional Use Permit.**
- **To allow Medical Marijuana Cultivators in the I-1 Commercial and Light Industrial District, I-2 Limited Industrial District and I-3 Heavy Industrial District as a permitted use.**
- **To allow Medical Marijuana Processors in the I-2 Limited Industrial District and I-3 Heavy Industrial District as a permitted use.**

David Kleinman seconded this motion.

Upon roll call, the motion passed unanimously.

As discussed by the Commission, it is important that Council be informed of the Planning Commission considerations for this motion and address this in a timely fashion, bearing in mind the 90 day filing deadline was August 4th, the 60 day filing deadline is September 3rd.

6. Communications & Miscellaneous: Mr. Kleinman expressed concern about the trail surface at Hunter's Ridge. Ms. Muter will bring this to the attention of the Engineering Department.
7. Excuse absent Members: All members present.

8. Adjournment: There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:50 p.m.

Mr. Cohen, Chairman

Becky Thomas, Acting Secretary