



**Planning Commission Meeting Minutes
September 20, 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, Marc Cohen, Steve Shebeck
Absent: Mr. David Kleinman
Also Present: Ms. Lynn Muter, City Planner
Mr. Scott Barr, City Council Representative

Work Session

1. Lot Consolidation- PP #'s 64-02874 & 64-08817

Premier Dutton LLC
Frank Black, 15 Clifton Point, Lakewood, Ohio for Premier Dutton, LLC.

Mr. Frank Black stated that his company would like to consolidate two lots to expand the current parking lot at this Dutton Drive location. A new tenant just leased the property and they require additional parking. They would like to expand to an additional 44 spaces. Ms. Muter stated that the applicant would either need a setback variance to construct the project as proposed or to consolidate the parcels. Commission members had no questions related to the lot consolidation.

2. Site Plan-Parking Lot Expansion

9155 Dutton Drive
Premier Dutton LLC
Frank Black for Premier Dutton LLC

There are some items still under review, specifically, the City Engineer will need to review the revised documents that are part of the submission. The site plan has been submitted including all contingencies and conditions. Ms. Muter asked that the Commission move forward with this on the condition that the Consolidation Plat must be provided to Summit County for recording prior to release of building permits.

3. Consideration of Sustainability Goals and Objectives: (This item moved to the Regular Meeting) Lynn Muter referenced and discussed handouts given to Commission members. These

included a graphic illustration of the three pillars of sustainability, local examples of sustainability efforts and a draft of City sustainability goals and objectives. Ms. Muter shared some sustainability examples such as native plantings in Twinsburg at Laurel Creek, the trail plan, and gas vs. electric powered golf carts. Ms. Muter continued discussing the ten sustainability categories that the comprehensive planning group used to support development of the goals and objectives. The hope is that these goals and objectives developed by the comprehensive plan committee will keep the City on track with sustainability efforts. The draft goals and objectives also include some resident actions and involvement. Steve Shebeck stated that this is an important guiding document and suggested the City be an example for residents to continue toward our sustainability goals. Lynn explained that central to this effort is involvement from each City department and continuing to work together once the planning document has been adopted. This is an ongoing process.

Regular Meeting: 7:09pm

1. **Approval of Minutes of August 16, 2021:** Minutes accepted as submitted.
2. **Public Participation:** None at this time.
3. **Lot Consolidation:**

MOTION: Upon reliance upon representations made by the applicant along with the submitted Lot Consolidation Plat for Premier Dutton, LLC for PP #'s 64-02874 & 64-08817; date stamped received September 9, 2021, Marc Cohen moved for final approval of the lot consolidation.

Pete Metropulos seconded this motion.

Upon roll call, the motion passed unanimously.

4. **Site Plan-Parking Expansion: 9155 Dutton Drive**

MOTION: Upon reliance upon representations made by the applicant along with the submitted site plans for the parking lot expansion for Premier Dutton LLC, 9155 Dutton Drive PP #'s 64-02874 & 64-08817; Date stamped received September 13, 2021.

Marc Cohen moves for Final Site Plan approval with the following conditions:

- a) **Approval of the Landscape Plan by the City Planner**
- b) **Approval of the Storm Water Management Plan by the City Engineer**
- c) **Approval of the Site Lighting Plan by the City Engineer**

Kraig Shipley seconded this motion.

Upon roll call, the motion passed unanimously.

5. **Communications & Miscellaneous:** Next Meeting date: October 18, 2021

6. **Excuse absent Members: MOTION to excuse absent member David Kleinman presented by Steve Shebeck and seconded by Kraig Shipley. MOTION approved unanimously.**

7. Adjournment: There being no further business to come before the Planning Commission, the meeting unanimously adjourned at 7:46 p.m.

Marc Cohen, Planning Commission Chairman

Tina Falconbery, Planning Commission Secretary