

Twinsburg Township Zoning Commission – Special Meeting

Thursday, September 17,

2020

Chair Harris called the meeting to order at 6:01 PM and noted that the meeting was being video-recorded, and that a copy of the recording will be available for public inspection at the Township offices. *Because Township Hall remains closed to the public due to COVID-19, public attendance at the meeting cannot be permitted. The meeting will, however, be live streamed on the Township's website, and the public is encouraged to access the meeting on the Township's website Live Stream web page, www.twinsburgtwp.com/livestreamingvideopage.aspx, and to provide comments as outlined below. All documents are on file and available for public inspection.*

Mr. Kagler called the roll. Present were Keith Harris, Dan Richner, Don Marshall, Everett Waite, and Karlie Newton II. Matthew Woods and Franklin Myles were absent. Township Manager Rob Kagler was also present. Township Attorney Alfred Schrader was present via telephone.

Old Business.

New Business.

Mr. Harris opened the discussion regarding proposed text amendments formally submitted by the Interchange Mixed Use (IMU) District majority property owner. He briefly reviewed the steps taken by the Zoning Commission; including a discussion and informal feedback to majority property owner about property owner-proposed text amendment and owner-prepared conceptual development plan on 08/11/2020; application for text amendment submitted on 08/17/2020; discussion regarding sending to Summit County for review and comment on 09/17/2020.

Mr. Kagler contacted Dr. Bahman Guyuron (applicant), Majeed Makhoulf (attorney), and Gary Biales (colleague) via telephone.

Majeed Makhoulf, attorney with Berns, Ockner, and Greenberger, LLC, mentioned that Dr. Guyuron has been attempting to make this property productive for years. Recently an opportunity has been presented to develop the property for warehousing and distribution. Mr. Makhoulf commented that a zoning text amendment is being requested at this time. He noted that Dr. Guyuron fully understands that if the text amendment is adopted, there will be a separate process for site plan approval. Mr. Makhoulf mentioned that they want to engage the community and the residents, as was done in the past, and they would answer any questions during the public hearing. He stated that, based on his understanding of the Ohio Revised Code (ORC), the Commission schedules the application for a public hearing, and submits the application to the Summit County Planning Commission (SCPC) for recommendation. Mr. Makhoulf said that there seems to be a sense that the proposed use is more intense. He noted that the current zoning allows for more intense uses than the proposed text amendment.

Mr. Kagler mentioned that, with the applicant present, the Commission can ask questions or provide comments. He also said that there are public comments. Mr. Kagler stated that he had advised the applicant and the Commission prior to this meeting, that before the Township takes any action, with the only action which can be taken tonight is forwarding the application to the SCPC, as required by State law, public comments should be reviewed. Mr. Kagler said that he was prepared to read aloud all written correspondence received from residents, some submitted with the meeting packet and others received just before the meeting. He further mentioned that several residents have requested to be contacted via telephone, which he was also prepared to do. Mr. Kagler said that his suggestion is to hear from the applicant, for the Commission to ask questions

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of the applicant, then proceed to public comments, and return for Commission deliberation. He asked the Commission regarding how it wants to proceed.

The Commission agreed to proceed as Mr. Kagler suggested.

Mr. Kagler asked the applicant if they preferred to continue listening on the phone as the written public comments, which were provided to the applicant prior to the meeting, are read aloud, as he would subsequently have to ask the applicant to disconnect at the time when residents would be contacted via telephone.

Mr. Makhlof responded that it may be more appropriate to respond to public comments at a public hearing, so they will continue to listen to the meeting through the livestream platform.

Mr. Kagler replied that it would be more productive at this point of the meeting for the applicant to listen via livestream.

Dr. Guyuron asked if there was a reason why they cannot be on the telephone while there is a discussion regarding his request.

Mr. Kagler responded that the applicant would be present via telephone when the Commission is discussing the application. He clarified that the only question was whether the applicant wished to remain on the telephone while he read aloud the written correspondence, which was provided to the applicant prior to the meeting.

Dr. Guyuron stated that he was unclear as to why they could not remain on the phone during the public hearing while questions and comments were made by the public.

Mr. Kagler clarified that it is not a public hearing, but a special Zoning Commission meeting, during which there is time set aside for public comments. The comments are not considered to be sworn testimony, as comments would be during a public hearing. He noted that typically the Commission listens to comments and after comments are closed, the Commission deliberates and answers any questions posed. This allows for all comments to be made in an orderly and efficient manner.

Dr. Guyuron questioned why we are not waiting for the public hearing to take public comments.

Mr. Makhlof summarized that during this special meeting, the Commission is formally receiving the application, and per the ORC, has an obligation to submit the application to the SCPC for recommendation and schedule a public hearing. He mentioned that Mr. Kagler will be reading the public comments into the record and will also allow residents to make comments via telephone. Mr. Makhlof said that comments made during the special meeting are not considered to be testimony. Testimony will occur at the public hearing, which will be scheduled later. He explained to Dr. Guyuron that they can listen to public comments through the livestream as opposed to remaining on the telephone.

Mr. Kagler responded that the reason for taking public comments is because comments have been received. The Commission is always courteous to those who have provided comments and receives those comments in real time, even if such comments may pertain more appropriately to a later considered application or a later occurring public hearing. He further mentioned that comments made during the tonight's meeting may be stated again later, or differently, or additionally at a public hearing. Accepting public comments

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is consistent with past Commission practice and welcomed at tonight's special meeting. Once public comments are completed, the applicant will be contacted again. Mr. Kagler read aloud written comments submitted by Township residents, in the order received, to be entered into public record.

All written comments from the following residents are attached to the minutes in the form received.

Phoebe Marie Oghayon Koelsch, 1918 Rugby Street
Alice Mosely and Steffon Mosely, 1998 Oxford Street
Holly Cameron and Ian Cameron, 1999 Oxford Street
Christopher Kehley and Brenda Horton, 2081 Buchtel Street
Vanessa Hutchinson, 1896 Case Street
Gregory Glover and Janice Glover, 2046 Eton Street
Kimberly Fagalar, 1894 Rugby Street
Janina Jones, 1863 Case Street
Antonine Lamon, 1949 Eton Street
Jashonte Tate and Louis Tate, 1995 Rugby Street
Robin J Harris, 2004 Eton Street

Audience Participation.

Mr. Kagler said that he had received requests from several residents to be contacted during the special meeting. With the permission from the Commission, Mr. Kagler proceeded to contact the residents via telephone. He directed all residents, who requested to be called during the meeting, to mute the livestream audio once contacted. This will eliminate the echo from the delayed, livestream audio.

Mr. Kagler proceeded to contact each resident via telephone.

Carol T. Hill, 1979 Rugby Street, agreed with the previously read comments and added that this would be devastating to the heights community, as it is already surrounded on three sides by industry. She expressed concerns regarding noise, dust, and truck traffic. Ms. Hill asked the Commission to please consider the children, seniors, and health of the residents instead of the monetary aspect.

Ike Mosley, 1971 Stanford Street, questioned how this proposal would affect property values. He expressed concern that people may not want to live in the area due to the appearance and noise of the surrounding industry.

Janice Mosely, 1971 Stanford Street, agreed with all public comments made and expressed concern that nothing can be done to stop this situation. She asked how many jobs it will bring to the area. Ms. Mosely also noted that this is something the children in the area will have to deal with.

Vanessa Hutchinson, 1896 Case Street, contacted, but no answer.

Greg Glover, 2046 Eton Street, was contacted, but he mentioned that if the letter was read into the record, he had no additional comments.

Janice Glover, 2046 Eton Street, was contacted, but the initial call ended prior to comments.

Kevin Jones, Jr., 2025 Cambridge Street (unconfirmed), contacted, but no answer.

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Nina Jones, 1863 Case Street, expressed concerns regarding additional traffic. She mentioned that Hadden Road has become an expressway for motorists traveling to and from the surrounding industrial area.

Mr. Kagler asked if Nathion Jones (next on the list) had any additional comments. Ms. Jones replied that the comments expressed are mutual.

Avery Martin and Crystal Martin, 2017 Buchtel Street, contacted, but no answer.

Janice Glover, 2046 Eton Street, asked if the Commission had any meetings regarding this proposal prior to tonight's special meeting.

Mr. Kagler responded that in August, the property owner informally presented a proposal to the Commission at its regular meeting, which is substantially the same as what has now been formally submitted. He also noted that the application is for a text amendment and not a map amendment (rezoning).

Ms. Glover mentioned that she hopes the Commission listens to the comments made by the residents. She said that she would not appreciate the proposed being located next to anyone. Ms. Glover also stated that, although she understands the limitations regarding meetings due to the pandemic, she wishes that Dr. Guyuron would speak face to face with the residents about their concerns. She acknowledged that Dr. Guyuron may think that he has lost money, but she noted that he did remove all the trees from the property, which yielded some money. Ms. Glover cited that when Dr. Guyuron initially purchased the property, the residents listened to him when he requested the rezoning, so she asked that he now listen to the input of the residents.

Mr. Kagler made another attempt to contact Vanessa Hutchinson, Kevin Jones Jr., and Avery and Crystal Martin, but there was no answer for a second time.

Public comments were closed, and Dr. Guyuron (applicant), Majeed Makhoulf (attorney), and Gary Biales (colleague) were contacted again via telephone.

Mr. Kagler mentioned that public comments had been inserted before the Zoning Commission discussion. The Commission typically would deliberate on the application and is legally required to forward the application to SCPC for review within five days of receipt via a motion its meeting. He noted that this motion does not support, advocate, oppose, defend, or attack the application, but it follows a legally required procedure.

Mr. Harris asked the Commission members if they had any comment regarding the application.

Mr. Richner mentioned that he did not have any comments regarding the application, but he did appreciate all comments made by residents. He noted that the Commission needs to provide clarity to the residents regarding procedures followed upon receipt of an application. Mr. Richner noted that the recommendation from SCPC is non-binding to the Township.

Mr. Harris commented that as a resident of Twinsburg Heights, he has heard many of the concerns expressed tonight. He expressed his opposition to what is proposed and predicted that if it is challenged, the applicant will confer with the City of Twinsburg for annexation purposes. The City would receive the tax revenue, and there would still be some type of additional industry in the area. Mr. Harris reiterated that the Commission is legally required to forward the application to SCPC for review. He mentioned that most

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residents that have spoken to him feel betrayed by Dr. Guyuron, because he asked for rezoning years ago, received it with community support, and is now asking for another change. Mr. Harris asserted, from his understanding, that the rendering submitted as a preliminary site plan means nothing, as Dr. Guyuron will not be the builder and is planning to sell the property.

Mr. Richner moved and Mr. Waite seconded the motion to forward the application as presented to Summit County Planning Commission (SCPC) for recommendation. Upon roll call the motion passed with Mr. Marshall opposed.

Mr. Makhoulf questioned why the public hearing has not been scheduled.

Mr. Kagler responded that the Commission typically schedules the public hearing once it is in receipt of the recommendation from the SCPC, as there is no guarantee when the recommendation will be received.

Mr. Harris asked if the resident letters can be forwarded with the application.

Mr. Kagler replied that the letters can be submitted with the application. He noted that the SCPC is meeting virtually and takes comments sent from the Township, as well as individuals who wish to speak before the SCPC.

Mr. Richner asked Township Attorney Schrader if the Township is legally obligated to forward an application to the SCPC, what is the reason for voting.

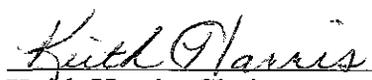
Mr. Schrader responded that it is not unusual for a Board or Commission to take a ministerial vote even though a process is required by law. The exercise of voting provides evidence of the Commission's compliance. Mr. Schrader said that the Commission will set a date for the public hearing once the recommendation from the County is received. He briefly discussed options the Commission has while the public hearing is being conducted.

Announcements.

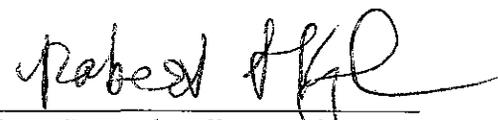
ZC Regular Meeting – Tuesday, October 6, 2020 at 7:00 PM

Mr. Kagler mentioned that he is working on draft text amendment for accessory buildings, as there have been several variance applications regarding this subject. This can be presented at the upcoming meeting.

Adjournment. *Hearing no further business Mr. Newton moved and Mr. Richner seconded to adjourn the meeting at 7:27 PM. Upon voice count of all ayes the motion passed unanimously.*



Keith Harris, Chair



Robert S. Kagler, Township Mgr.

Approved on: October 6, 2020

Rob Kagler

From: Rob Kagler
Sent: Wednesday, September 16, 2020 11:09 AM
To: Phoebe Marie O. Koelsch
Cc: Felicia Harris; Rob Kagler
Subject: RE: Re-Zoning for Propety East of Hadden

Ms. Koelsch --

Thank you very much for your message. Your comments will be provided to the Zoning Commission at its upcoming meeting. Call with questions. Thanks again, and please let me know if you need anything else.

Rob K.

From: Phoebe Marie O. Koelsch [mailto:pmkoelsch@gmail.com]
Sent: Wednesday, September 16, 2020 8:50 AM
To: Jim Balogh <jbalogh@twinsburgtwp.com>; Jamey DeFabio <jdefabio@twinsburgtwp.com>; Tom Schmidt <tschmidt@twinsburgtwp.com>; Tania Johnson <taniaj@twinsburgtwp.com>; Rob Kagler <rkagler@twinsburgtwp.com>
Subject: Fwd: Re-Zoning for Propety East of Hadden

To the Twinsburg Township Trustees and Zoning Board of Twinsburg Township,

I am a resident of 1918 Rugby Street. I am greatly concerned with the property on the east side of Hadden Rd, which encompasses North and South Park Roads, being rezoned to Industrial Zoning. I have sent this letter to Keith Harris and he has noted that we would bring it up during the meeting tonight. I would like to add on to my letter below that I would like a Q&A meeting as well so the community is able to adress questions before the zoning is completed. A living streaming would be great due to the current COVID circumstances. My concern includes if the property is rezoned to an industrial classification there is no telling WHAT monstrously might be built there as long as it meets the industrial zoning criteria.

I moved here in 2016, the area had greenery near my home and East of Hadden road and it was all very attractive. By rezoning the Hadden Rd. property to industrial, you take away our rights of living in a residential neighborhood. You take away the safety of the families that live here!

Can a proper study for environmental impact be done since there isn't a plan for what type of business will be built? Can a proper traffic study be done for the same reason? This will open opportunities to companies that might have harmful production procedures and/or waste coming from their facilities. It is known that many industrial companies cause more traffic, hazardous waste, air, water, noise and light pollution to areas that they establish in. We care about the health and well being of our families and our neighbors. Can you imagine moving your family across the street from any factory?

I recommend every single individual of the trustee board and the owner of the Hadden Rd property to move their family across the street from a factory. What was your reaction to the recommendation? Not so good? How do you think Twinsburg Residents feel now?

Industrial establishments belong in an industrial park - not within a residential neighborhood. Our neighborhood already has an industrial park established to the north, south and west of the neighborhood. The whole neighborhood is surrounded by industrial businesses, we DO NOT WANT more.

FedEx and Amazon have caused increased traffic within the Heights. Many of the trucks have come down our residential streets. They have backed into our driveways and popped the curves into our yards - they have destroyed grass and left deep tire tracks. FedEx and Amazon have already created ample light pollution and excessive noise pollution within our neighborhood. The walls that were built don't prevent the noise we hear everyday of trucks pulling in and out of the bays. There is a constant beeping of the trucks and bay doors in the middle of the night. In many of the streets you can see the Fedex lights blare into our yards and homes. Quite often at night, I see employees hanging out by the walls and talking at night. For whatever reason, the wall is lower by Rugby Street. We are forced to tolerate this.

I recommend all trustee board members and owner of Hadden property to record the beeping of a truck backing up and play this recording on a loop all night long on your window sill. What was your reaction to the recommendation? Not so good? How do you think Twinsburg Residents feel now?

This is a family neighborhood with children playing in the street and walking on the sidewalks. We shouldn't fear that LTL trucks are going to keep coming down our roads by accident and accidentally hit a kid. From previous township meetings, you've heard from a resident that they were almost hit by a bus because the bus didn't see a blind resident walking out towards the street. How much different is that for an LTL truck not seeing a child or blind resident walking in our neighborhood?

The speed limits established on Hadden are not followed by many of the workers from these surrounding industrial plazas. You can see many of them racing out of work or for lunch time cutting through our neighborhood. Once that industrial area is established to the east of Hadden Road an unseen amount of speeding will happen right next to children playing in their front yards. The proposed entrance to this proposed business is right near the curve and will surely be a dangerous intersect. Non-residents speed through Hadden Rd at 50 miles per hour - Hadden Road 25 miles per hour street! Driving down Hadden gives anxiety already as other drivers will be riding the rear end of my car because they need to blast on through to their work.

We the residents of Twinsburg Heights feel we are targeted for this zoning due to us being a low income and minority neighborhood. Many neighborhoods similar to us experience environmental injustice due to the clear patterns of racial and socioeconomic disparities. Many of these companies will take advantage of us. I believe the Twinsburg Heights community was picked because it can be the path of least resistance and much for personal gain and governmental gain.

My belief is that the property should be re-zoned as residential. A survey should be done first to hear the concerns of the residents. Please do this before having any meeting on building or zoning in our community.

Sincerely,
Phoebe Marie Oghayon Koelsch

--
Phoebe Marie O. Koelsch

Cell: (216) 534-6077
pmkoelsch@gmail.com

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Phoebe Marie O. Koelsch

Rob Kagler

From: Rob Kagler
Sent: Wednesday, September 16, 2020 11:17 AM
To: Alice Mosley
Cc: Rob Kagler
Subject: RE: Concerns Regarding Rezoning the Hadden Road Property to Industrial Zone

Ms. Mosley and Mr. Mosley --

Thank you very much for your message. Your comments will be provided to the Zoning Commission at its upcoming meeting. Call with questions. Thanks again, and please let me know if you need anything else.

Rob K.

From: Alice Mosley [mailto:amomosley@gmail.com]
Sent: Wednesday, September 16, 2020 9:54 AM
To: Jim Balogh <jbalogh@twinsburgtwp.com>; Jamey DeFabio <jdefabio@twinsburgtwp.com>; Tom Schmidt <tschmidt@twinsburgtwp.com>; Tania Johnson <taniaj@twinsburgtwp.com>; Rob Kagler <rkagler@twinsburgtwp.com>; keithah@futuregencomics.com
Subject: Concerns Regarding Rezoning the Hadden Road Property to Industrial Zone

To the Zoning Board and Trustees of Twinsburg Township,

We are residents of 1998 Oxford St. We are greatly concerned with the property on the east side of Hadden Rd, which encompasses North and South Park Roads, being rezoned to Industrial Zoning.

We have sent Keith Harrison our letter to read on our behalf during the zoning meeting tomorrow. I am requesting that a live stream of this meeting be put forth for residents to be able to do a LIVE Q & A during this time. Without us being able to attend the zoning meeting in person, it has caused many barriers for our voices to be heard.

When we moved here in 2014, Twinsburg Heights was ONLY a residential neighborhood. By rezoning the Hadden Rd. property to industrial you take away our rights of living in a residential neighborhood. You take away the safety of the families that live here. This will open opportunities to companies that might or have harmful production procedures and/or waste coming from their facilities. Environmental injustices are common practice for industrial zoned areas. It is known that many industrial companies cause more traffic, hazardous waste, air, water, noise and light pollution to areas that they establish in. Why would any of us move here if we knew there would be a potential of those hazards? We care about the health and wellbeing of our families and our neighbors.

These types of establishments belong in an industrial park not within a residential neighborhood. We already have an industrial park established next door, in front, and behind Twinsburg Heights. You have surrounded our whole neighborhood with Industrial Zoning. Why do we need another within our own neighborhood? Why is that FedEx, Amazon, Jade Steal, Essco, Coca Cola, and every other company not enough for you?

FedEx and Amazon have caused increased traffic within the Heights. Many of the trucks have come down our residential streets. They have backed into our driveways and popped the curves into our yards. My husband has assisted LTL drivers in the past and helped them back out from our street because they could not navigate the narrow street with the park cars on it. FedEx and Amazon have created more light and noise pollution within our neighborhood. The walls that were built don't prevent the noise we hear every day of trucks pulling in and out of the bays. There is a constant beeping of the trucks and bay doors in the middle of the night. In many of the streets you can see the FedEx lights glare into our yards and homes. We cannot take more of this.

This is a family neighborhood with children playing in the street and walking on the sidewalks. We shouldn't fear that LTL trucks are going to keep coming down our roads by accident and accidentally hit a kid. From previous township meetings you've heard from a resident that was almost hit by a bus because they didn't see a blind resident walking out towards the street. How much different is that for an LTL truck not seeing a child or blind resident walking in our neighborhood? The speed limits established on Hadden are not followed by many of the workers from these industrial plazas. You can see many of them racing out of work or for lunch time cutting through our neighborhood. Once that industrial area is established an unseen amount of speeding will happen right next to children playing in their front yards.

We the residents of Twinsburg Heights know that we were targeted for this zoning due to us being a low income and minority neighborhood. Many neighborhoods like us experience environmental injustice due to the clear patterns of racial and socioeconomic disparities. Many of these companies will take advantage of us. We know why you picked the Twinsburg Heights community; it is because you believe that this is the path of least resistance. You believe we do not have the resources as the wealthy side of the township to be able to fight back. But this community will fight and will not allow this to happen. We will not become a statistic of environmental injustice.

The property should be zoned as residential. Before meetings and decisions are ever made in our community a survey should be done first to hear the concerns of the residents. Please do this before having any meeting on any type of building or zoning in our community.

Alice and Steffon Mosely

1998 Oxford St.

Twinsburg, OH 44087

Rob Kagler

From: Rob Kagler
Sent: Wednesday, September 16, 2020 11:41 AM
To: Holly Cameron
Cc: Ian Cameron; Felicia Harris; Rob Kagler
Subject: RE: Proposed Rezoning of the property on the East side of Hadden Rd.

Ms. Cameron and Mr. Cameron –

Thank you very much for your message. Your comments will be provided to the Zoning Commission at its upcoming meeting. Call with questions. Thanks again, and please let me know if you need anything else.

Rob K.



Robert S. Kagler, ICMA-CM, AICP, Associate AIA, Township Manager
TWINSBURG TOWNSHIP
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Twinsburg, OH 44087
Tel (330) 425-4497, ext. 230
Fax (330) 963-6816
Email rkagler@twinsburgtwp.com
Web www.twinsburgtwp.com

From: Holly Cameron <hollymcameron@gmail.com>
Date: September 15, 2020 at 9:30:11 PM EDT
To: Jamey DeFabio <jdefabio@twinsburgtwp.com>, Ian Cameron <iantcameron@gmail.com>, "keithah@futuregencomics.com" <keithah@futuregencomics.com>
Subject: **Proposed Rezoning of the property on the East side of Hadden Rd.**

Dear Mr. DeFabio, Mr. Harris and the Zoning Board,

We are residents at 1999 Oxford St. We are greatly concerned with the property on the east side of Hadden Rd, which encompasses North and South Park Roads, being rezoned to Industrial Zoning.

Not long ago this area was only residential, and was changed to it's current state before we moved here in 2013. By rezoning this to Industrial, it will block in our safe neighborhood. Currently Hadden is busy with families and children, also, no trucks are allowed on Hadden.

Making this lot industrial would limit the families of Twinsburg Heights to safely play and walk their neighborhood because of the increased traffic.

We are already surrounded on multiple sides by industrial land, however, those do not put truck traffic directly through our neighborhood. Even if trucks were limited to a specific entrance, this will still greatly increase traffic for our neighborhood. Hadden is already filled with speeding cars cutting through, this would make it worse.

I understand that the current space needs to be utilized. Empty land can be a loss of tax revenue and an eye sore, but is there anyway to rezone this back to residential property and sell accordingly?

Thank you,
Holly and Ian Cameron

Rob Kagler

From: Rob Kagler
Sent: Wednesday, September 16, 2020 11:46 AM
To: brenny.horton@gmail.com
Cc: Felicia Harris; Rob Kagler
Subject: RE: Zoning meeting

Mr. Kehley and Ms. Horton –

Thank you very much for your message. Your comments will be provided to the Zoning Commission at its upcoming meeting. Call with questions. Thanks again, and please let me know if you need anything else.

Rob K.



Robert S. Kagler, ICMA-CM, AICP, Associate AIA, Township Manager
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Web www.twinsburgtwp.com

From: brenny horton <brenny.horton@gmail.com>
Date: September 16, 2020 at 8:56:17 AM EDT
To: Jim Balogh <jbalogh@twinsburgtwp.com>, Jamey DeFabio
<jdefabio@twinsburgtwp.com>, Tom Schmidt <tschmidt@twinsburgtwp.com>
Subject: Zoning meeting

To the esteemed zoning board of Twinsburg Township,

In what can only be explained as a morally bankrupt maneuver to, yet again, disenfranchise the marginalized community in the heights, you have proven your complete disregard for the families that have created a beautiful, charming, and peaceful existence for themselves and their families. As a relatively new family to this community we were astonished at the deep familial roots that have grown and flourished for generations in this quirky little development, immediately we recognized that this was going to be home. We were fortunate enough to bypass the decades of blatant, systemic oppression, brought about by racist red-lining policies that have pressed the authoritarian knee deep into the spines of hard-working families, whose only crime was being born a different color than the majority of Twinsburg.

The rezoning of the property on the east side of Hadden is in lockstep with the disenfranchisement of the heights' past; how can we be guaranteed that the congestion, decreased air quality, along with even more light and noise pollution that plagues this development already from the surrounding industry, which was allowed to be built up with nearly zero benefit to the residents of this community, and zero input from, will not be exasperated by building an even larger industrial park in what should remain as a residential location? Judging by your attempt to rush this decision to rezone at the 11th hour, I will make the safe assumption that you cannot make a single guarantee, and have no concern for the people that have entrusted their care in your stewardship. Until such guarantees as to what impact this will have on this community and until our concerns can be properly heard, the only humanly decent next step is to postpone the approval of the zoning change, until after discourse of the economic and environmental burden can be properly facilitated. As I look at my children and their growing group of close-knit friends playing at the park, directly off Hadden, I am deeply concerned for their safety most of all. Not only for their immediate safety regarding increased traffic in an area where non-residents already continually speed through, but to a degree more so, an existential threat to the childhood that I had envisioned for them. You are robbing the residents of this community that for generations have created beauty out of a rocky little mound, that which they have fought for, that flame that they have kept lit for decades, a new and invigorated generation is gladly picking back up.

The tides of history are changing, protests and civil unrest have erupted all across the nation for precisely these exact practices that you are attempting right now, do you feel that history will be kind to you in this moment? Will your grandchildren be proud of your involvement in the prolonging of America's Shame? These tactics have worked in the past when mobilization was difficult, and the nation was more adept at turning a blind eye to racial and class injustice, but mark my words, you will be hearing from the proud residents of Twinsburg Heights and beyond, with a thunderous refrain you will hear our voices, enough is enough.

With kind regards,

The residents of 2081 Buchtel Street, Christopher Kehley, and Brenda Horton

Rob Kagler

From: Rob Kagler
Sent: Wednesday, September 16, 2020 11:58 AM
To: msvanessa44@yahoo.com
Cc: Felicia Harris; Rob Kagler
Subject: RE: Twinsburg Township Hadden Road Concerns

Ms. Hutchinson -

Thank you very much for your message. Your comments will be provided to the Zoning Commission at its upcoming meeting. Call with questions. Thanks again, and please let me know if you need anything else.

Rob K.

From: Vanessa H <msvanessa44@yahoo.com>
Date: September 15, 2020 at 7:29:28 PM EDT
To: Jamey DeFabio <jdefabio@twinsburgtwp.com>
Cc: Vanessa H <msvanessa44@yahoo.com>
Subject: **Twinsburg Township Hadden Road Concerns**

Good evening Mr. DeFabio,

Please see attached my letter addressing concerns I have within my residential area. I have lived here for 20 years and now the changes I am seeing does not seem to reflect the community's needs.

I can be reached at the phone number below. Thanking you in advance.

Vanessa Hutchinson
216-543-4201

September 15, 2020

Jamey DeFabio

Twinsburg Township Trustee

Dear Mr. DeFabio,

My name is Vanessa Hutchinson and I reside at 1896 Case St. Twinsburg Township OH 44087.

I am greatly concerned with the idea of the property within our residential area now being zoned as "Industrial Zoning on Hadden Road".

This will cause additional safety hazards for our children in this area. Currently we have non-residents which speed on Hadden Road with no regard to the children.

We also have industrial buildings on the dead end of our streets which causes enough noise and impacts sleeping habits within the neighborhood.

If you have any questions regarding my concerns, please give me a call at 216-543-4201.

Thank you,

Vanessa Hutchinson

RECEIVED

SEP 16 2020

TWINSBURG TOWNSHIP
TRUSTEES

9-15-20

Dear Twinsburg Township Officials:

As a residents of the Twinsburg Township Heights community we strongly oppose the rezoning the tract of land proposed from Bn. My own having witnessed rezoning parcels of land top the Heights community into a pigeon hole is not how we want to live, this also does not increase our property values, and it has the stigma of discrimination against a predominantly African American community. Just recently we stood against the Townships proposal for flooding our community with residential housing on 40 foot lots, will fight this battle too!

Sincerely,

Dugoy + Janice Glover

Rob Kagler

From: Rob Kagler
Sent: Thursday, September 17, 2020 10:16 AM
To: Kim Fagalar
Cc: Rob Kagler
Subject: RE: Letter to Township Trustees and other Officials

Ms. Fagalar –

Thank you very much for your message. Your comments will be provided to the Zoning Commission at its upcoming meeting. Call with questions. Thanks again, and please let me know if you need anything else.

Rob K.



Robert S. Kagler, ICMA-CM, AICP, Associate AIA, Township Manager
TWINSBURG TOWNSHIP
1790 Enterprise Parkway
Twinsburg, OH 44087
Tel (330) 425-4497, ext. 230
Fax (330) 963-6816
Email rkagler@twinsburgtwp.com
Web www.twinsburgtwp.com

From: Kim Fagalar [mailto:kfagalar@gmail.com]
Sent: Wednesday, September 16, 2020 7:34 PM
To: Jim Balogh <jbalogh@twinsburgtwp.com>; jdefabio@twinsburgtwo.com; Tom Schmidt <tschmidt@twinsburgtwp.com>; Tania Johnson <taniaj@twinsburgtwp.com>; Rob Kagler <rkagler@twinsburgtwp.com>
Subject: Letter to Township Trustees and other Officials

----- Forwarded message -----
From: **Kim Fagalar** <kfagalar@gmail.com>
Date: Wed, Sep 16, 2020, 5:58 PM
Subject: letter to township
To: Kim Fagalar <kfagalar@gmail.com>

Sept 16, 2020

To: Keith Harris – Zoning
James Balogh – Trustee
Thomas Schmidt – Trustee
Jamey DeFabio – Trustee
Tania Johnson – Fiscal Officer
Robert Kagler – Township Manager

Re: Property at North and South Park Adjacent to Hadden Road in Twinsburg Township

It has been brought to the attention of the Township residents that there will be a meeting on Thursday, September 17 to discuss rezoning of the above-mentioned area. I am not sure why this meeting was scheduled without the input of the Township residents. As a lifelong resident that is already surrounded by the Industrial Mart which is the former home of the Chrysler Stamping Plant, I have a few concerns that need to be addressed.

1. Why aren't more fair housing opportunities being considered?
2. Why isn't a community / recreation facility or campus being considered?
3. Why isn't a 55 and over or assisted living campus being considered?
4. What type of industry is being considered?
5. What are the health risks involved in having said industries occupy the property?
6. What are the benefits for the township residents by having the property rezoned as industrial?
7. Why wasn't a community development / collaborative partnership with Township (Heights) residents developed?
8. Why is there a lack of communication between the elected officials and the Township residents? Just as much as you would like to see more residents at the meetings, there are those that are concerned but for whatever reason are unable to attend. There is nothing stopping printed material from being forwarded to the residents in a timely manner.

I am all for improving my community but doing things without the input of the people that actually live in the area is not very representative of the people that voted you in to your current positions.

Thank you for your time and consideration
Concerned resident
Kimberley Fagalar

Rob Kagler

From: Rob Kagler
Sent: Thursday, September 17, 2020 1:08 PM
To: Nina Jones (jjones2.mk@gmail.com)
Cc: Rob Kagler
Subject: RE: Hadden Rd. Industrial

Ms. Jones –

Thank you very much for your message. Your comments will be provided to the Zoning Commission at its upcoming meeting. Call with questions. Thanks again, and please let me know if you need anything else.

Rob K.



Robert S. Kagler, ICMA-CM, AICP, Associate AIA, Township Manager
TWINSBURG TOWNSHIP
1790 Enterprise Parkway
Twinsburg, OH 44087
Tel (330) 425-4497, ext. 230
Fax (330) 963-6816
Email rkagler@twinsburgtwp.com
Web www.twinsburgtwp.com

From: Keith A. Harris [mailto:keithah@futuregencomics.com]
Sent: Thursday, September 17, 2020 7:56 AM
To: Rob Kagler <rkagler@twinsburgtwp.com>
Subject: FW: Hadden Rd. Industrial

From: Janina Jones [mailto:jjones2.mk@gmail.com]
Sent: Thursday, September 17, 2020 7:03 AM
To: keithah@futuregencomics.com
Subject: Hadden Rd. Industrial

Thanks Keith

--
Janina Jones

I Janina Jones a resident of Twinsburg Township live at 1863 Case St.. I am concern with the possibility of the land on Hadden Rd. in my community being zoned as industrial property. There are many concerns that I would like to be able to address such as traffic, environment, how will this affect our community housing value?

Rob Kagler

From: Rob Kagler
Sent: Thursday, September 17, 2020 10:36 AM
To: antonine lamon
Cc: Rob Kagler
Subject: RE: Zoning Meeting

Ms. Lamon –

Thank you very much for your message. Your comments will be provided to the Zoning Commission at its upcoming meeting.

In answer to your specific questions, the Zoning Commission will be meeting today Thursday 09/17 @ 6:00 PM. Public attendance cannot be permitted due to COVID-19, but the meeting will be livestreamed on the Township website, www.twinsburgtwp.com, by clicking on Document Library or any other top menu item, and then clicking on Livestreaming Video Page on the bottom of the left sidebar. Public comments can be submitted via mail, fax, or e-mail. The only action at the meeting is to receive an application that has been submitted by a property owner for a proposed text change. Nothing has been or is being initiated or proposed by the Township. This process has been initiated by a property owner. No decisions or recommendations of any kind will be made, and the only action that could occur would be to forward the application to Summit County for review and comment. Communication will absolutely occur to residents now that an application has been submitted. Public hearings are required prior to any decision or recommendation being made, and the Township is committed to going above and beyond the minimum required opportunities for public input.

Call with questions. Thanks again, and please let me know if you need anything else.

Rob K.

-----Original Message-----

From: antonine lamon [mailto:tservhm@gmail.com]
Sent: Thursday, September 17, 2020 8:03 AM
To: Rob Kagler <rkagler@twinsburgtwp.com>; Jim Balogh <jbalogh@twinsburgtwp.com>; Jamey DeFabio <jdefabio@twinsburgtwp.com>; Tania Johnson <taniaj@twinsburgtwp.com>; Tom Schmidt <tschmidt@twinsburgtwp.com>; Anna Knoch <aknoch@twinsburgtwp.com>
Subject: Zoning Meeting

Good morning Rob

It has come to my attention that there will be a meeting regarding zoning for the property on Hadden and discussions are being made regarding “industrial” buildings perhaps for the area?

If this is true, my husband and I, and I’m sure many other residence have a HUGE concern for these types of actions.

We live here and the area up here is small. There is a concern of traffic, noise, pollution and etc.

Will these “actions” be made known to the residence to have OUR input for where WE reside?

Will there be meetings that we can attend in person (scaled down version of course due to Covid) OR live streaming?

Or are we suppose to go along with what you all plan for OUR community without say so or vote?

Please advise of actions that are taking place that the general public (aka the residence in this community) are not aware of.

Thank you in advance

Sent from my iPhone

Rob Kagler

From: Rob Kagler
Sent: Thursday, September 17, 2020 1:23 PM
To: Jashonte Tate
Cc: Rob Kagler
Subject: RE: Urgent: IMU District Rezoning Questions & Concerns

Ms. Tate and Mr. Tate –

Thank you very much for your message. Your comments will be provided to the Zoning Commission at its upcoming meeting. As requested your comments will be read aloud. Call with questions. Thanks again, and please let me know if you need anything else.

Rob K.



Robert S. Kagler, ICMA-CM, AICP, Associate AIA, Township Manager
TWINSBURG TOWNSHIP
1790 Enterprise Parkway
Twinsburg, OH 44087
Tel (330) 425-4497, ext. 230
Fax (330) 963-6816
Email rkagler@twinsburgtwp.com
Web www.twinsburgtwp.com

From: Jashonte Tate [mailto:jashonte.tate@gmail.com]
Sent: Thursday, September 17, 2020 1:16 PM
To: Anna Knoch <aknoch@twinsburgtwp.com>; Keithah@futuregencomics.com; Felicia Harris <fharris@twinsburgtwp.com>; Jim Balogh <jbalogh@twinsburgtwp.com>; Jamey DeFabio <jdefabio@twinsburgtwp.com>; Rob Kagler <rkagler@twinsburgtwp.com>; Tania Johnson <taniaj@twinsburgtwp.com>; Tom Schmidt <tschmidt@twinsburgtwp.com>
Cc: Louie <ltatell@gmail.com>
Subject: Urgent: IMU District Rezoning Questions & Concerns

Hello,

We would like to share the attached for discussion in tonight's special zoning meeting and/or for further response as needed. Attaching in word and PDF format in case one is more convenient. Would appreciate you taking the time to read aloud. If unable to I can be called upon to verbalize just the key points that haven't already been covered in prior discussions/questions.

Could someone please confirm receipt of this message and share details on how to call in or verbally connect? Will be watching via livestream. Thanks very much.

Regards,
Jashonte and Louis Tate
1995 Rugby, Twinsburg
Jashonte - 216.798.4194
Louis - 216.337.2670

Jashonte and Louis Tate
1995 Rugby Street
Twinsburg, OH 44087
Email: jashonte.tate@gmail.com,
ltateii@gmail.com

September 16, 2020

Twinsburg Township Zoning Commission
James C. Balogh, Trustee
Jamey DeFabio, Trustee
Thomas O. Schmidt, Trustee
Tania L. Johnson, Fiscal Officer
Robert S. Kagler, Township Manager
Dr. Bahman Guyuron, Property Owner
Majeed G. Makhlof, Dr. Guyuron's Attorney (via research of what was heard on 8/11 zoning commission meeting, please correct if wrong)

To the above and any others involved,

We are writing today to share questions and concerns about the proposed amendments to zoning of the Interchange Mixed Use-zoned Hadden Road property owned by Dr. Bahman Guyuron. As we know you've already heard from several residents by now, we are very concerned about the impacts of *any* large facility to the health and well-being of our Twinsburg Heights community. Hearing of more proposed *industrial* use at said facility raises even more concern.

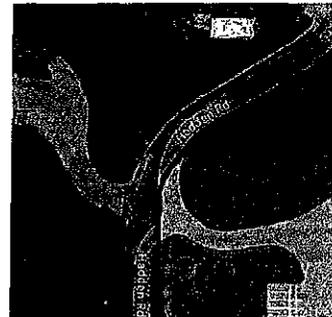
Township Trustees, Mr. Kagler, Zoning Commission, in relation to the proposed zoning changes, would appreciate your written or verbal responses to the below:

Communication

1. Per pandemic impacts it is imperative that our community be able to connect with our trustees and team on this potentially huge impact to our neighborhood. Livestreaming is a great option but with today's technology it is unacceptable to not have a live Q&A forum at any meeting that allows public response/question. Improvements could also be made via a true virtual conferencing platform to ensure livestream viewers can hear other callers like Dr. Guyuron and his attorney directly vs. through the room's speaker. My past offer (Jashonte) to help test platforms with you for free still stands (over a decade of experience working virtually and happy to share viewer/resident perspective via whatever platform(s) you choose).

Traffic

2. In light of the conceptual design, in no way does it seem feasible for such a potentially large # of personal and commercial vehicles to flow manageably into this location as a primary entry/exit point. It seems ridiculous that the county or whichever governing body is involved would allow this. Can you please advocate for us, the residents, in this regard? That area already gets very congested and can have blind spots.



Resident Health and Well-being

- 3. In the 8/11/20 Zoning Commission meeting we didn't hear any mention of it nor see in the written proposed zoning amendments, but it has been said that this zoning amendment request could allow "heavy" industrial use instead of just "light". Is this true? Or are the details in section E of the proposed text changes truly the only requested additional use?
- 4. What governing bodies do you expect to be involved in the protection of nearby residents in relation to the mentioned normal hazardous waste disposal, cell phone towers, or any other emissions? (Environmental Protection Agency, etc.)

Financial Benefit

- 5. What does the Township stand to gain from the construction of proposed facility? (tax benefits, etc.). And how can that gain directly benefit any of the nearby residents?

To property owner Dr. Bahman Guyuron and his attorney Majeed Makhloof:

Property Sale/Competition

- 6. There seems to be a fair if not large amount of existing industrial/technology use facilities available for lease/purchase in the area. Other than being new, what would set this facility apart and make it attractive to tenant(s)/buyer(s)?
- 7. It is understandable that you don't want to hold onto 100 acres of vacant land forever, but we want to ensure that the sale/construction of new property doesn't negatively impact us or our property values. What is the status of your pursuit of zoning amendments (if needed) for the Twinsburg City portion of the property? Looking at the map, it seems that the City has little or no nearby residents to be impacted. Is that true?

Ethical Practices and Past Experience (Attorney Makhloof)

- 8. Your website (bernsockner.com) mentions some well-known projects that you've helped with. What benefits have you heard of from nearby residents? Especially interested in any that involve warehouse/industrial use vs. fashion/shopping.

- Projects We've Helped**
- » Avon Commons (Avon)
 - » Beachwood Place (Beachwood)
 - » Legacy Village (Lyndhurst)
 - » Macintosh Farms (Broadview Heights)
 - » Montrose Park (Copley Twp.)
 - » Newell Creek (Mentor)
 - » Oakwood Commons (South Euclid)
 - » Pinecrest (Orange Village)
 - » Steelyard Commons (Cleveland)
 - » The Shoppes of Solon North (Solon)

"In no other country in the world is the love of property keener or more alert than in the United States, and nowhere else does the majority display less inclination toward doctrines which in any way threaten the way property is owned."

...

Alexis de Tocqueville
French social philosopher (1804-1859)

- 9. Your firm's website also shares some great quotes around property ownership. This one stood out and helps capture some of how many of us feel. The proposed facility feels like it could threaten the way our property is owned. Do you truly feel that the proposed setback, trees, etc. are enough to mitigate the *threat* of decreased property values and standard of living that could come with increased structure heights of up to 65 feet instead of 35? Also, it seems that without any widening of the road or other changes to Hadden, potential traffic necessitating over 1000 parking spaces poses a definite threat to our community. This is a major concern even if there is no environmental threat from the increased industrial use.

9-16-2020

Robin J. Harris
2004 Eton St.
Twinsburg OH 44087

Hello,

I am a concerned resident of the Twinsburg Township Community. It has come to my attention that there are plans to build more companies and plants and businesses around us.

We do not want the extra pollution and traffic and noise that this will bring to the community. We already have trucks and semi-trucks accidentally driving through on Eton street once misdirected from the GPS.

This is a family based community. In my family alone we have four generations living here and we love our children and we want to keep them safe from the heavy traffic this will bring like driving on 91 during working hours.

We hope that you take ^{these} ~~my~~ concerns seriously and reflect the wishes of your constituency.

Sincerely
Robin J. Harris