



City of Hudson, Ohio

Meeting Minutes - Draft Planning Commission

Ronald Stolle, Chair
David Nystrom, Vice Chair
Andrew Furbee
Melissa Jones
Sarah Norman
Matt Romano
Erik Vaughan

Greg Hannan, Community Development Director
Nicholas Sugar, City Planner
Marshal Pitchford, City Solicitor

Monday, July 10, 2023

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Chair Stolle called to order the meeting of the Planning Commission of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 7 - Ms. Jones, Ms. Norman, Mr. Nystrom, Mr. Stolle, Mr. Vaughan, Mr. Furbee and Mr. Romano

III. Swearing In

Chair Stolle placed everyone under oath who would be giving testimony during the meeting.

IV. Correspondence

Mr. Stolle noted a Public Comment email with the staff report and further Public Comment emails after the staff report was distributed to the Commissioners.

V. Public Discussion

Chair Stolle opened the meeting for Public Discussion for any item not on the agenda. Seeing no one coming forward, Chair Stolle closed Public Discussion.

VI. Approval of Minutes

A. [PC 6-12-23](#) Minutes of Previous Planning Commission Meeting: June 12, 2023

Attachments: [PC Meeting Minutes June, 12, 2023](#)

A motion was made by Mr. Vaughan, seconded by Ms. Jones, that June 12, 2023, Minutes be approved as edited. The motion carried by the following vote:

Aye: 7 - Ms. Jones, Ms. Norman, Mr. Nystrom, Mr. Stolle, Mr. Vaughan, Mr. Furbee and Mr. Romano

VII. Old Business

There was no Old Business.

VIII. Public Hearings

Chair Stolle noted an email received by himself and the vice-chair of PC on July 7, 2023, sent by Ms. Norman requesting him to remove the application from the agenda. Chair Stolle described his reasons for not honoring the request.

Mr. Romano made a motion, seconded by Ms. Norman, to allow Ms. Norman to respond to the Chair's comments.

Ms. Norman requested a discussion at the beginning of the meeting to determine the appropriateness of the application - that appears on it's face not to comply with the LDC. Following the discussion, the Commissions could then decide to proceed with or not proceed with a review of the application.

Mr. Romano withdrew his motion.

This matter was discussed

A. [PC 2023-543](#) **A Conditional Use and Site Plan request of an artificial turf athletic field and associated lighting at Western Reserve Academy.**

Attachments: [Staff Report from 7.10.23 Meeting](#)
[Site Development Plans](#)
[Use Compliance Letter from Applicant](#)
[Lighting Plan](#)
[Wetland Determination](#)
[Trip Generation Statement](#)
[Assistant City Engineer Review](#)
[Ownership Affidavit](#)
[Exterior Lighting Comparison Chart](#)
[Stormwater Management Report](#)
[Public Comments](#)
[Site Photos](#)

Mr. Sugar introduced the Conditional Use and Site Plan request, and displayed and described the approximate 85 - acre parcel in District 3. Mr. Sugar then reviewed the staff findings and recommendations contained in the staff report and noted a wetland report submitted by WRA prior to the PC meeting.

Mr. Thomas Arnold, and Mr. Jeff Jacot, WRA, were present at the meeting.

The Commissioners, staff and applicant discussed: 1) The value of WRA to the Hudson community. 2) Who the "mission aligned fee paying third parties" are and how they support the mission of WRA as opposed to being simply revenue generating. 3) Summer being the highest use by mission aligned partners with little change anticipated in the future from the current use. 4) The reasons why this project is proposed at the current time. 5)

A growing WRA enrollment. 6) That families who are interested in WRA are also interested in specializing in a particular sport, as opposed multiple sports. 7) The percentage of time the facility will be used by WRA as opposed to outside groups and the time range the field(s) will be in use. 8) Traffic and parking concerns. 9) Lighting concerns and the lighting plan. 9) Information displayed by staff regarding the specifications and restrictions for other fields around Hudson which have lighting.

Mr. John Kaufman, Musco Sports Lighting, described the lighting at the various Hudson fields noting that the WRA lighting will have shielding which will put light on the field but not the surrounding areas or up. Mr. Kaufman also described the state regulations regarding spill lighting.

The Commissioners, staff and applicant discussed: 1) The LDC definition of a school and the Murdough Athletic Center as the school on this property. 2) Why only the practice field is being illuminated. 3) That a traffic study has not been prepared. 4) That agreements are in place with the external partners who are responsible to follow and enforce WRA guidelines. 5) The limitations on accepting additional partners and the amount of time the facilities are used. 6) How the limits in the LDC affected the proposed plan and WRAs desire to be a good community member. 7) That fishing and ice skating are not permitted in the ponds. 8) The number of WRA students in the partner's sports programs. 9) That the lighted field will assist with WRAs financial success by getting potential students on campus. 10) Options for student pickup and drop off locations. 11) The special events that take place throughout the school year. 12) The determination that this application is collectively associated with the 'principal use of the school' was a determination made by staff. 13) The height regulations for athletic fields infrastructure. 14) That the wetlands report was submitted immediately prior to the meeting, and that at Chair Stolle's request, no Commissioner objected to the wetlands study being distributed at the meeting. 15) That the proposed field location is not exactly where the existing fields are located. 16) That various pages were missing or mislabeled in staff report to the Commissioners, and that the applicant submitted the full report. 17) The value of retaining the gravel driveway. 18) That reviewing the application is difficult or impossible for the Commissioners without a complete application. 19) The applicant's ideal construction timeline. 20) The route construction vehicles will take to the fields. 21) Based on the plan of June 9, 2023, that no bleachers or temporary bleachers are anticipated. 22) That no additional parking will be needed. 23) That the proposed lighting is critical to the project and the lights will be turned off at 9:30 on typical nights with some atypical nights at 10:00 p.m. 24) That WRA has spent approximately \$60,000 on the project to date and would not like to spend more for a traffic statement. Mr. Sugar noted the trip generation report was submitted. 25) That the approximate anticipated cost is \$2,200,000. 26) That the anticipated field size is approximately the same as the existing fields and that relocating the fields would incur additional cost and eliminate some of the field features and that WRA would not like to realign the proposed field. 27) That in the fall season, darkness comes early in the afternoon necessitating the lights. 28) The limitations of lighting at parks and public schools. 29) Emergency access to the proposed field will be maintained and trainers are on site during games or practices. 30) The LDC 1206.03 would apply in specific categories as defined in the section.

In-light-of the missing documents; Chair Stolle recommended after completing the first round of questions from the Commissioners and Public Comments, that the meeting be suspended and reconvene on July 17, 2023.

Ms. Norman stated the reason for sending the July 7, 2023, email to select Commissioners was to avoid violating the Ohio Open Meetings Act.

Chair Stolle opened the meeting for Public Comment.

Mr. Paul Bartlo, 265 College Street, noted he is one of the signers of a letter sent to the Commissioners with his main concern being the possible expansion of the use of the property by third parties and questioned if the Commission could place limits on the use of the property. Overall Mr. Bartlo thanked WRA for being good neighbors, the relocation of the proposed field and not lighting the main stadium. Mr. Bartlo also pointed out the differences between the public schools and WRA including the last priority of the public schools allowing outside groups to use the facilities.

Ms. Katie Gallagher, 285 Aurora Street, stated her main concern is stormwater drainage affecting the houses on Aurora Street.

Ms. Kathleen Russell, 245 College Street, spoke regarding the Hudson Public Schools policy of renting or leasing their facilities being the lowest priority.

Seeing no one else wishing to speak, Chair Stolle closed Public Comments.

Chair Stolle requested staff distribute the complete WRA application to the Commissioners and a copy of Ms. Norman's July 7, 2023, email, and all responses.

This matter was tabled and is due back on 7/17/2023 to the Planning Commission.

IX. Other Business

Chair Stolle encouraged the Commissioners to review the Flickinger report that was distributed at the PC meeting.

A. [Admin Rules 2023 - Final](#) Amendments to the Planning Commission Administrative Rules (Second Reading)

Attachments: [Staff Memo - Admin Rules \(7.10.23\)](#)
[Admin Rules Redline \(7.10.23\)](#)

A motion was made by Mr. Nystrom, seconded by Ms. Jones, that the second reading of the Planning Commission Administrative Rules be approved. The motion carried by the following vote:

Aye: 7 - Ms. Jones, Ms. Norman, Mr. Nystrom, Mr. Stolle, Mr. Vaughan, Mr. Furbee and Mr. Romano

B. [LDC Update - 2024 Land Development Code Update 2024](#)

Attachments: [Staff Memo - 2024 LDC Update](#)

The Commissioners discussed reviewing the LDC and noted Mr. Hannan has contacted experts to begin working with the Commissioners. The Commissioners agreed to schedule a September 25, 2023, LDC update workshop with outside speakers or representatives from cities who have worked with consultants.

This matter was discussed

X. Staff Update

Mr. Sugar noted there will be cases for the August meeting.

This matter was discussed

XI. Adjournment

A motion was made by Ms. Norman, seconded by Mr. Romano, that the meeting be adjourned at 10:22 pm. The motion carried by an unanimous vote.

Ronald H. Stolle, Chair

Joe Campbell, Executive Assistant

Upon approval by the Planning Commission, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.

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