



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

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theATE: August 16, 2018

TO: City of Hudson Planning Commission  
Meeting Date of August 20, 2018

FROM: Kris McMaster, City Planner  
Greg Hannan, Community Development Director

SUBJECT: Site Plan Review for 100 Lake Forest Country Club

ZONING: District 3: Outer Village Residential Neighborhood

PC Case No: 2018-2996

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### **Project Introduction**

Application has been received for the proposed construction of a 5,832 square foot accessory structure building to store the Lake Forest Country's Clubs new electric golf carts. The structure will be an open-ended structure located approximately 1,000 feet west of the Country Club's main building. The applicant is seeking a variance to the requirement that a building be located within one hundred and fifty (150) feet of an emergency access road. The applicant is scheduled for the Board of Zoning and Building Appeals (BZBA) meeting of August 16, 2018. Staff will update the Board at the meeting regarding the decision of the BZBA.

The following information is attached to this report.

1. Aerial photograph of site from the City of Hudson GIS.
2. Site Plan
3. Architectural rendering submitted by Allied Design received August 15, 2018.
4. Letter from Summit Soil & Water regarding the Storm Water Pollution Prevention Plan (SWPPP), dated May 1, 2018.
5. Letter from Flickinger Wetland Company, LLC dated March 21, 2018.
6. Comment within City's View Point Software from Assistant City Manager, Thomas Sheridan, dated June 1, 2018.
7. Comment letter from Fire Marshal, Shawn Kasson, dated July 6, 2018.

**Applicable Zoning District Standards, Section 1205**

Staff compared the proposal to applicable zoning district standards. We comment on the following:

Use

The existing golf course is allowed as a conditional use in District 3. The proposed building is permitted as an accessory Structure.

Dimensional Standards

The dimensional standards for lot width, lot frontage, and setbacks are acceptable.

**Applicable Zoning Development and Site Plan Standards, Section 1207**

Staff compared the proposal to applicable zoning district standards. We comment on the following:

Wetland/Stream Corridor Protection: There is a manmade ditch that provides an outlet for the controlled management of water lever behind the dam that is located southeast the proposed structure. Flickinger Wetland Company, LLC reviewed the project and has submitted the attached letter.

Stormwater Management: A Stormwater Management area basin has been proposed north of structure as shown on site plan.

Landscape Protection: Silt fencing and limits of disturbance must to be depicted on the site plan.

Exterior Lighting: An exterior lighting plan including photometrics will need to be submitted for any proposed light fixtures to verify compliance with applicable standards of Section 1207.18(g).

Engineering: Assistant City Manager Thomas Sheridan, P.E., P.S. has commented that the location of the building is located in the Special Flood Hazard Area floodplain, however is acceptable with a pavilion style structure provided the structure has flood resistant material, utilities are elevated above the Base Flood Elevation, it is anchored, has no more than 2 sides, and is reasonably safe from flooding.

Fire Department: Fire Marshal Shawn Kasson has submitted a preliminary review letter dated July 6, 2018. Mr. Kasson indicates that the Hudson Fire Department finds the proposal to reasonably comply with the exceptions to the fire apparatus access requirements of 2017 Ohio Fire Code Section 503. Hudson Fire Department has no objection to the proposed building provided the applicant provides installation of fire detection and alarm system provisions.

Design: The Architectural and Historic Board of Review reviewed the design of the building and approved the design on July 25, 2018.

**Findings:**

The staff finds that the application is in substantial compliance with the use, zoning development site plan, and other governmental regulations, and land disturbance and grading review contained in Section 1204.04.

**Required PC Action, Chapter 1203.09(g)(3)**

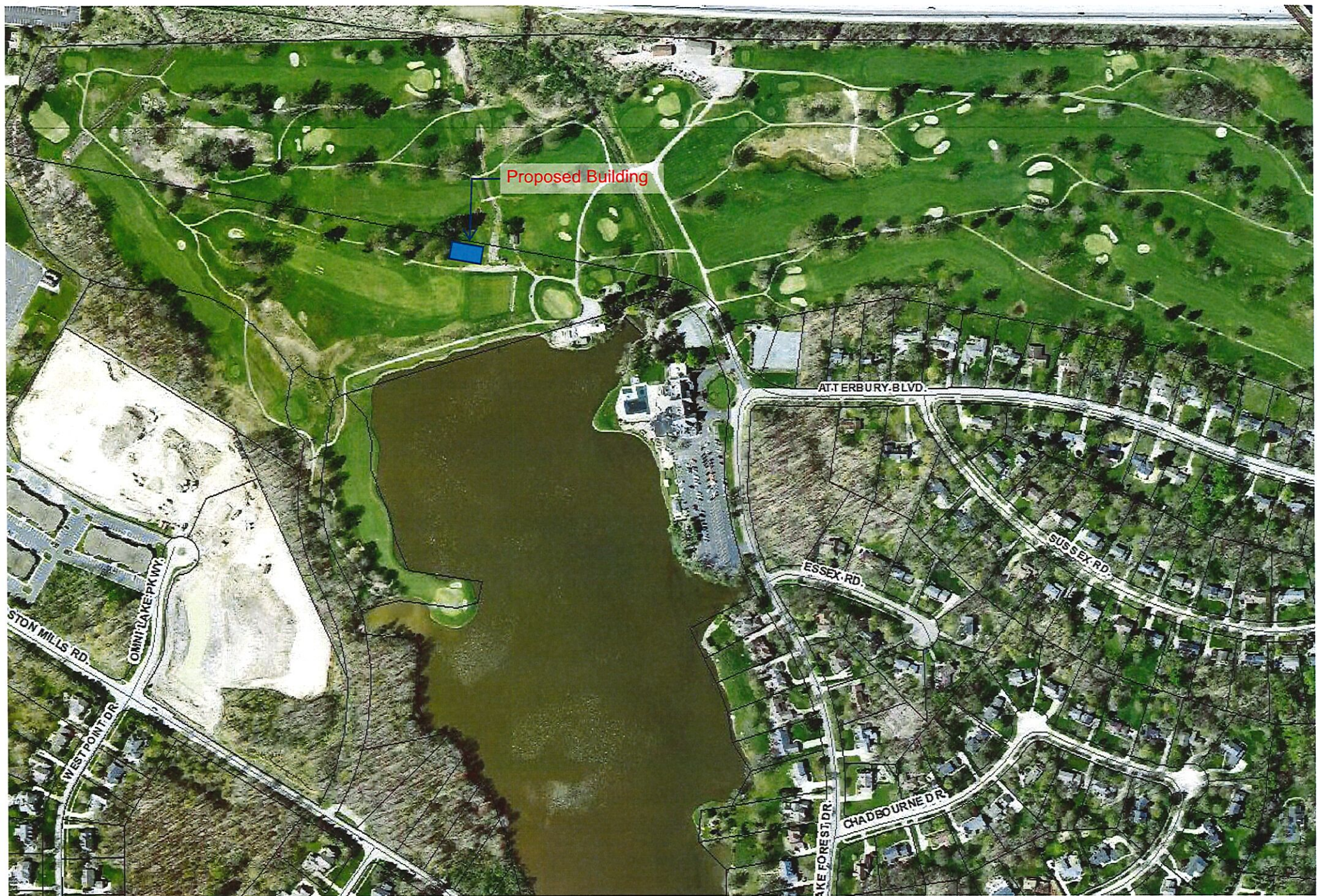
The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

**Recommendation**

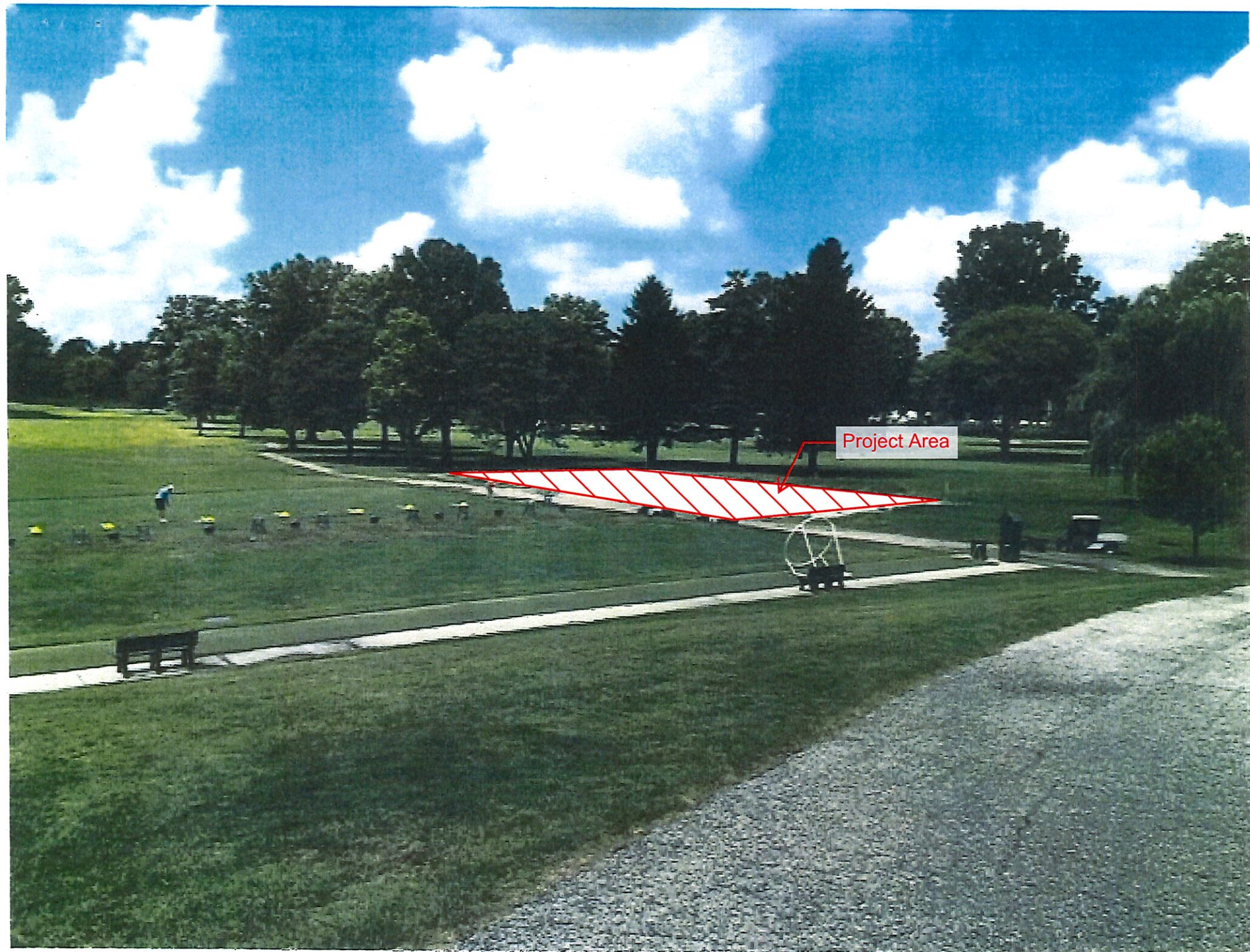
Approve the site plan in Case 2018-2996 for 100 Lake Forest Drive, according to plans received July 3, 2018 with the following conditions:

1. Subject to the approval and applicable conditions of the variance request submitted to the Board of Zoning and Building Appeals per Case #2018-25.
2. Plan shall be reviewed and accepted by Assistant City Manager, Thomas Sheridan.
3. The comments of Fire Marshal, Shawn Kasson must be addressed per the July 6, 2018 correspondence.
4. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
5. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
6. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.











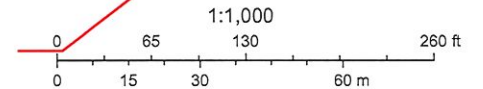
## Lake Forest Country Club - Proposed Golf Cart Storage Building



April 3, 2018

Closest Point of Compliant  
Fire Apparatus Access  
(900' to proposed pavilion)

Closest Fire Hydrant  
Approximately 1300'



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.





# FLICKINGER

WETLAND COMPANY, LLC

8530 NORTH BOYLE PARKWAY • TWINSBURG, OHIO 44087

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OFFICE: 330.405.4127 • CELL: 440.668.5177 • EMAIL: [erik@flickwetlands.com](mailto:erik@flickwetlands.com)

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March 21, 2018

Mr. Ernie Roma, GM  
Lake Forest CC  
100 Lake Forest Drive  
Hudson, OH 44236

RE: Riparian/Ditch

Dear Mr. Roma,

At your request, FWC visited the above captioned area.

**Project Location**

The work in and associated with the elevation control receiving waters and setback status. This area is located on the north end of Lake Forest below the dam.

**Findings:**

The water body conveying lake water from the dam control structure is a ditch.

This ditch was excavated prior to enactment of the CWA for purposes of providing an outlet for the controlled management of the water level behind the dam. The hydrology is completely synthetic as continued flow is available only as necessary to maintain Lake elevations.

The original stream, Brandywine Creek, is and has been, directed through the existing dam spillway, providing consistent flow within the Brandywine Creek riparian zone as it flows north and off of the property at the Turnpike boundary.

If you have any further questions regarding this matter please feel free to contact us at the number and address above.

Sincerely yours,  
FLICKINGER WETLAND COMPANY, LLC



Erik A. Flickinger

Attachments: USGS 1905 overlaid with current roadway and development



**SUMMIT**  
**SOIL & WATER**  
CONSERVATION DISTRICT

1180 South Main Street, Suite 241  
Akron, Ohio 44301  
(330) 929-2871

May 1, 2018

Scott Bickley, PE  
OHM Advisors  
6555 Carnegie Ave.  
Cleveland, OH 44141

Subject: Storm Water Pollution Prevention Plan (SWPPP) requirements for Proposed Site Improvements for Forest Lake Country Club's Cart House

Dear Scott,

Brian Prunty, from the Summit Soil and Water Conservation District Office, reviewed the plan for the above referenced site. As it appears that less than an acre is going to be disturbed for the proposed addition, a Notice of Intent (NOI) will not be required from OEPA. Typical building lot erosion and sediment control practices including silt fence or silt sock and a construction entrance should be installed to minimize or prevent off-site sediment impacts.

However, if the disturbed area is greater than an acre, or if this site has had previous improvements since 2003 or plans future additions, the site should be reviewed as part of a larger common plan of development and post construction water quality practices will be required.

If you have any questions, please contact the Summit SWCD Office at (330)926-2448.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Prunty".

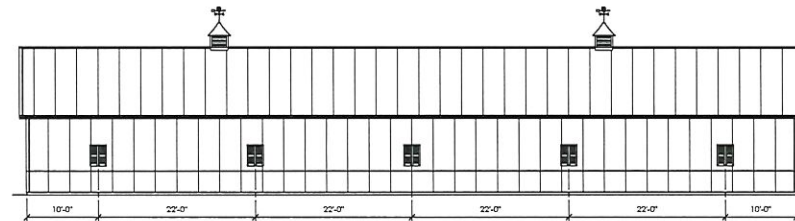
Brian Prunty  
District Program Administrator

Cc: File

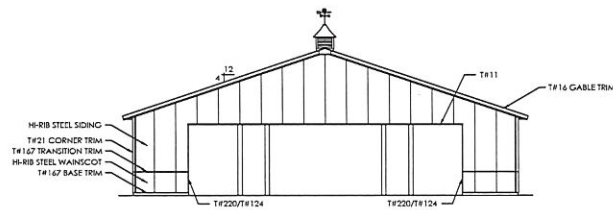


# DESIGN AND EXPLANATORY NOTES

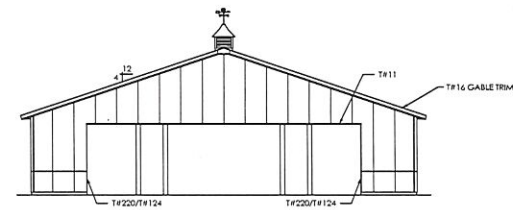
1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE WALLS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR, WINDOW, SLOPE AND SLOPE LOCATIONS WITH THE OWNER.



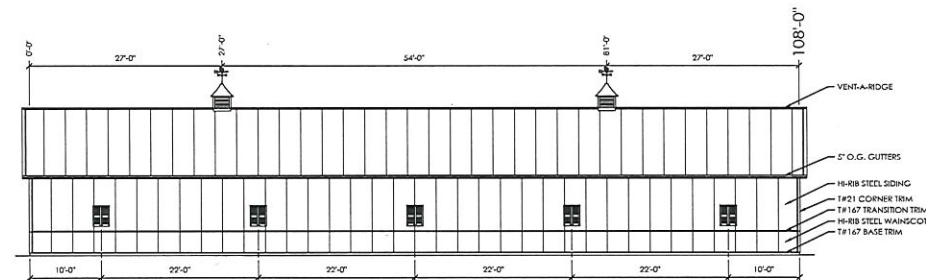
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

SCALE: 1" = 8'

OFFICE:  
WOODSTOCK, OH  
JOB NO.  
051-07-2124

LAKE FOREST COUNTRY CLUB  
HADDON, OH

**MORTON BUILDINGS, INC.**  
P.O. BOX 387  
MORTON, IL 61550-0387  
309-263-7424

DRAWN BY: J. CHODURA  
DATE: 10/14/2017  
CHECKED BY: M. MCCORMACK  
DATE: 10/20/2017  
REVISED DATE: 3/6/2018  
REVISED DATE: 6/20/2018  
REVISED DATE: —  
REVISED DATE: —

SCALE: AS NOTED  
SHEET NO.  
1 OF 1



**FROM: Thom Sheridan**

Scott. I spoke to the attorney for the LF CC today (Atty. Dean Hoover) and from a floodplain review and definition of a building, we have no issue with a pavilion style structure for the golf carts located in the SFHA, based on a summary of the following: Provided it is flood resistant material, utilities are elevated above the BFE, it is anchored, has no more than 2 sides, and it is reasonably safe from flooding. I can review it and comment on any other items, when you submit a plan to our office. Please check with the Hudson Fire Marshal on any definitions he may have regarding a structure or building, prior to proceeding.





SHAWN KASSON  
Fire Marshal

skasson@hudson.oh.us  
(330) 342-1869

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# M E M O R A N D U M

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**DATE:** July 6, 2018  
**TO:** Kris McMaster, City Planner  
**FROM:** Shawn Kasson, Fire Marshal SK  
**SUBJECT:** Lake Forest Country Club – Golf Cart Storage Building – 100 Lake Forest Drive

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I have reviewed the 06/13/18 revision of the site plan, 06/30/18 revision of the structural plan set and associated "building view" plans that have been submitted since the original proposal for the golf cart storage building at Lake Forest Country Club – 100 Lake Forest Drive. This review has been conducted to determine compliance with the 2017 Ohio Fire Code. Upon review I have the following comments:

## **Section 507 – Fire Protection Water Supply**

The 2017 Ohio Fire Code Section 507.5.1 requires that *"Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official."* Water service is unavailable at the proposed location. Accordingly, on-site fire hydrants are unable to be installed. In order to reasonably address this requirement, the proposed building must be protected by a fire detection and alarm system with the following features:

- Automatic fire detection throughout the entire building.
- Manual fire alarm pull stations at all designated exits within the building.
- Audio-visual notification appliances throughout the entire building.
- UL Listed central station monitoring.
- Compliant with all pertinent requirements of the 2017 Ohio Fire Code.
- Compliant with all pertinent requirements of 2016 NFPA 72, the National Fire Alarm and Signaling Code.

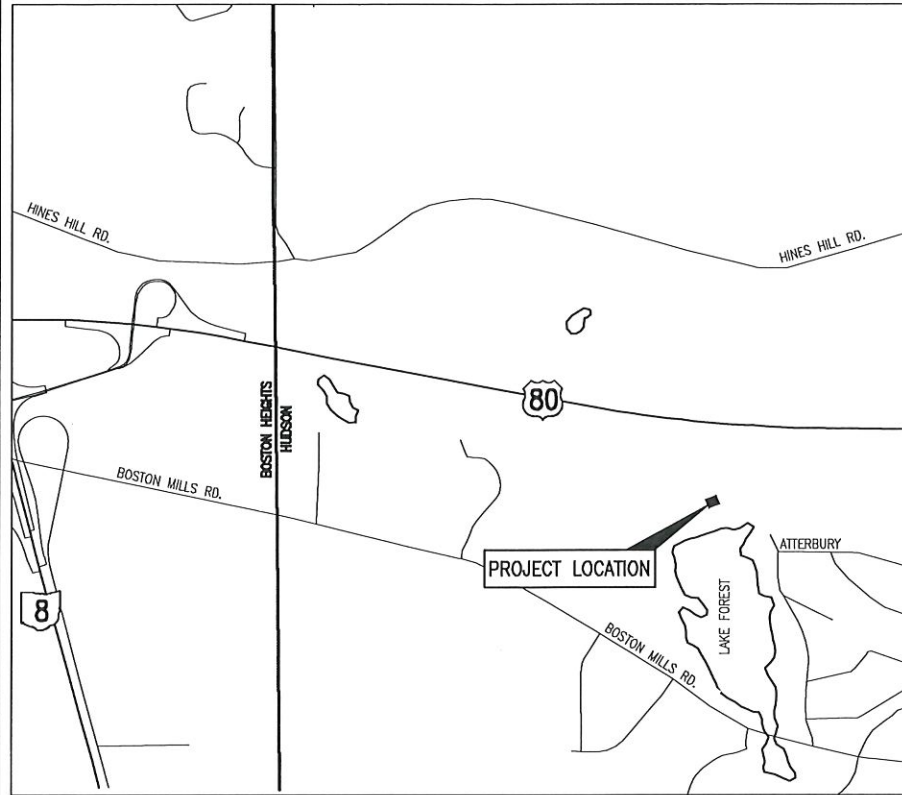
## **Section 503 – Fire Apparatus Access Roads**

The original submittal proposed a fully-enclosed building. Since the 04/04/18 HFD review of the original submittal, the proposal has changed to a pavilion-type structure that is open on two sides per the "building view" plans submitted on 06/13/18 and structural plan set submitted on 07/03/18. In consideration of this change and conditioned on protection from the above-listed fire detection and alarm system provisions, HFD finds the proposal to reasonably comply with the exceptions to the fire apparatus access requirements of 2017 Ohio Fire Code Section 503.

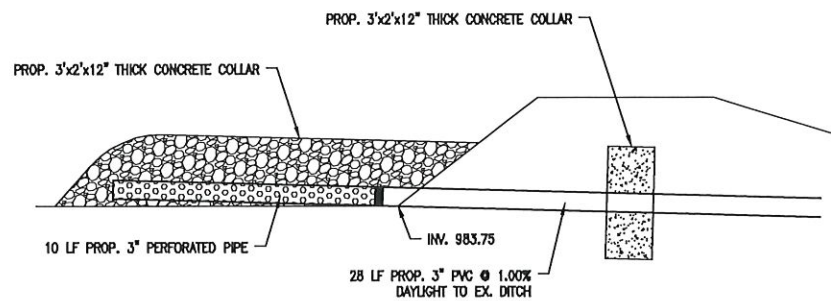
The applicant, Ernie Roma of Lake Forest Country Club, previously committed verbally to the installation of a fire detection and alarm system. Provided that the applicant submits written confirmation of this commitment, HFD has no objection to the revised proposal.

Please contact me with any questions.





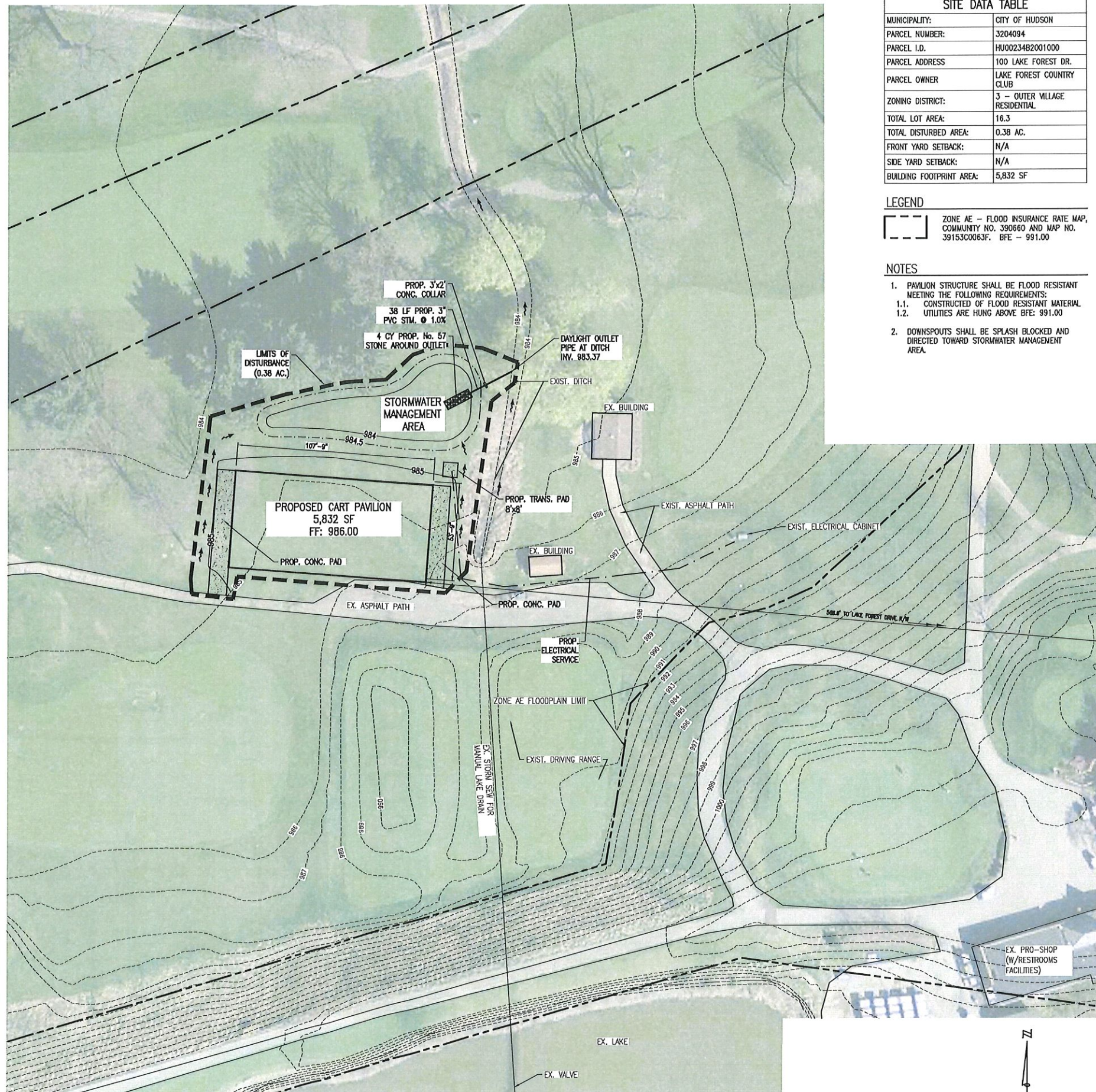
VICINITY MAP  
1" = 1000'  
LATITUDE: N 41°15'11" LONGITUDE: W 81°28'22"



STORMWATER OUTLET DETAILS

OWNER: FOREST COUNTRY CLUB  
CONTACT: ERNEST D. ROMA  
100 LAKE FOREST DRIVE  
HUDSON, OH 44236  
330-656-3800

ENGINEER: OHM ADVISORS, INC.  
CONTACT: SCOTT BICKLEY, P.E.  
6555 CARNEGIE AVENUE, SUITE 201  
CLEVELAND, OHIO 44103  
216-865-1339  
SCOTT.BICKLEY@OHM-ADVISORS.COM



SITE DATA TABLE	
MUNICIPALITY:	CITY OF HUDSON
PARCEL NUMBER:	3204094
PARCEL I.D.	HU0023482001000
PARCEL ADDRESS	100 LAKE FOREST DR.
PARCEL OWNER	LAKE FOREST COUNTRY CLUB
ZONING DISTRICT:	3 - OUTER VILLAGE RESIDENTIAL
TOTAL LOT AREA:	16.3
TOTAL DISTURBED AREA:	0.38 AC.
FRONT YARD SETBACK:	N/A
SIDE YARD SETBACK:	N/A
BUILDING FOOTPRINT AREA:	5,832 SF

#### LEGEND

ZONE AE - FLOOD INSURANCE RATE MAP, COMMUNITY NO. 390660 AND MAP NO. 39153C0063F. BFE - 991.00

#### NOTES

- PAVILION STRUCTURE SHALL BE FLOOD RESISTANT MEETING THE FOLLOWING REQUIREMENTS:
  - CONSTRUCTED OF FLOOD RESISTANT MATERIAL.
  - UTILITIES ARE HUNG ABOVE BFE: 991.00
- DOWNSPOUTS SHALL BE SPLASH BLOCKED AND DIRECTED TOWARD STORMWATER MANAGEMENT AREA.



REVISIONS:

MUNICIPALITY: CITY OF HUDSON

COUNTY: SUMMIT

CADD: CDD

PROJECT: SB

ENG: SB

DATE: 08/18/2010

SHEET: 1

FOREST LAKE COUNTRY CLUB  
GOLF CART STORAGE FACILITY  
CONCEPTUAL SITE PLAN