



City of Hudson, Ohio

Meeting Minutes - Draft

Planning Commission

Ronald Stolle, Chair
David Lehman, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Melissa Jones
David Nystrom
Erik Vaughan

Greg Hannan, Community Development Director
Nicholas Sugar, City Planner
Matthew Vazzana, City Solicitor

Monday, January 25, 2021

7:30 PM

Via Video-Conference & Live-Stream

I. Board Training

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.

City Solicitor Matt Vazzana, Greg Hannan and Nick Sugar conducted thirty-minutes of training for the Commission members consisting of: Sunshine Laws, Ethics - as it relates to land use boards and best practices, administrative rules and conducting meetings. After each of the sections Mr. Vazzana allowed time for questions from Commission members.

II. Call To Order

Chair Stolle called to order the regular meeting agenda items at 7:30 p.m.

Acting Chair Stolle recognized previous Chair, Mr. Harvie, for his years of work on the commission.

III. Roll Call

Present: 5 - Mr. Chuparkoff, Mrs. Jones, Mr. Lehman, Mr. Stolle and Mr. Vaughan

Absent: 2 - Mr. Anglewicz and Mr. Nystrom

IV. Election of Officers

elected

Aye: 5 - Mr. Chuparkoff, Mrs. Jones, Mr. Lehman, Mr. Stolle and Mr. Vaughan

Election of Officers

elected

Aye: 5 - Mr. Chuparkoff, Mrs. Jones, Mr. Lehman, Mr. Stolle and Mr. Vaughan

Election of Officers

elected

Aye: 5 - Mr. Chuparkoff, Mrs. Jones, Mr. Lehman, Mr. Stolle and Mr. Vaughan

Election of Officers

elected

Aye: 5 - Mr. Chuparkoff, Mrs. Jones, Mr. Lehman, Mr. Stolle and Mr. Vaughan

V. Swearing In

Mr. Nate Wonsick, Hudson Assistant City Engineer, was sworn in by Chair Stolle.

VI. Correspondence

There was no correspondence to Commission members or City staff regarding the Planning Commission.

VII. Public Discussion

There was no public discussion.

VIII. Approval of Minutes

A. [PC 11-9-20](#) Minutes of Previous Planning Commission Meeting: November 9, 2020

Sponsors: Planning Commission

Attachments: [Meeting Minutes 11-9-20](#)

approved

Aye: 5 - Mr. Chuparkoff, Mrs. Jones, Mr. Lehman, Mr. Stolle and Mr. Vaughan

IX. Old Business

There was no old business.

X. Public Hearings

A. [PC 2020-844](#) Review and recommendation for improvements to S. Main Street, including construction of a continuous turn lane and dual sidewalks from Stony Hill Drive to Barlow Road.

Sponsors: Planning Commission

Attachments: [Staff Report 2020-844](#)
[Full Plan Set](#)

Mr. Sugar introduced the staff report for a road improvement between Stony Hill Road and Barlow Road and explained the reason PC is conducting this review is the City Charter instructs that PC make a recommendation on any street that is widened.

Mr. Nate Wonsick, Assistant City Engineer, provided an overview of this 2.9-million-dollar project known as the South Main Street Widening Project. Mr. Wonsick described the project as having received federal funds with a goal of improving safety and congestion throughout the corridor and noted this is an ODOT Safety Grant combined with a Congestion Air Quality Grant. Mr. Wonsick also reviewed four identifiers from the 2016 safety study including sidewalks, bike lanes on both side of the roads, three eleven-foot-wide lanes and repaving.

Mr. Wonsick explained the design is in progress and has included two public input sessions with affected residents and commercial property owners who were all notified of the upcoming project prior to the public hearing. The design is to be finalized in the fall of 2021 with project construction taking place in 2022. Mr. Wonsick noted temporary right-of -way property acquisitions while work is being done will be in effect, however, no permanent purchases will be made.

Mr. Sugar reviewed the project timeline and explained the review process which is included in the staff report as well at the traffic study by the GDP group. Mr. Sugar also referenced the Comprehensive Transportation Plan section which calls for improvements for congestion and bike access - which this project meets.

Commission members and staff discussed: 1) Curb cuts and the modification of existing curb cuts. 2) The sporadic nature of pedestrian and bicycle paths along this corridor. 3) Streetscaping and the overhead wires on the east side of the street being problematic for tree planting. 3) Existing light poles that will be moved and reused with the possibility of sign brackets being added.

The Commission and staff also discussed: 1) The six to eight-month timeframe for completing the work which may include night work. 2) Work north of Stony Hill Drive while being recommended in the GDP report is not funded in this project. 3) The Benefit Cost Analysis was done to determine if it was affordable based on the safety improvements.

Mr. Wonsick noted this project is comparable to the Rt. 91 north turn lane project, however it will not take as long to finish, and the utilities will remain above ground because of high cost to place underground. Regarding funding, Mr. Wonsick stated the ODOT safety funds are 90/10 and the CMAT funding is 80/20. Anything done additional to the safety funding is 100 percent Hudson funded. This is a four-million-dollar project with approximately \$600,000 funded by Hudson.

To lessen impact on businesses; notification of work will be given, access to properties will be maintained, night work will be announced, signs will not be blocked and cones will be used to delineate entrances and exits.

Although traffic will be maintained through the corridor it is expected that some other roads will have

additional traffic. Mr. Wonsick stated if staff receives traffic concerns from citizens, enforcement will be notified.

Mr. Wonsick noted the 2016 traffic study encompassed a larger area than this proposed project. The Commissioners discussed adding sidewalks to the entire east side of the road. Mr. Wonsick noted the scope of the project was narrowed in order to secure the funding. The additional sidewalk could be referred to the Connectivity Group in the City.

Mr. Wonsick stated staff may speak to property owners regarding eliminating redundant driveways which Commission members feel may be dangerous. However, the traffic study did not identify existing curb cuts as a critical safety measure.

The Commission discussed: 1) Upgrading this entrance into the City. 2) Plantings for beautification. 3) Maintaining street lighting and traffic signals, with the possibility of smart signals.

Mr. Wonsick noted there will be no changes for the Barlow Road and Darrow Road intersections, however they will become ADA compliant. The Stony Hill Drive and Darrow Road intersection may receive enhanced pedestrian signaling.

There were no public comments.

The Board discussed the recommendations included in the staff report including curb cuts, landscaping to enhance this entrance to the City, moving utilities underground, the timing of work including night work so there is less interruption for businesses and the use of signage to direct traffic in and out of businesses.

Mr. Lehman made a motion, seconded by Mr. Chuparkoff, based on the evidence and representations to the Commission by Nate Wonsick, P.E., City of Hudson, 1140 Terex Road, Hudson, Ohio 44236 as applicant, and City staff, at a public hearing of the Planning Commission held on November 25, 2021, the Planning Commission finds the project to be in substantial compliance with the appropriate review standards and recommends approval of the project with the following recommendations to City Council:

- 1. Study the feasibility of reducing the width and number of existing curb cuts south of Stony Hill Drive to improve on potential conflict points for pedestrians and cyclists.**
- 2. Further study the feasibility of incorporating street trees along the west side of the road and streetscape landscaping throughout the entire project area to create a safer and more welcoming environment for pedestrians and cyclists.**
- 3. Study the feasibility of moving overhead utilities underground.**
- 4. To the extent feasible, minimize negative impacts on the occupants and users of the SR 91 Corridor, including the use of night work, signage, or like practices.**

approved with conditions

Aye: 5 - Mr. Chuparkoff, Mrs. Jones, Mr. Lehman, Mr. Stolle and Mr. Vaughan

XI. Other Business

XII. Staff Update

There was no other business.

XIII. Adjournment

adjourned

Aye: 5 - Mr. Chuparkoff, Mrs. Jones, Mr. Lehman, Mr. Stolle and Mr. Vaughan

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.

* * *