



City of Hudson, Ohio

Meeting Minutes - Final

Planning Commission

Robert S. Kagler, Chair
Thomas Harvie, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Erica Deutsch
Ron Stolle
James Vitale

Greg Hannan, Community Development Director
Kris McMaster, City Planner
Matthew Vazzana, Assistant City Attorney

Monday, February 12, 2018

7:30 PM

Town Hall

I. Call To Order

Chair Kagler 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: 6 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Absent: 1 - Mr. Anglewicz

III. Correspondence

There was no correspondence.

IV. Public Discussion

Mr. Kagler invited any person to speak to any item that is not on the agenda.

Mr. Tom Armbruster of 6398 Stow Road stated that he recognized that Pulte Homes has withdrawn Application 2018-2332. He is concerned that, according to the newspaper, Pulte Homes stated they will be working with the City of Hudson as the Land Development Code is revised. Mr. Armbruster feels that the City is working too much with developers with too little input from residents. Mr. Armbruster also noted that 900 residents have signed a statement that they oppose increasing the density in District 2 areas.

Ms. Nova Buchanan of 6312 Stow Road noted that the 2015 Comprehensive Plan changed, 'Rural Residential Conservation' to 'Low Density'. Ms. Buchanan feels 'Low Density' leaves room for greater interpretation with the danger of the losing the diversity of farms and open space that is part of the uniqueness of Hudson. Ms. Buchanan encourage the Planning Commission to hold onto the charm that is Hudson.

V. New Business**VI. Public Hearings**

Chair Kagler noted that the only new business application was withdrawn by applicant, therefore there would be no public hearing.

A. [PC 2018-2332](#) APPLICATION WITHDRAWN AT THE REQUEST OF THE APPLICANT

Zoning Map Amendment from District 2 to District 3

Permanent Parcel Nos. located North and South of Ravenna Street:

3003108, 3004553, 3002169, 3002375, 3004552, 3001397 and 3004555

VII. Other Business

Chair Kagler noted that staff has advised him that PC 2018-03 and PC 2018-04 should be one case and labeled as Case 2018-2628, this one case will require one vote.

A. [PC 2018-2628](#) Site Plan Review for a proposed 18,106 square foot building, located at 1764 Georgetown Road, District 8- Industrial Business Park, submitted by Jason Kekic.

Attachments: [1764-1800 Georgetown Rd Staff Report 2-12-18](#)

Mrs. McMaster introduced this case by stating that BZBA has granted variances reducing the side and rear yard setbacks as well as variances to the requirement for sidewalks for these two buildings of 18,106 square feet. These variances are conditioned on landscaping and mounding, lighting restrictions and money in lieu of sidewalks deposited with the City. Mrs. McMaster also stated that the District Six and Eight Subcommittee approved the design of the two identical buildings.

Mr. Jason Kekic representing Hejduk-Cox and Associates and Mr. George Zampelli of Hudson South Development Company were present for the meeting and discussion. Mr. Zampelli noted that these two buildings mirror other buildings on Georgetown Road and each other.

Chair Kagler invited anyone from the public who would like to speak to this case to come forward. Seeing no one, Chair Kagler closed the public portion of the hearing.

The Commission noted that more parking spaces are being built than required. Mr. Zampelli said that depending on the type of occupants, more parking spaces are sometimes required.

Mr. Kekic stated that the West property has 45 percent impervious surface area and the East parcel has 25 percent impervious surface area, both well under the requirements for impervious surface area.

Discussion was held regarding the size of the detention basin noting that a one-year outflow rate is being requested by City Engineering instead of the usual two-year outflow. Mr. Zampelli noted there are three ponds on the Georgetown Road properties and the project will comply with requirements for more water storage.

The Commission noted that a condition of the BZBA variances was giving money to the City sidewalk fund in lieu of building sidewalks. Discussion was held regarding Mr. Zampelli's request that the sidewalk money be used for improvements to Georgetown Road.

Mr. Harvie made a motion, seconded by Mr. Stolle that based on the evidence and representations to the Commission by Mr. Jason Kekic, applicant, and City staff at the meetings of the Planning Commission held

February 12, 2018, the Planning Commission approve the site plan for two buildings in Case No. 2018-2628, for 1768 Georgetown Road and 1800 Georgetown Road, according to plans received on January 16, 2018, with the following conditions:

- An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 11207.18(g).
- The comments of Assistant City Manager-City Engineer, Thom Sheridan, must be addressed per the January 11, 2018 and the February 5, 2018 correspondence.
- The comments of Fire Marshal Shawn Kasson must be addressed per the February 5, 2018 correspondence.
- Planning Commission accepts the recommendation of the Design Subcommittee for Development in District 6 and 8 and approved the project.
- 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.
- Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clear or construction of any kind shall commence prior to the issuance of a Zoning Certificate.
- The conditions incorporated into the BZBA decisions of January 18, 2018.

The motion carried by the following vote:

Aye: 6 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

VIII. Approval of Minutes

- A. [PC 1-18-2018](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS
January 8, 2018**
Attachments: [PC Minutes January 8, 2018](#)

A motion was made by Mr. Harvie, seconded by Mrs. Deutsch that the January 8, 2018 minutes be approved as edited.

The motion carried by an unanimous vote.

IX. Design Sub Committee for District 6 and 8

A motion was made by Mr. Harvie, seconded by Mr. Stolle that Mr. Kagler be appointed to the Design Subcommittee for District 6 and 8.

The motion carried by an unanimous vote.

X. Adjournment

A motion was made by Mr. Stolle, seconded by Mrs. Deutsch that the meeting be adjourned.

The motion carried by an unanimous vote.

Chair Kagler adjourned the meeting at 8:10 p.m.

Robert S. Kagler, 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.

Public Hearings by the Commission will be undertaken for each case in the following order:

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