



City of Hudson, Ohio

Meeting Minutes - Draft 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, City Solicitor

Monday, August 20, 2018

7:30 PM

Town Hall

Special Meeting

I. Call To Order

Chair Kagler called to order this special meeting of the Planning Commission of the City of Hudson at 7:33 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Staff in attendance: Gregory Hannan, Community Development Director; Kris McMaster, City Planner; Matt Vazzana, City Solicitor.

II. Roll Call

Present: 5 - Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Absent: 2 - Mr. Anglewicz and Mrs. Deutsch

III. Swearing In

Mr. Vazzana placed everyone under oath who would be giving testimony during the meeting.

IV. Correspondence

There was no correspondence.

V. Public Discussion

Chair Kagler opened the meeting to public comments for anyone wanting to address the Commission on any topic that is not on the agenda. There were no comments.

VI. Old Business

There was no old business.

VII. Public Hearings

- A. [PC 2018-2996](#) A request from applicant Ernie Roma, Club Manager representing the property owner, Lake Forest Country Club, for approval of a Site Plan for a 5,832 square foot accessory structure building for the storage of electric golf carts to be located at 100 Lake Forest Drive, in District 3-Outer Village Residential Neighborhood.

Attachments: [PC 2018-2996 Staff Report August 20, 2018 Special Meeting](#)

Mrs. McMaster introduced the application for a 5,280 square foot storage area for electric golf carts that will be open ended and approximately 1000 feet from the country club main building. BZBA approval has been given for a variance to the 150-foot emergency access road. This building is allowed as an accessory structure in District 3 with the final plans being reviewed by Mr. Thom Sheridan, Flood Plain Manager. Mrs. McMaster added that there is no fire department objection as long as the alarm system is installed. The Architectural & Historic Board of Review has approved the design of the building. Mrs. McMaster stated that staff recommended approval with the conditions in the staff report.

Mr. Ernie Roma, applicant, thanked staff for the help through the process and stated he is in agreement with the conditions on the staff report.

Planning Commission members questioned the wrap around walls at the corners of the open sides. Mr. Roma stated the engineer felt they were needed to give strength to the building.

There were no public comments.

Mr. Churparkoff made a motion, seconded by Mr. Harvey that based on the evidence and representations to the Commission by the applicant, Mr. Ernie Roma, the Planning Commission approve the application 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.

The motion carried by the following vote:

Aye: 5 - Mr. Churparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

B. [PC 2018-4526](#) Proposed revisions to the current Hudson Land Development Code (Planning and Zoning Code).

Attachments: [LDC Phase 1 - Table of Changes](#)
 [LDC Phase 1 - Revised Redline Draft](#)

Mrs. McMaster reviewed the history of the proposed Land Development Code and stated that the City website has all the documents that are being reviewed and that comment sheets will be distributed for anyone not wishing to speak this evening, these comments will be directed by staff to the Planning Commission. A proposed schedule was presented for the Commission's review that contained dates and topics to be covered over the next few months.

Mr. Kagler opened the meeting for public comments requesting that all comments be directed from the podium to the PC Chair and further stated that he will attempt to allow everyone to speak, and requested speakers be as brief as possible and said written comments may be submitted to the Commission.

Mr. Charlie Robinson, 7936 Ravenna Road, stated his opposition to rezoning District 10 from B 1 to residential. He also objected to the allowance in the proposed LDC that states, "one landscaping businesses 'could' be allowed to continue". Mr. Robinson noted there are other business on the street that will be affected by this change and that all the present owners purchased the property when it was zoned B 1.

Mr. Tom Armbruster, 6398 Stow Road, stated his concern for changing low density areas that are protected by the current zoning code to areas with a density bonus of 125%. He said this will harm the character of Hudson.

Mr. Jeff Reynolds, 7828 Ravenna Road, stated his opposition to rezoning District 10 from B 1 to residential this change is unnecessary and will limit the variety of businesses that may want to locate in District 10.

Ms. Ruth Andrews, 2095 Ravenna Street, questions the goal of the city going forward and stated she would like the rural and historic character of Hudson maintained.

Mr. Norm Detrich, 7949 Ravenna Road, stated he purchased his property when it was zoned B 1 and knew this was for commercial purposes. Mr. Detrich built 22,000 square foot building that he might like to use for a commercial quilting business.

Mr. Skyler Suttan, 2240 Ravenna Street, intentionally purchased property in a rural conservation district believing it would be kept this way. The possibility of a 125% density bonus is not keeping with his purchase. Mr. Suttan also stated it is the duty of the city to enforce the rules, not make new rules to satisfy the desire for more homes. Low density should remain low density.

Ms. Martha Jones, 2233 Ravenna Street, agreed with Mr. Armbruster and Mr. Sutton and requested that the 125% density bonus be replaced with a zero density bonus.

Ms. Sue Ramlo, 2931 Middleton, questioned what problem does the redistricting of District 10 solve? Ms. Ramlo desires to maintain Hudson as it is.

Ms. Pam Jacobstein, 6404 Canterbury Drive, believes the proposal by Pulte to build homes to be ill conceived and that an influx of people will have negative impact on the City. Ms. Jacobstein opposes denser housing.

Ms. Sara Norman, 2212 Edgeview Drive, believes people do not want to buy houses in Hudson and desires protections for current homeowners. Ms. Norman created a pdf file that she will send to all city staff and Commission members that has her recommendations for a revised LDC.

Mr. Robert Kagler, Sr., 2195 Fairway Circle, encourages the Commission to take all the time needed while comparing the proposed new and the old Land Development Codes for changes that will have unintended

consequences.

Ms. Kris Brown, 6244 Stow Road, asked why the density bonus that is at the sole discretion of the city and questioned why planned developments are needed in every district.

Mr. Christopher Lawrence, 1808 Stony Hill Drive, noted that every speaker this evening is opposed to more density and diversity of housing stock and wonders why it is still being discussed. Mr. Lawrence hopes that as representatives of the people, the PC members will hear what is being said this evening.

Mr. Keith Bararus, 75 Stratford Road, stated, in regards to rezoning District 10, it is wrong to take a business away from someone that currently has one.

Ms. Constance Kenney, 63 College Street, requested that PC keep the density bonus at 25% stating there is no problem to fix and no reason to think any good will come from the proposed changes. Ms. Kenney encourages mindfulness of the history and rural community of Hudson. Ms. Kenney also requested that District 4 keep the title, Historic Residential Neighborhood and the Village Core name also be kept. Ms. Kenney also stated that the proposed LDC states that Planned Developments do not need to be approved by Council, only by the City Manager.

Mr. Bill Melvin, 6474 Canterbury Drive, agrees with all comments this evening and opposes the 125% density bonus believing this will only be good for large national developers.

Ms. Leslie Bowser, 1618 Groton Drive, believes the density increase is driven by a need to increase the tax base. However this will decrease the quality of life in the city and stated, if we increase tax revenue at the cost of quality of life, the cost is too big.

Mr. Todd Zedak, 7706 Oxgate, requested that the Commission take a stand to not allow industrial uses, including gas and oil wells, in residential neighborhoods.

Seeing no one else wishing to speak, the Commission stated the public hearing is still open and comments will be taken at future meetings.

The Commission requested clarification on the proposed timeline and community outreach. Mr. Hannan stated staff is available and would like to hear from the public and discuss issues. Staff has reached out to the rural residential areas.

Commission members questioned, in light of having had community meetings and the significant opposition expressed this evening, why the District Zoning and density bonus changes have remained part of the proposed LDC changes? Also discussed, was what in the Comprehensive Plan has brought about the proposed redistricting and the desire for a diversity of housing. The Commission also asked if a proposed change would allow the City Manager alone to approve planned developments? Mr. Vazzana replied, no.

The Commission stated uncertainty as to what problems are being fixed by the proposed LDC and would like for staff to explain why proposed changes are being recommended.

Chair Kagler stated his concerns with the need for the proposed LDC rewrite. He reviewed the historical reasons for the existing LDC, which was the village and township merger that mandated a combined, new zoning code, which was ultimately decided by the voters. Mr. Kagler stated that if a rewrite is considered, it should begin with fixing the current LDC and is concerned that there is not enough time allotted for a comprehensive review of the proposed LDC to be completed.

Commission members were supportive of asking City Council for direction in determining the next steps in this process and stated that at the next review, the old code will be examined, with staff making note of problems that need to be fixed while setting aside the proposed LDC.

Mr. Chuparkoff made a motion, seconded by Mr. Stolle, to continue this public hearing on September 10, 2018, and for this meeting to begin with a review by staff of the current LDC and suggested or required changes to the current LDC. Future agendas for the PC will be determined at a later date.

Aye: 5 - Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

VIII. Other Business

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IX. Approval of Minutes

A. [PC 8-13-2018](#) Minutes of Previous Planning Commission Meeting: August 13, 2018

Attachments: [PC Minutes August 13, 2018 - Draft](#)

A motion was made by Mr. Chuparkoff, seconded by Mr. Vitale, that the August 13, 2018 minutes be approved. The motion carried by an unanimous vote.

X. Adjournment

Mr. Harvie made a motion, Mr. Vitale seconded the motion that the meeting be adjourned. The motion was unanimously approved.

Chair Kagler adjourned the meeting at 9:33 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.

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