

**CITY OF HUDSON
PLANNING COMMISSION
REGULAR MEETING OF APRIL 14, 2014
7:30 P.M., TOWN HALL**

MINUTES

CALL TO ORDER

The Chair, Mr. Mulligan, called to order the Regular Meeting of the Planning Commission of the City of Hudson at 7:30 p.m. in Town Hall, 27 East Main Street, Hudson, Ohio.

ROLL CALL

Present: Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler,
Mr. Mulligan, Mr. Wolenski

Absent: None

Officials Present: Mark Richardson, Community Development Director; Greg Hannan, City Planner; Kris McMaster, Associate Planner; Aimee W. Lane, Assistant City Solicitor

On behalf of the Planning Commission, Mr. Mulligan expressed condolences to the family of Nora LaLomia, Planning Commission Board Clerk, who passed away April 2, 2014. He recognized her contribution to the Commission over many years of service. Mr. Mulligan also expressed condolences to the family of John Jeffers, former Ward 4 Councilman, who passed away on Friday, April 11, 2014.

OATH OF TRUTHFULNESS

Mr. Mulligan, the Chair, placed everyone under oath who would be giving any testimony during the meeting.

OTHER BUSINESS

**CASE NO. 2014-10, CITY MANAGER'S ANNUAL REVIEW REPORT,
GROWTH MANAGEMENT RESIDENTIAL DEVELOPMENT ALLOCATION SYSTEM**

Mr. Richardson stated that each year the Staff is required to prepare an annual report on behalf of the City Manager and make a recommendation for the number of growth management allocations that the City would award during its next allocation period. Mr. Richardson introduced Interim City Manager, Scott Schroyer, to deliver the report and recommendation.

Mr. Schroyer reviewed the Executive Summary within the Growth Management Annual Review Report for Commission members.

Mr. Richardson introduced Kris McMaster, Associate Planner, and principal author of the Growth Management Residential Development Allocation System Report.

Mr. Mulligan recalled for the new Commission members that the focus and goal of the Commission in reviewing this report is to relay comments from the Commission to Council regarding the appropriateness of the recommended number of residential allotments. Mr. Richardson stated that the Planning Commission is charged with making a recommendation to Council.

Mr. Kagler commented that it was surprising that the population of Hudson is less than it was ten years ago and that school enrollment is less than it was twenty years ago. He stated he has no problem with the recommendation and expressed appreciation for the efforts of the Staff in generating the report. He does question, though, why the City continues to spend Staff time, applicant time and developer time with the growth management process when there is no growth.

Mr. Harvie expressed agreement with Mr. Kagler. Mr. Harvie stated that he thinks it is valuable to have a review of population growth and other statistics found in the report whether annually or biennially.

Mr. Wolenski stated the report is interesting and contains some surprising information including the stagnant growth statistic.

Mr. Chuparkoff stated that he agreed with the earlier comments, indicating that he felt the information found in the report was valuable and would want to continue the review on an annual or biennial basis. He asked what span of time the Comprehensive Plan covered. Mr. Richardson explained that comprehensive plans tend to have a twenty year horizon. In response to Mr. Chuparkoff's question as to how the Growth Management Residential Development Allocation System and the Comprehensive Plan are reconciled, Mr. Richardson stated that the legislation is reviewed every year. No changes to the legislation are being recommended this year. The Comprehensive Plan study due to be started in 2014 may recommend changes to the legislation in the future. Mr. Richardson said that Mr. Schroyer's recommendation of 125 allocations is reasonable for this year and the next few years.

Mr. Anglewicz commented that he finds the information in the report valuable. He asked why in the past the percentage of used allocations was so low. Mr. Richardson stated that developers request the maximum number of allocations to ensure rapid development of their projects. He stated that the pace of development does not nearly match the number of allocations available. Mr. Anglewicz asked if there are other impediments besides economics behind the low number of allocations being used. Mr. Richardson said that he did not think so. He noted the recent development at Trails of Hudson which presented unique challenges. Those challenges were met by using awards of special merit, advising developers of deadlines for applications, and by a change to the LDC that allows unused allocations to be granted before the next allocation deadline.

Mrs. Barone stated that Mr. Kagler expressed the same concerns she had. She said it was her understanding that concern regarding infrastructure was part of the basis for

Growth Management. She questioned whether problems with the infrastructure remain. Mr. Schroyer stated that he has worked with agencies to improve the infrastructure and to estimate where growth would occur and evaluate where infrastructure improvements would be needed in order to make sure the infrastructure is up to the standards that we want.

Mr. Mulligan expressed his support for the recommendation of issuing 125 allotments.

Mr. Harvie moved to accept the Interim City Manager's Growth Management Residential Development Allocation System Annual Review Report dated March 27, 2014 and recommends City Council establish the number of Residential Allotments at 125 dwelling units for the allotment year August 1, 2014 through July 31, 2015. This recommendation is made with the condition that the number of allotments be divided as follows. The final number of 125 allotments to be awarded in the first and second semi-annual allocation periods should be distributed so that 63 allocations are available in the first semi-annual allocation period and 62 allocations are available in the second semi-annual allocation period.

Mr. Kagler seconded the motion.

Roll Call:

Aye: Mr. Harvie, Mr. Chuparkoff, Mr. Wolenski, Mrs. Barone, Mr. Anglewicz, Mr. Kagler, Mr. Mulligan

Nay: None

The motion carried unanimously.

PUBLIC HEARINGS

CASE NO. 2014-05, FINAL PLAT AND IMPROVEMENT PLANS, DISTRICT 3

RESERVE AT RIVER OAKS, PHASE I

Mr. Hannan reviewed the staff report. Regarding setbacks and building siting and orientation, Mr. Hannan noted that staff has met with the applicant and reached acceptable terms on these two items. The setbacks have been adjusted to accommodate no more than a 5 foot differential between properties. The building siting as submitted is acceptable due to lot configurations that would make it difficult to readjust the house siting. Regarding the proposed emergency access drive, if the zoning map amendment is approved, the road will be redesigned with the extension of the subdivision. It must be documented that the access road will not impact wetland areas.

Chris Brown, Prestige Homes, 17 W. Streetsboro Street, Hudson, OH 44236, represented the applicant. He stated that he does not see any problems with meeting all the requirements suggested by Staff.

Mr. Harvie asked Mr. Brown if all of the issues regarding the engineering comments had been resolved. Mr. Brown said that all of the revisions have been made and that he should receive a second comment letter soon from Mr. Miller, Rettew Engineering, after