



# City of Hudson, Ohio

## Meeting Minutes - Final 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*

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Monday, November 8, 2021

7:30 PM

Town Hall  
27 East Main Street

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### **I. Industrial Design Subcommittee (6:45 pm)**

Acting Chair Lehman called to order the stated meeting of the Industrial Design Subcommittee.

Present: Mr. Workley, Ms. Marzulla, Mr. Lehman

Mr. Sugar introduced the application by displaying the site plan, elevations, describing the building and a review by the Industrial Design Subcommittee and Planning Commission in 2015 where future expansion was contemplated. Mr. Sugar also described the metal building and reviewed the staff comments.

Mr. Greg Seifert, GEIS Construction, distributed elevations to the Subcommittee, described and showed photos of the expansion to the existing building and the location of the building on the property. Mr. Seifert also noted that precast is not available for 32 weeks and a large machine is being delivered in June of 2022 that must be enclosed. Mr. Seifert also stated if precast becomes available it will be used and described the need for the large door to allow access for the large machine(s), which will necessitate a variance from BZBA.

The Subcommittee, applicant and staff discussed the location of the proposed door, the 330-foot distance of the door from Hudson Industrial Parkway, the environment around the proposed door, the look of the door, alternatives to the door and the location of the elevated berm. The Subcommittee also discussed the proposed "D" bufferyard, with substantial plantings, which would be removed if the building expands in the future. The Subcommittee discussed changing to bufferyard "B" and the visibility of rooftop equipment.

Mr. Workley made a motion, seconded by Ms. Marzulla, to approve with the following conditions: Landscape with bufferyard "B", an elevation study be coordinated with staff for equipment on the roof, an enlarged berm and the door be referred to BZBA noting it is on the working side of the building.

**This matter was approved as amended by a unanimous vote.**

### **II. Call To Order**

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.

**III. Roll Call**

**Present:** 6 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom and Mr. Stolle

**Absent:** 1 - Mr. Vaughan

**IV. Swearing In**

Chair Stolle placed everyone under oath who would be giving testimony during the meeting.

**V. Correspondence**

There was no correspondence.

**VI. Public Discussion**

There were no Public Comments.

**VII. Approval of Minutes**

[PC 10-11-21](#) **Minutes of Previous Planning Commission Meeting: October 11, 2021**

**Attachments:** [PC Meeting Minutes October 11, 2021](#)

**A motion was made by Mr. Lehman, seconded by Mr. Nystrom, that the October 11, 2021 Minutes be approved as submitted. The motion carried by the following vote:**

**Aye:** 5 - Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom and Mr. Stolle

**Abstain:** 1 - Mr. Anglewicz

**VIII. Old Business****IX. Public Hearings**

[PC 2021-1177](#) **A Text Amendment request to the Land Development Code Section 1207.17, "Signs," to implement revisions to sign illumination standards.**

**Attachments:** [Staff Report 21-1177](#)

[Ordinance 21-126](#)

[Sign Illumination Exhibit](#)

Mr. Sugar introduced the Text Amendment request by reviewing the staff proposed illuminated sign codes updates. At the request of PC, Mr. Sugar also reviewed the existing codes regarding internally lighted signs, the recommendations to remove the size requirement and the setback requirement from 'any public road' to 'arterial streets' as listed in the LDC. Mr. Sugar noted staff believes these minimal changes will assist businesses.

The Commission and staff discussed: Businesses along the Ohio Turnpike, the size, number of and illumination of signs being addressed in other areas of the LDC, changing the existing standard which may cause problems

down the road with requests for lesser distances, that the proposed amendment would allow ground signs, the possibility of recommending a minimum size building, questioning if the proposed changes grant special privileges by allowing it in only two districts, the justifications for BZBA granting variances, the removal of the portion regarding the removal of ground signs, the pro-business nature of the amendment, that this applies only to Districts 6 and 8 which are unique districts, the rules for multi-tenant buildings and will this text amendment relive or create applications for BZBA.

**Mr. Chuparkoff made a motion, seconded by Mr. Lehman, based on the evidence and representations to the Commission by City staff at a public hearing of the Planning Commission held at the regular meeting of November 8, 2021 the Planning Commission recommends approval of the amendment to City Council with the following conditions:**

☐ **A minimum 50,000 square feet of gross floor area be required for any buildings or properties eligible for the internal illumination of signs.**

**Aye:** 5 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Lehman, Mr. Nystrom and Mr. Stolle

**Nay:** 1 - Ms. Jones

## **X. Other Business**

[PC 2021-1166](#) **A Site Plan request for the construction of an addition, approximately 50,000 sq. ft., at 5445 Hudson Industrial Parkway, Parcel #3010059 in District 8-Industrial/Business Park.**

**Attachments:** [Staff Report 21-1166](#)

Mr. Sugar introduced the application by displaying the site plan, describing the location of the property and existing building, describing the proposed addition on the western side of the building and reviewing the 2015 Planning Commission decision regarding this building. Mr. Sugar also reviewed the staff report, the Industrial Design Subcommittee recommendation and the staff recommended condition regarding parking.

Mr. Greg Seifert, GEIS Company, noted the original building was designed and graded with this expansion in mind and reviewed the purpose of the expansion which is to house a large machine. Mr. Seifert then noted that precast is not available which necessitates the use of metal siding as used on part of the existing building. Mr. Seifert also explained the front facing large door is to allow the large machine to enter the building and will go before BZBA in the coming weeks.

Mr. Lehman reported the Industrial Design Subcommittee recommendations include: Bufferyard "B" as most appropriate, allowed the use of metal because of the unavailability of precast, approval of the front facing door since it is not in a public area, that roof equipment be reviewed by staff and recognition that BZBA will ultimately be the approving body.

The Commission, staff and applicant discussed the stormwater easements for the pond which was originally engineered for this expansion, separate driveways for cars and trucks, staff's acceptance of the Industrial Design Subcommittee's recommendation of Bufferyard "B", that no additional curb cuts will not be needed, the number of additional employees and additional expansions parking needs.

**Mr. Lehman made a motion, seconded by Mr. Angelwicz, based on the evidence and representations to the Commission on November 8, 2021 the Planning Commission approved the Site Plan for an addition in Case 21-1166 for 5445 Hudson Industrial Parkway according to plans received October 15, 2021 with the following conditions:**

1. Landscape Bufferyard B (minimum 10 feet) shall be installed between the addition and Hudson Industrial Parkway.
2. Applicant shall submit an updated parking/employee calculation to verify compliance with Section 1207.12(f) "Parking Space Requirements".
3. The comments of Assistant City Engineer, Nate Wonsick shall be addressed per the November 3, 2021 correspondence.
4. The recommendation of the Industrial Design Subcommittee be accepted and include the following:
  - Any roof equipment visible from Hudson Industrial Parkway be appropriately screened.
  - Landscape Bufferyard B (minimum 10 feet) be installed between the addition and Hudson Industrial Parkway.
  - Consideration for the design of an overhead door on the north elevation be coordinated with staff.

Aye: 6 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom and Mr. Stolle

[PC 2022](#)  
[SCHEDULE](#)

**2022 Planning Commission Meeting Schedule**

Attachments:      [PC Schedule 2022](#)

A motion was made by Mr. Lehman, seconded by Ms. Jones, that the 2022 Planning Commission schedule be approved as presented. The motion carried by the following vote:

Aye: 6 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom and Mr. Stolle

## **XI. Staff Update**

Mr. Sugar noted there are applications for the December PC meeting and the 2021 Text Amendments will go before City Council.

**This matter was discussed**

## **XII. Adjournment**

A motion was made by Mr. Lehman, seconded by Mr. Nystrom, that the meeting be adjourned. The motion carried by an unanimous vote.

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Ronald H. Stolle, Chair

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Joe Campbell, Executive Assistant