



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, City Solicitor

Monday, July 9, 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.

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

II. Roll Call

Present: 6 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Absent: 1 - Mrs. Deutsch

III. Swearing In

Mr. Vazzana swore in all persons wishing to speak.

IV. Correspondence

Mr. Kagler noted letters received:

1. Mr. Tom and Ms. Pat Armbruster to which he replied and also gave a copy to Mr. Hannan.
2. Ms. Ruth Andrews on Ravenna Street.
3. The Clerk of Council received a letter from Mr. Skyler Sutton intended for the Planning Commission.

V. Public Discussion

Chair Kagler invited anyone who wanted to comment on any item that is not on the agenda.

Mr. Tony Havlicek, 6328 Stow Road, addressed the Commission regarding the draft of the new Land Development Code. Mr. Havlicek distributed information to Commission members regarding this matter.

VI. Old Business

There was no old business.

VII. Public Hearings

Chair Kagler noted the old business is a continuation of the previous Planning Commission meeting.

- A. [PC 2018-3487](#) Downtown Phase II Planned Development - Preliminary Plan submitted by Mota Design Group, 2335 Second street Suite A, Cuyahoga Falls, Ohio.

Attachments: [PC 2018-3487 Staff Report July 23, 2018 Meeting](#)
[PC 2018-3487 Staff Report July 9, 2018 Meeting](#)

Mr. Kagler, noted that as a result of public comments at the previous Planning Commission meeting, the developer, Testa Companies, and city staff would give an update on new information regarding the Preliminary Plan Development at this meeting.

Ms. Jane Howington, Hudson City Manager, reviewed the history of the Comprehensive Plan developed in 1995 and updated in 2015 along with the five guiding principles of the Plan. Ms. Howington also noted that city administration and Testa Companies have listened to public comments and spent time with citizen groups, which resulted in a modification of the Preliminary Development Plan that is presented this evening. The resulting plan is designed to turn downtown underutilized property into a higher use that will reinvigorate downtown and add to the school and city tax base while meeting a diversity of housing needs.

Mr. Hannan noted that the changes shown in tonight's plan are listed on pages one and two of the staff report. Mr. Hannan also stated that the traffic study does not yet reflect the reduced number of trips because of changes to the current plan, this revision is in process.

Mr. Joel Testa reviewed the history and planning of Downtown Phase II by stating that a public outreach plan began two years ago with a market study and public engagement that received approximately 1,800 comments. The first plan was presented about one year ago in a Planning Commission meeting and has led to tonight's thirty-sixth iteration of the plan with significant changes done in the last two months including the elimination of the hotel as part of Phase II. Mr. Testa stated that the present plan was also presented to the Hudson Heritage Association.

Chair Kagler opened the meeting for public comment.

Mr. Todd Zedak, 7706 Oxgate, stated that community members do not believe this plan is a good idea. Mr. Zedak believes that a community center or pool should be considered.

Ms. Jill Flagg, 64 Owen Brown Street, commented on the number of rental units and the fact that it took five years for the Phase I, Clinton Street units to sell and questioned why we would use the most expensive land for the least expensive housing. Ms. Flagg asked if an absorption study has been done.

Ms. Marci Matthews, 7373 Dillman Drive, stated she was involved with the Comprehensive Plan development and believes that there is a demand for smaller one story homes. Ms. Matthews further stated that Phase II is part of planning for the future of Hudson.

Ms. Strong, 1630 Thirty Acres, asked about the environmental impact of the buildings and encouraged the use of up-to-date materials and plantings that will eliminate mowings and the use of chemicals.

Ms. Sue Ramlo, 3189 Middleton Road, stated concern for the sustainability and the environmental impact of the development. Ms. Ramlo also questioned the stormwater plan and noted that the greenspaces have an environmental purpose.

Mr. Jack McNeil, 6860 Kingsway Drive, would like to know more of the details of the townhomes including sizes and the layouts. Mr. McNeil would also like more consideration to a second floor on the townhomes.

Mr. Jack Brookhart, 64 Aurora Street, stated that he is a member of the Environmental Committee and has a meeting scheduled with Mr. Testa. Mr. Brookhart is willing to take questions from the citizens to that meeting.

Ms. Beth Innamarato, 27 Steepleview Drive, appreciates the way traffic is being controlled on Owen Brown and stated her desire for fewer living units. Ms. Innamarato also stated she has spoken to people who desire one floor living spaces in Hudson.

Ms. Wanda Hatfield, 129 Atterbury, questioned the area of the parking garage and suggested lowering the parking garage.

Ms. Cindy Hartman, 41 Clinton St, is pleased with the size reduction in the new plan and desires that a traffic study be done at 5 p.m. on Clinton Street. Ms. Hartman's major concern is the traffic and the ground water in this flood plain and questioned the TIP program for financing, what is it and how will the development be funded.

Ms. Corrigan, 6616 West Point Drive, stated that empty nesters do not want a one story slab house, they want more room for family and storage.

Ms. Marty Bobb, 301 Cutler Lane, is pleased with the lowering of the number of residential units, but is concerned with the number of cars those houses will bring to the development.

Chair Kagler, seeing no one else wishing to speak, closed the public comment portion of the meeting to answer questions that were raised.

Chair Kagler stated that the reason this plan is being considered, instead of alternate plans, is that this is the plan that the citizens, through the Comprehensive Plan, desired. It has been led by city staff at the direction of City Council.

Mr. Testa responded to the question of absorption studies for housing by saying this was done by his company and the city. His original proposal was for considerably more housing units, because the studies showed the market demand for this type of house and the higher number. Mr. Testa is confident there is a demand for the proposed housing. Regarding rental units, Mr. Testa said only 30 of the units are rentals, which are targeted as entry level for young people. Other residential units will be for lease or sale and Mr. Testa is confident they will sell. The size of the units range from 1500 to 3500 square feet with two to four bedrooms.

Mr. Testa said that all of the units are built on slabs at the direction of the City of Hudson, because of the high water table. However, they do have lofted areas and are not intended to be solely one story living units. There are a variety of floor plans with an entry price point of \$275,000 to \$375,000.

Mr. Hannan spoke of the density of the area and displayed a chart with the density levels of the various plans including the current plan. Originally 188 residential units were planned, this is now down to 143 units. Also, the total square footage of the plan is 62% smaller than the original plan.

Mr. Testa responded to the question of the height of the parking garage by saying it is lower than the surrounding buildings and the size of the parking garage was determined by the parking study.

Mr. Hannan confirmed that Clinton Street was part of the traffic study.

Mr. Bob Warner, engineer with the Environmental Design Group spoke regarding the stormwater and flooding issues by stating that the bus garage, the salt dome, Windstream and Hudson Public Power locations all have significant impervious surfaces. All the water from these locations goes from the ground into the storm sewers and outlet to Brandywine Creek. This project with greenspace will have a reduction in impervious surface area and will meet EPA and City of Hudson regulations. There will also be a significant reduction in stormwater going immediately into Brandywine Creek. The underlying problem today is that water is not contained and goes directly into Brandywine Creek. This project will slow down the water through the use of underground storage areas, rain gardens and green spaces.

Mr. Hannan said there are no anchors uses for the project. In the Comprehensive plan, a strong desire was not to have anchors or destinations.

Ms. Howington responded to questions regarding the traffic intersections. She said for the present low performing traffic intersections and those that are impacted by Phase II the City, through the capital improvement program and technology will bring improvements.

Mr. Testa said the number of units is now at the lowest level possible before having to raise the cost of units in order for them to be viable.

Chair Kagler and the Commission agreed that they want to provide input and comments for the developer and staff in preparation for the meeting on July 23.

A motion was made by Mr. Stolle, seconded by Mr. Harvie, that the public hearing be closed and the Planning Commission consider the matter at the July 23, 2018 meeting.

The motion carried by the following vote:

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

VIII. Other Business

There was no other business.

IX. Approval of Minutes

A. [PC 4-30-2018](#) Minutes of Planning Commission - Special Workshop: April 30, 2018

Attachments: [PC Minutes April 30, 2018 - Draft](#)

A motion was made by Mr. Harvie, seconded by Mr. Vitale, that the Minutes be approved as amended.

The motion carried by the following vote:

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

B. [PC 6-11-2018](#) Minutes of Previous Planning Commission Meeting: June 11, 2018

Attachments: [PC Minutes June 11, 2018 - Draft](#)

A motion was made by Mr. Harvie, seconded by Mr. Vitale, that the minutes be approved as submitted.

The motion carried by the following vote:

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

X. Adjournment

Chair Kagler adjourned the meeting at 9:50.

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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