



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 13, 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 7:31 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; Nicholas Sugar, Associate Planner.

II. Roll Call

Present: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

III. Swearing In

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

IV. Correspondence

Mr. Stolle received an email from Julie Linder on July 30, 2018, which was forwarded to PC members and staff.

Mr. Kagler received an email from Mr. Melvin and one other email that will be forwarded to staff.

V. Public Discussion

Chair Kagler, invited anyone wishing to address the commission on any item that is not on the agenda. There were no public comments.

VI. Old Business

There was no old business.

VII. Public Hearings

There were no public hearings.

VIII. Other Business

[PC 2018-4526](#)

Informational meeting for proposed revisions to the current Hudson Land Development Code. Public comment to be received at the Planning Commission Special Meeting of August 20, 2018 public hearing.

Attachments: [PC 2018-4526 Staff Report August 20, 2018 Special Meeting](#)

Mr. Kagler read the following statement: Good evening and thank you for attending today's Planning Commission meeting. This evening's session will be conducted for informational purposes providing both the Planning Commission and the general public an opportunity to be updated on the Land Development Code Update (LDC) 2018. The Planning Commission will not be receiving public comment this evening, nor taking any action regarding the application. We encourage the public to hear more about the project this evening, review the city website for expanded information, and then bring any public comment you have to the upcoming public hearing scheduled for August 20, 2018 at 7:30 pm.

Ms. Jane Howington, City Manager, thanked the Planning Commission members, staff and the public, for the work done leading up to this hearing. Ms. Howington commented that the LDC which was adopted in 1999, has had updates every five years as required, but has not had a general revision. For this proposed revision, a decision was made not to hire a consultant in the belief that the community, Commission and staff could work together to make the best update possible. The process used for the update was that city staff began with community outreach and then made a draft as a beginning point which is being presented tonight. Staff is now requesting public input through PC meetings and small groups. After these meetings a revised, proposed LDC 2018 will come back to PC for review.

Mr. Vazzana gave an overview of the process that will be used for the review of the proposed LDC, the purpose of the LDC, the reasons for this update and the process for the approval of the proposed LDC.

Ms. McMaster and Mr. Sugar introduced the revision highlights of the proposed LDC.

Mr. Hannan addressed the next steps in reviewing and submitting the proposed LDC for approval, which include the August 20, 2018 PC meeting where public comments will be received. Ms. Jody Roberts will also coordinate public dialog through community groups and the Hudson website.

Chair Kagler commented that the role of the PC is to review what has been proposed through the LDC, it is not the role of PC to propose anything. Chair Kagler also stated that the Commission members will ask questions in anticipation of staff answering them at the August 20, 2018 meeting.

The Commissioners' comments following the introduction of the proposed LDC and include:

1. Questions regarding the process that will be used for approval.
2. Concerns and questions regarding the density changes in the proposed LDC and the rationale for the changes.
3. How the zoning map is changing and the process for making the changes.
4. Information to understand why and how administrative changes are being proposed.
5. What considerations led to the proposed changes to allow a diversity of housing stock.
6. Questions regarding Planned Developments in the Districts and the long-term, unattended affects for the City.
7. Comments regarding the difficulty of comparing the existing LDC to the proposed LDC and understanding all of the changes that are being proposed. The Commission members recognize that small, unnoticed changes could have large, long-term affects.

Chair Kagler noted nine distinct areas of the proposed LDC for review:

1. Administration.
2. District rules.
3. General provisions.
4. Maps.

5. All proposed changes.
6. Subdivision requirements.
7. Engineering requirements.
8. New concepts including Planned Developments.
9. Removed sections, if any.

Mr. Hannan stated that staff would like to hear public comments in the August 20, 2018 meeting, which will help determine areas of the public's concern in the document.

Ms. Howington stated that staff will prepare a schedule of the review process so that the public can be informed when a particular topic will be discussed. Ms. Howington also stated that City Council has not set a time-table for the completion of the document. The concern of Council is that the proposed LDC is done correctly.

IX. Approval of Minutes

[PC 7-9-2018](#) Minutes of Previous Planning Commission Meeting: July 9, 2018

Attachments: [PC Minutes July 9, 2018 - Draft](#)

A motion was made by Mr. Stolle, seconded by Mr. Harvie, that the July 9, 2018 minutes be approved.

The motion carried by an unanimous vote with Ms. Deutsch abstaining.

[PC 7-12-2018](#) Minutes of Special Planning Commission Meeting: July 12, 2018

Attachments: [PC Special Minutes July 12, 2018 - Draft](#)

A motion was made by Mr. Harvie, seconded by Mrs. Deutsch, that the July 12, 2018 minutes be approved.

The motion carried by an unanimous vote with Mr. Vitale abstaining.

[PC 7-23-2018](#) Minutes of Special Planning Commission Meeting: July 23, 2018

Attachments: [PC Special Minutes July 23, 2018 - Draft](#)

A motion was made by Mr. Stolle, seconded by Mr. Vitale, that the July 23, 2018 minutes be approved.

The motion carried by an unanimous vote.

X. Adjournment

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

The motion carried by an unanimous vote.

Chair Kagler adjourned the meeting at 9:13 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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