



City of Hudson, Ohio

Meeting Minutes - Final

Planning Commission

Jennifer Barone, Chair
Robert Kagler, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Erica Deutsch
Thomas Harvie
Mark Stratis

Mark Richardson, Community Development Director
Greg Hannan, City Planner
Aimee Lane, Assistant City Solicitor

Monday, July 11, 2016

7:30 PM

Town Hall

I. Call To Order

The Chair, Mrs. Barone, called to order the regular monthly meeting of the Planning Commission of the City of Hudson at 7:30 p.m. in Town Hall, 27 East Main Street, Hudson, Ohio.

II. Roll Call

Present: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

Absent: 1 - Mr. Anglewicz

Staff in attendance: Mr. Richardson, Community Development Department Director; Mr. Hannan, City Planner; Mrs. Westfall, Account Clerk II; and Mrs. Lane, Assistant City Solicitor.

III. Swearing In

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

IV. Correspondence

Mrs. Barone noted that a letter was received from Terri A. Webster, 5650 Londonairy Blvd., regarding the first case under consideration tonight.

V. Public Discussion

There was no public discussion.

VI. Public Hearings

- A. [PC 2016-15](#) **Site Plan Review for Christ Community Chapel, a proposed parking lot expansion at 750 W. Streetsboro Street, Permanent Parcel No. 3009095; District 1 - Suburban Residential Neighborhood; Submitted by Richard Schuping, Christ Community Chapel**
Attachments: [Staff Report](#)

A public hearing was held regarding PC Case No. 2016-15.

Mr. Hannan introduced the project which includes installation of 114 parking spaces to the southwest of the facility. Mr. Hannan said that the proposed expansion establishes a total parking count of 871 spaces.

Richard Schuping, representing Christ Community Chapel, 750 W. Streetsboro Street, applicant and property owner, said that the Church has been utilizing sixty to seventy parking spaces at Hudson Crossings on peak Sundays. He stated that very rarely would the additional parking be utilized during the week or on Saturdays.

David Myers, Thorson Baker & Associates, 3030 W. Streetsboro Road, Richfield, Ohio 44286, said that the stormwater basin installed for the parking lot expansion in 2006 was built to accommodate future expansion.

Mr. Richardson noted receipt of an e-mail from Terri A. Webster, 5650 Londonairy Blvd., Hudson, Ohio 44236. Mrs. Webster stated that her property continues to be detrimentally impacted by the church parking lot expansions. Being unable to attend the meeting, Mrs. Webster requested time to present a written statement opposing further expansion of the church parking lot prior to a final determination, or alternatively, requested a postponement of the hearing.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

Scott Fisher, 5636 Londonairy Blvd., Hudson, Ohio 44236, made comments regarding snow removal, landscaping, the effect of water on neighbors and completing projects as approved.

Holly McDonough, 5644 Londonairy Blvd., Hudson, Ohio, spoke regarding concerns about drainage issues, detailed landscaping, snow removal and future expansion.

Mrs. Barone closed the public hearing.

The Commission discussed the comments raised in the public testimony and further discussed the application with the applicant.

Mr. Chuparkoff made a motion seconded by Mr. Kagler to approve the site plan in Case No. 2016-15 for the expansion of the parking at 750 West Streetsboro Street for the Christ Community Church, according to plans received June 29, 2016 with the following conditions:

1. Incorporate shade trees within the landscaping island adjacent to the storage shed.
2. The comments of City Engineer Thom Sheridan must be addressed per the June 23, 2016 correspondence.
3. 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.
4. 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 was approved unanimously with the following vote:

Aye: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

- B. [PC 2016-17](#) **Site Plan Review for Pulte Homes, preliminary grading in preparation for development of future phases of the Reserve at River Oaks Subdivision, Permanent Parcel No. 3010133, District 3 - Outer Village Residential Neighborhood; Submitted by Pulte Homes**

Attachments: [Staff Report](#)

A public hearing was held regarding PC Case No. 2016-17.

Mr. Hannan introduced the project which includes preliminary grading of existing cleared areas within future phases of the northern portion of the subdivision. Mr. Hannan stated that the proposed grading work was requested by the applicant so that FEMA authorized flood plain work can be completed.

Greg Modic, for Pulte Homes, 387 Medina Road, Suite 1700, Medina, Ohio 44256, applicant, noted the history of acquiring the FEMA Conditional Letter of Map Revision.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

Tim Trozzo, 6520 Westpoint Drive, Hudson, Ohio, asked for clarification regarding whether the terrain and drainage in the Pond 4 area would be significantly changed throughout the project. He also asked if the orange fence installed about 18 months ago prior to the clear cutting would be removed at some point in time.

Holly McDonough, 5644 Londonair Blvd., Hudson, Ohio, asked how the flood plain will affect homes fronting Route 303.

Mrs. Barone closed the public hearing.

The Commission discussed the comments raised in the public testimony and further discussed the application with the applicant.

Mr. Kagler made a motion seconded by Mr. Harvie to approve the site plan application for Case No. 2016-17 for preliminary grading for The Reserve at River Oaks Subdivision, according to plans dated as received June 28, 2016 provided the following conditions are met:

- 1. The Stormwater Pollution Prevention Plan shall be approved by the City of Hudson and the Summit County Soil and Water Conservation District.**
- 2. The proposed grading work is subject to the review and approval of the Engineering Department including compliance with Section 1205.14 Floodplain/Floodway Overlay District.**
- 3. 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.**
- 4. Before scheduling a preconstruction meeting, 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.**

The motion was approved with the following vote:

Aye: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

- C. [PC 2016-18](#) **Site Plan Review for Universal Screen Arts, a proposed 3,928 sq. ft. expansion, 5581 Hudson Industrial Parkway, Permanent Parcel No. 3009585, District 8 - Industrial/business Park; Submitted by Rodney Tajgiszer, Universal Screen Arts**

Attachments: [Staff Report](#)

A public hearing was held regarding PC Case No. 2016-18.

Mr. Hannan introduced the project which includes the construction of a 3,928 sq. ft. addition at the north facade of the structure and removal of existing gravel surfaces to the rear of the facility. Mr. Hannan said that City Engineer, Thom Sheridan indicated that stormwater management will be accommodated within the existing detention basin within the industrial park.

Mr. Tajgiszer, Universal Screen Arts, 5581 Hudson Industrial Parkway, Hudson, Ohio 44236, applicant, was in attendance and available to answer questions from the Commission.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

There being no comments, Mrs. Barone closed the public hearing.

A motion was made by Mr. Chuparkoff, seconded by Mrs. Deutsch, that the Planning Commission approve the site plan in Case 2016-18 for 5581 Hudson Industrial Parkway for Universal Screen Arts, Inc. according to plans received June 13, 2016 with the following conditions:

1. The comments of City Engineer Thom Sheridan must be addressed per the July 5, 2016 correspondence.
2. Revise the rear gravel parking area to comply with LDC Section 1207.12(o) by incorporating an asphalt or concrete pavement or removing the parking stalls.
3. The comments of Fire Marshal Shawn Kasson must be addressed per the June 30, 2016 correspondence.
4. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
5. 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.
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 with the following vote:

Aye: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

- D. [PC 2016-19](#) Site Plan Review for Premier Development Partners, a proposed 125, 000 sq. ft. structure, Hudson Crossings, Parcel No. 3009750, District 6 - Western Hudson Gateway; submitted by Premier Development Partners
Attachments: [Staff Report](#)

A public hearing was held regarding PC Case No. 2016-19.

Mr. Hannan introduced the project which includes construction of a spec 125,000 sq. ft. industrial facility with rear loading docks, 100 parking stalls, and 120 landbanked parking stalls. Mr. Hannan stated that the plan complies with the previous approval for the business park which established a wetland conservation easement at a 100 ft. setback from the delineated wetlands and permits stormwater management basins at a 50 ft. setback from the wetlands.

Mr. Jeff Certo, Architect, Davison Smith Certo Architects, Inc., 26031 B Center Ridge Road, Westlake, Ohio 44145, and Spencer Pisczak, Premier Development Partners, 5301 Grant Avenue Ste.100, Cleveland, Ohio 44125, representing the applicant and property owner, were available to answer questions presented by the Commission.

The Commission considered the staff report and discussed the project with Mr. Certo and Mr. Pisczak.

Mrs. Barone opened the public hearing.

Mr. Scott Fisher, 5636 Londonairy Blvd., Hudson, Ohio 44236, stated his concerns regarding stormwater management.

Mrs. Barone closed the public hearing.

The Commission discussed the comments raised in the public testimony and further discussed the application with the applicant.

Mr. Kagler made a motion seconded by Mr. Harvie to approve the site plan in Case 2016-19 for parcel #3009750, Hudson Business Park according to plans received June 20 and June 24, 2016 with the following conditions:

- 1. An administrative lot split application must be approved by the City of Hudson for the proposed lot split.**
- 2. Incorporate a widened sidewalk along the frontage of the development. Add two sidewalk connectors from the north and south building entrances to the street sidewalk to the site plan.**
- 3. A final landscaping plan must be submitted and accepted to comply with applicable front yard, street tree, perimeter parking lot, and interior island landscaping requirements.**
- 4. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).**
- 5. The comments of City Engineer Thom Sheridan must be addressed per the July 7, 2016 correspondence.**
- 6. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.**
- 7. 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.**
- 8. 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 passed with the following vote:

Aye: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

- E. [PC 2016-20](#) Land Development Code Text Amendment - Ordinance No. 16-114, “An Ordinance amending Section 1207.13, “Transportation/Circulation/Pedestrian Linkage,” of Chapter 1207, “Zoning Development and Site Plan Standards,” of the Land Development Code.**

Attachments: [Staff Report](#)

A public hearing was held regarding PC Case No. 2016-20.

Mr. Hannan reviewed this project. Mr. Hannan stated that there was a benefit to limiting the length of cul-de-sacs both from an emergency access as well as from a connectivity standpoint.

Mr. Richardson said that a significant part of the revision is to lift out what are engineering standards from the Land Development Code and place them in the Administrative Engineering Standards.

The Commission discussed the proposed text amendment with City staff.

Mr. Harvie made a motion seconded by Mr. Stratis that the Planning Commission recommends that Council adopt Ordinance 16-114 "An Ordinance Amending Section 1207.13, "Transportation/Circulation/Pedestrian Linkage", of Chapter 1207, "Zoning Development and Site Plan Standards", of the Land Development Code".

The motion passed with the following vote:

Aye: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

VII. Old Business

A. [PC 2016-10](#) Land Development Code Text Amendment - Amendments to the Charter of the City of Hudson, Adopted in 2015; Submitted by the City of Hudson.

Attachments: [PC 2016-10 Staff Report for 9-12-16](#)

Mr. Richardson reviewed the history of the text amendment which was introduced to the Commission in April, 2016. Mr. Richardson stated that the purpose of the amendment is to allow staff to take action on not only residential smaller projects, but also on commercial smaller projects. Mr. Richardson noted that there would be three types of development in the City of Hudson: basic, minor and major.

The Commission discussed the proposed text amendment with City staff. The discussion included the review of projects located in the Historic District.

Mr. Harvie made a motion seconded by Mr. Stratis to continue PC Case No. 2016-10 until the next regularly scheduled Planning Commission meeting to be held on August 8, 2016.

The motion passed with the following vote:

Aye: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

VIII. Approval of Minutes

A. [PC 05-09-16](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING MAY 9, 2016.

Attachments: [PC Minutes May 9, 2016](#)

Mr. Harvie made a motion to approve the minutes of the May 9, 2016 meeting of the Planning Commission as submitted. The motion carried by the following vote:

Aye: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

IX. Adjournment

The Chair, Mrs. Barone, adjourned the meeting at 10:58 p.m.

Jennifer Barone, Chair

Judy Westfall, Account Clerk II

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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