



City of Hudson, Ohio

Meeting Minutes - Final Planning Commission

Thomas Harvie, Chair

Ron Stolle, Vice Chair

Gregory Anglewicz

Michael Chuparkoff

David Lehman

David Nystrom

James Vitale

Greg Hannan, Community Development Director

Kris McMaster, City Planner

Matthew Vazzana, City Solicitor

Monday, June 8, 2020

7:30 PM

Via Video-Conference & Live-Stream

I. Call To Order

Chair Harvie 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.

II. Roll Call

Present: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vitale

III. Swearing In

To be done case by case.

IV. Correspondence

Mrs. McMaster stated correspondence was received from Mrs. Hartman regarding parking on Clinton Street which will be addressed when PC 2019-490 is called.

V. Public Discussion

There was no public discussion.

VI. Approval of Minutes

A. [PC 2-10-2020](#) Minutes of Previous Planning Commission Meeting: February 10, 2020

Attachments: [PC Minutes February 10, 2020 - draft](#)

Mr. Lehman made a motion, seconded by Mr. Anglewicz to approve the minutes of February 10, 2020 as submitted. The motion was approved by the following vote:

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

Abstain: 2 - Mr. Stolle and Mr. Vitale

VII. Old Business

There was no old business.

VIII. Public Hearings

- A. [PC 4890](#) **Public Comments can be emailed to PC@hudson.oh.us by 4:30 p.m. the day of the meeting. Please include your name and address in addition to the applicable case number. Any submitted e-mails will be read at the meeting and added to the record.**
- B. [PC 2020-337](#) A Site Plan request for construction of a new building approximately 2,452 square feet at 48 Clinton Street, Parcel #3202053 in District 5-Village Core District.
- Attachments: [PC 2020-337 Staff Report June 8, 2020](#)
[PC 2018-3897 Staff Report February 11, 2019 \(Previous\)](#)

Mr. Todd Smith, JMS Property Group LTD , Mr. Stoffer, Mrs. McMaster, Mr. Greg Hannan and Assistant City Engineer, Nate Wonsick all acknowledged having signed the waiver of virtual swearing in and were sworn in by Mr. Vazzana.

Mrs. McMaster reviewed the application noting Planning commission granted approval for a 5,016 square foot building on February 10, 2019. Since that time the approval has expired, and the property owner has prepared a revised design for a freestanding building of 2,452 square feet with a mezzanine level above, an outdoor patio and pergola.

Mr. Todd Smith reviewed the previously approved building and explained the new project is for a building that is ten-feet smaller in width, includes a mezzanine instead of a second floor and allows for six to eight additional parking stalls. Mr. Nate Wonsick and the Commissioners discussed the underground water detention storage tanks, twenty-four-inch interconnecting pipes and the design plans which are still under review by City of Hudson Engineering.

The Commission questioned if the mezzanine is included in the stated square footage? Mr. Smith noted the 2452 square-feet total includes the 25-feet by 76-feet footprint of the building, approximately 1900 square feet and the 850 square feet of the mezzanine.

Regarding parking: 1) The staff report indicates a range of parking spaces between 14 and 23 are required, The Commission questioned why the range of spaces? Mrs. McMaster explained the specific number is determined using the number of employees and nature of the business. This building will require 14 spaces. 2) The public parking spaces, within 300-feet of the proposed building, may be used by multiple businesses. This comment is also in a letter submitted to staff as part of Public Comments from Mrs. Hartman. 3) Business employees taking parking spaces for the entire workday. 4) Mrs. McMaster noted a downtown parking committee will meet in August and continue ongoing meetings with merchants. 5) Discussed recommending parking regulations be reviewed by Council as related to downtown. 6) Discussed the five on-street spaces being constructed by the City.

Mr. Smith noted that parking demand will be reduced because clients have appointments and the retail store will have limited hours and only two employees. Mr. Smith does not expect a large volume of cars at any one time.

The Commission and Mr. Smith discussed considerations given to an addition for the existing building.

Mr. Stolle made a motion, seconded by Mr. Vitale, based on the evidence and representations to the Commission by the applicant and property owner Todd Smith, JMS Property Group LTD, 48 Clinton Street, Hudson, Ohio 44236, and City staff at a public meeting of the Planning Commission held remotely via video-conference pursuant to HB 197 on at its regular meeting on June 8, 2020. The Planning Commission approved the application for a free-standing building 2,452 square feet footprint with a mezzanine level above and an outdoor patio and pergola at 48 Clinton Street, Parcel #3202053 per Case No. 2020-377 according to plans submitted on May 11, 2020 with the condition that the applicant must address the following:

1. A 30-foot-wide access easement to the City of Hudson shall be granted for the underground detention system and shall also be 30 feet past the 100-year water surface of the system.
2. Conditional upon approval from the Board of Zoning and Building Appeals for the requested variance to the parking lot perimeter landscaping requirement.
3. An exterior lighting plan and fixture spec sheets including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
4. The comments of Assistant City Engineer Nate Wonsick must be addressed per the May 29, 2020 correspondence.
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 by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vitale

- C. [PC 2019-490](#) A Final Subdivision Plan for the single-family residential Subdivision known as Kilbourne Place for three (3) lots surrounding a cul-de-sac that will become the termination of Kilbourne Drive on parcel #3009982 in District 3-Outer Residential Neighborhood.

Attachments: [PC 2019-490 Staff Report June 8, 2020](#)

Mr. Bob Warner, Environmental Design Group, was sworn in and acknowledged receiving and signing the waiver of the virtual swearing in.

Mrs. McMaster introduced the application which received preliminary approval on, June 10, 2019, from the Planning Commission. Mrs. McMaster reviewed the staff report regarding the code requirements, above ground storm water management, easements and covenant agreements and stated staff recommends approval based on recommendations in the staff report.

Mr. Warner described the property and water detention pond.

Mr. Wonsick reviewed the storm water calculations, the proposed area for the detention pond and stated all standards are met. Mr. Warner stated the ongoing costs of the detention pond will be determined by a long-term maintenance agreement between the City and property owners. A reciprocal agreement will govern how each of the three property owners will share in the cost of the maintenance agreement. The City will have right to identify problems and cause the detention ponds to be maintained.

Mr. Chuparkoff made a motion, seconded by Mr. Lehman, based on the evidence and representations to the Commission by the applicant, Robert Warner, Environmental Design Group, 450 Grant Street, Akron, Ohio, 44311 for the property owner B. J. Taussig, Trustee, P.O. Box 239, Hudson, Ohio, and City staff at a public meeting of the Planning Commission held remotely via video-conference pursuant to HB 197 at its regular meeting on June 8, 2020, the Planning Commission approved the application for the Final Subdivision Plan, Case Number 2019-490, for a three (3) lot subdivision known as Kilbourne Place surrounding a cul-de-sac that will become the termination of Kilbourne Drive, according to plans

submitted on May 11, 2020 with the condition that the applicant must address the following:

1. Stormwater management shall be designed for the 25-year post developed storm to detain to the 1-year pre-development storm for this site.
2. Tree planting plan is subject to approval from the City Arborist.
3. Submit Site Design-Compliance with Zoning Requirements-Stormwater as noted in Nate Wonsick, Assistant City Engineer, letter dated May 22, 2020.
4. Submit the Easement of Restrictions and Covenants to address the stormwater management basin subject to review and approval by the City Solicitor.
5. The Final Subdivision Improvement Agreement must be accepted and signed by the City and Developer.
6. A performance bond or other financial guarantee shall be posted by the applicant for the purpose of assuring the installation of improvements at or before a time the Final Subdivision Improvement Agreement is executed.
7. A site-specific grading plan will be prepared for each subplot as part of the house construction review.
8. Plans must address the Final comments of Nate Wonsick, Assistant City Engineer, from his letter dated May 22, 2020.
9. No clearing or grading of any kind shall commence prior to the issuance of a zoning certificate.

The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vitale

IX. Other Business

This matter was discussed

X. Staff Update

Mrs. McMaster noted there is currently one case for the July meeting.

Mrs. McMaster announced her retirement effective July 1, 2020. The Commissioners expressed appreciation for the work and leadership Mrs. McMaster has provided.

This matter was discussed

XI. Adjournment

A motion was made by Mr. Lehman, seconded by Mr. Vitale, that this meeting be adjourned. The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vitale

C. Thomas Harvie, 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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