



City of Hudson, Ohio

Meeting Minutes - Draft

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, October 10, 2016

7:30 PM

Town Hall

I. Call to Order

Chair Barone called to order the regularly scheduled meeting of the Planning Commission at 7:30 p.m. in the meeting room of Town Hall.

II. Roll Call

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

Absent: 1 - Mrs. Deutsch

Staff in attendance: Mark Richardson, Community Development Director; Gregory Hannan, City Planner; Aimee Lane, Assistant City Solicitor; Denise Soloman, Associate Planner; Annette Johnson, Executive Assistant

III. Swearing In

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

IV. Correspondence

There was no correspondence regarding matters not on the agenda.

V. Public Discussion

Mr. Richardson introduced Annette Johnson, the new Executive Assistant in the Community Development Department who was attending tonight's meeting to observe the process.

VI. Old Business

VIII Other Business

- A. [PC 2016-25](#) Site Plan Review for a 21,600 sq. ft. building to be located at Hudson Crossings, Parcel No's 3009750 and 3010145, 725 West Streetsboro Street, District 6 - Western Hudson Gateway; Submitted by Premier Development Partners, LLC
Attachments: [PC 2016-25 Staff Report](#)

Mr. Hannan referred to the staff report and provided an overview of the case. He stated that the Design Subcommittee for District 6 and 8 met prior to tonight's meeting to review these plans. He said the subcommittee determined the design to be acceptable with a request for a site line study of the roof mounted HVAC units, the addition of some relief with accent materials to provide shadow lines at the front elevation, and the incorporation of landscaping at the east elevation.

Mr. Anglewicz stated that his office was involved in this property transaction; however, he had no personal involvement and felt there was no conflict of interest.

Jeff Certo, Davidson Smith Certo, Architects, Inc., and Spencer Pisczak, Premier Development Partners represented the application. Staff responded to questions from the Commission. There was discussion on the parking setbacks and the location of sidewalks

Chair Barone opened the meeting to public comment. Hearing no comments, the public hearing was closed.

A motion was made by Mr. Chuparkoff, seconded by Mr. Kagler, that the Planning Commission approve the site plan in Case 2016-25 for Parcel #3010145, Hudson Crossing Business Park, according to the plans received September 14, 2016 with the following conditions:

1. Depict the Limits of disturbance on the plans
2. Extend the proposed sidewalk westward along the full frontage a parking field.
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. Incorporate curbing at the landscape islands and wheel stops or curbing at the parking stalls along the south bay of parking stalls.
5. An exterior lighting plan including photometrics has been submitted in compliance with applicable standards of Section 1207.18(g).
6. The comments of City Engineer Thom Sheridan must be addressed per the September 26, 2016 correspondence.
7. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
8. 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.
9. 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: 6 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler and Mr. Stratis

VII. Public Hearings

- A. [PC 2016-24](#) Conditional Use - Indoor recreational facility, Parcel Nos. 3009750 and 3010145, 725 W. Streetsboro Street, Hudson, Ohio, District 6 - Western Hudson Gateway; Submitted by 64th Street Swim School
Attachments: [PC 2016-24 Staff Report](#)

Mr. Hannan referred to the staff report and summarized the application.

Brian Gilbride, the applicant and business owner, represented the application. He responded to questions regarding the hours of operation, the proposed activities associated with this use, parking requirements and the maximum building capacity.

Chair Barone opened the meeting to public comment. Hearing none, the public hearing was closed.

A motion was made by Mr. Harvie, seconded by Mr. Kagler, that the Planning Commission approve the conditional use for Goldfish School at 725 West Streetsboro Street per Case No. 2016-24 according to the plans submitted on September 9, 2016.

The motion carried by the following vote:

- B. [PC 2016-26](#) Land Development Code Map Amendment Proposed Ordinance No. 16-149, An Ordinance amending the official zoning map to rezone Parcel 3203716 from District 4, Historic Residential Neighborhood, to District 5, Village Core District.
Attachments: [PC 2016-26 Staff Report](#)

Mr. Richardson provided an overview of the proposed map amendment. He described the change from District 4 to District 5 so that all of the land associated with the Downtown Phase II Development would be zoned the same. He said this change would provide a more orderly and consistent review process. Staff responded to questions regarding the differences between the code requirements for District 4 and 5, the uses not permitted in District 4 that would be permitted in District 5, and any limitations of the existing conservation easement.

Chair Barone opened the meeting to public comment. Hearing none, the public hearing was closed.

Mr. Kagler expressed a desire not to have retail as part of the Phase II Development and to include only office use and residential. Mr. Richardson indicated that was supported by the recommendations in the Comprehensive Plan. Mr. Kagler suggested encouraging City Council to limit the uses on the subject property to uses which are allowed in both District 4 and 5 as part of the Phase II Development.

There was further discussion on the differences in frontage and setback requirements between the two districts.

A motion was made by Mr. Kagler, seconded by Mr. Stratis, that the Planning Commission in Case No. 2016-26 recommends that City Council approve Draft Ordinance No. 16-149 An Ordinance Amending part Twelve of the Ordinances of Hudson to amend the Official Zoning District Map to Rezone Summit County Tax Parcel 3203716 Which is West of Morse Road and South of Cutler Lane from District 4, Historic Residential Neighborhood to District 5, Village Core District.

The motion carried by the following vote:

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

- C. [PC 2016 27](#) **Land Development Code Text Amendment - Proposed Ordinance No. 16-148, An Ordinance amending Chapters 1203, “Development Review and Administrative Procedures”, 1204, “General Review Standards”, 1205, “Zoning Districts”, 1206, “Use Regulations”, and 1207, “Zoning Development and Site Plan Standards”, of the Land Development Code related to simplified process and standards for Planned Developments and revision to the District 5 zoning regulations to be more in keeping with development in the village core; submitted by Community Development.**

Attachments: [PC 2016-27 Staff Report 10-10-16 Meeting](#)
[PC 2016-27 Staff Report 11-14-16 Meeting](#)

Mr. Richardson provided a summary of the proposed text amendments staff believes will aid in the review of the Downtown Phase 2 Development. Staff responded to questions from the Commission, and Mr. Hannan provided further clarification on each the proposed text amendments.

Chair Barone opened the meeting to public comment. Hearing none, the public hearing was closed.

There was continued discussion the proposed text amendments and the Commission suggested that the application be withdrawn to further study the proposed amendments.

Staff recorded the comments discussed and will make revisions to the proposed amendments for review at the next regular meeting.

A public hearing was held.

A motion was made by Mr. Straits, seconded by Mr. Chuparkoff, to continue the application to the next meeting.

The motion carried by the following vote:

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

IX. Approval of Minutes

- A. [PC 09-26-16](#) **MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS.**

Attachments: [PC Minutes September 26, 2016](#)

A motion was made by Mr. Harvie, seconded by Mr. Anglewicz, that the minutes of the September 26, 2016 meeting be approved as submitted.

The motion carried by the following vote:

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

X. Adjournment

Hearing no further business, Chair Barone adjourned the meeting at 9:14 p.m.

Jennifer Barone, Chair

Denise Soloman, Associate Planner

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.

Public Hearings by the Commission will be undertaken for each case in the following order:

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