



# City of Hudson, Ohio

## Meeting Minutes - Draft Planning Commission

*Robert S. Kagler, Chair*  
*Thomas Harvie, Vice Chair*  
*Gregory Anglewicz*  
*Michael Chuparkoff*  
*David Lehman*  
*Ron Stolle*  
*James Vitale*

*Greg Hannan, Community Development Director*  
*Kris McMaster, City Planner*  
*Matthew Vazzana, City Solicitor*

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Monday, February 11, 2019

7:30 PM

Town Hall

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### **I. Call To Order**

Chair Kagler called to order the meeting of the Planning Commission of the City of Hudson at 7:32 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. Oath of Office for New Member**

Mr. Vazzana swore in Mr. Lehman to his term of office.

### **III. Roll Call**

**Present:** 5 - Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Lehman, and Mr. Vitale

**Absent:** 2 - Mr. Anglewicz, and Mr. Stolle

### **IV. Swearing In**

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

### **V. Correspondence**

There was no correspondence to Commission members or staff.

### **VI. Public Discussion**

There were no public comments.

### **VII. Old Business**

There was no old business.

## VIII. Public Hearings

- A. [PC 2018-3897](#) A Site Plan Request for construction of a new building at 44 Clinton Street Parcel #3202053 submitted by Laura Yeager Smith Home and Design, 44 Clinton Street, Hudson, Ohio, 44236 as applicant and JMS Property Group LTD, 44 Clinton Street, Hudson, Ohio 44236 property owner. The new building will be located west of 44 Clinton Street on a newly created parcel, in District 5-Village Core District.

Attachments: [PC 2018-3097 Staff Report February 11, 2019](#)

Mrs. McMaster explained the new format of the written staff report.

Mrs. McMaster introduced the application to construct a proposed free standing building with retail space on the first floor and offices on the second floor. A lot split for the parcel resulting in two lots is in process at Summit County. The parking agreement is in process but cannot be recorded until the lot split is recorded and complete. Mrs. McMaster stated staff recommends approval with the conditions listed in the staff report.

Mr. Russ Marchetta, Marchetta Architectural, distributed a revised engineering site plan that incorporated the sidewalk parking and spaces to be developed on the street, as recommended by the City Engineer. Mr. Marchetta also noted that he moved the proposed building foundation back six-inches to address the revised pillar design on the front elevation.

Mr. Marchetta stated that he is in agreement and will comply with the conditions in the staff report.

In response to questions from the Commission, Mr. Marchetta stated that the remaining trees on the lot will be cut down. He also noted that the storm water plan is now being amended and showed where the current catch basins are located.

Commission members and staff discussed how the Hudson Land Development Code regulates the number of parking spaces and staff noted that the sidewalk to the north of the proposed building is to be completed by the city at the same time the building is constructed.

Mr. Marchetta and the Commission discussed the underground pipes that create the on-site water retention system that must be maintained. Following questions regarding the easement and the purpose of the easement on the property, Mr. Thom Sheridan, City of Hudson Assistant City Manager, explained the purpose of the easement was for emergency access of the underground water retention system by the city, which is standard in a contract.

Discussion of the location of the building, the land exchange, doors and windows were discussed. Mr. Marchetta explained that deliveries will be made in the rear of the building.

Chair Kagler opened the meeting to public comments. There were no public comments.

**Mr. Harvey made a motion, seconded by Mr. Vitale, that the Planning Commission approved the application for a 5,472 square foot building at 44 Clinton Street, Parcel #3202053 per Case No. 2018-3897 according to plans submitted on January 15, 2019, with the condition that the applicant must address the following:**

- 1. An administrative lot split application must be approved by the City of Hudson for the proposed lot split.**

2. A cross-access and shared parking easements or other acceptable agreements in language acceptable to the city's solicitor is needed for the shared parking and access.
3. The comments of Assistant City Engineer Nate Wonsick must be addressed per the January 29, 2019 correspondence.

The motion was approved by the following vote:

Aye: 5 - Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Lehman, and Mr. Vitale

- B. [PC 2018-4526](#) Final comments of the Hudson Land Development Code 2018 Update revised redline draft.

Attachments: [PC Staff Report February 25, 2019 Special Meeting](#)  
[LDC Administrative Amendments Revised Redline Draft](#)

Chair Kagler continued the public hearing from January 28, 2019, regarding the Revised Redline Draft of the Land Development Code.

Mrs. McMaster stated that City Council extended the review date to April 14, 2019 and staff plans to issue a Revised Redline Draft to Commission members on February 15, 2019 for them to review for the February 25, 2019 meeting. The Commission members discussed the significant changes to the LDC revision since the beginning of this process. The revised draft, an explanation of the changed process and notice of the Planning Commission hearings will be on the City website and advertised in the Hudson Hub Times.

Mrs. McMaster and Commission members discussed the proposed notification change to fifteen days and signs, including 'A' frames signs. Mr. Vazzana will draft an agreement for proposed temporary signs.

Chair Kagler and Mr. Lehman discussed the LDC process to date.

Chair Kagler opened the meeting to public comments. There were no public comments.

**Mr. Chuparkoff made a motion to continue this public hearing on Monday, February 25, 2019, Mr. Lehman seconded the motion.**

The motion was approved by the following vote:

Aye: 5 - Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Lehman, and Mr. Vitale

## IX. Other Business

Discussion took place regarding future Planning Commission meeting dates to discuss Downtown Phase II.

## X. Approval of Minutes

- A. [PC 1-28-2019](#) **Minutes of Previous Planning Commission Special Meeting:  
January 28, 2019**

Attachments: [PC Special Minutes January 28, 2019 - draft](#)

A motion was made by Mr. Harvie, seconded by Mr. Chuparkoff, that the January 28, 2019 minutes be approved as submitted. The motion carried by the following vote:

Aye: 3 - Mr. Chuparkoff, Mr. Harvie, and Mr. Kagler

**Abstain:** 2 - Mr. Lehman, and Mr. Vitale

## **XI. Adjournment**

**A motion was made by Mr. Vitale, seconded by Mr. Harvie, that the be approved. The motion carried by an unanimous vote.**

**Chair Kagler adjourned the meeting at 8:39 p.m.**

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**Robert S. Kagler, Chair**

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**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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