



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, September 14, 2015

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

There was no correspondence regarding matters not on the agenda.

V. Public Discussion

There was no public discussion.

VI. Public Hearings

- A. [PC 2015-21](#) **5661 Stow Road, Conditional Use and Site Plan**
NC Soccer Fieldhouse Addition
Submitted by Charles J. Corcoran
District 2

Attachments: [2015-21 Staff Report](#)

Mr. Hannan introduced the project for a proposed 31,300 square foot addition at the NC Soccer Club. The improvements include the building addition and fire access road improvements adjacent to the east and south portions of the facility, and expansion of the existing stormwater retention basin to the south of the facility.

Mr. Charles Corcoran, Architect, the Oak Group, 34 Munroe Falls Avenue, Munroe Falls, Ohio, applicant and representing the owner, NC Soccer Club, 5661 Stow Road, Hudson, Ohio, stated that the expansion will allow the NC Soccer Club to expand services in the winter and during inclement weather. Co-owner, Mr. Mike Walters, stated that the indoor hours of operation are 4 p.m. to 11 p.m., Monday through Friday, and 8 a.m. to 11 p.m., Saturday and Sunday. Outdoor season hours are 5 p.m. to 8 p.m. He stated that noise will not be a factor because the facility is located so far back from the road. He also noted that start times are staggered to ease traffic congestion.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

Mr. Joe Alexander, 2591 Barlow Road, Hudson, Ohio, suggested that the surrounding grounds of the NC Soccer Club need to be better maintained, that 90% of the trees acting as a buffer are gone and he expressed concern regarding the future of the property should the current business fold and how it might affect the value of his property.

Mrs. Barone closed the public hearing.

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

A motion was made by Mr. Chuparkoff, seconded by Mr. Kagler, that the Planning Commission approved the application for site plan approval for the NC Soccer Club at 5661 Stow Road per Case No. 2015-21 according to plans submitted September 3, 2015 with the following conditions:

1. The City Engineer must approve the final plans.
2. The Fire Marshal must approve the final plans.
3. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved limits of disturbance, 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.
5. The owner shall plant sufficient landscaping to provide a buffer to the residential uses to the south in compliance with Bufferyard D and any previous site plan approvals by the Planning Commission.

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

**B. [PC 2015-23](#) 2433 Brunswick Lane, Conditional Use: Agricultural
Submitted by Sara Briechle
District 1**

Attachments: [2015-23 Staff report](#)

Mr. Hannan reviewed the application for a proposed agricultural use as accessory to a single family residence.

Mrs. Sara Briechle, 2433 Brunswick Lane, Hudson, Ohio, applicant and property owner, stated that the request is for a small flock of six (6) chickens, no roosters, that would be raised for personal use. She said that the coop would be located in a spot approximately in the middle of the back yard.

The Commission considered the staff report and the applicant testimony.

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

The Commission reviewed the applicant testimony and concluded that the motion should include the number of chickens and that there will be no roosters.

A motion was made by Mr. Harvie, seconded by Mr. Stratis, that the Planning Commission approve the application for an accessory agricultural use at 2433 Brunswick Lane per Case No. 2015-23 according to plans and a letter dated August 7, 2015 provided the following conditions are met:

1. A zoning certificate may not be issued for the agricultural use and associated coop/enclosure until the Planning Commission has approved the project and any conditional of the commission have been addressed.
2. The number of chickens shall be limited to six (6), and there shall be no roosters.

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

C. [PC 2015-22](#) **Seasons Greene Eco-Industrial Park, Final Subdivision Plat
Submitted by John A. Shutsa
District 8**

Attachments: [2015-22 Staff report](#)

Mr. Hannan introduced the project for Final Plat approval for Seasons Greene Eco-Industrial Park Subdivision which involves the establishment of the Patriots Way right of way and the establishment of four sublots. Mr. Hannan stated that the applicant has requested a waiver regarding the sidewalk installation requirement and noted the criteria that must be considered.

Mr. Jeffrey J. Greene, P.O. Box 13, Garrettsville, Ohio 44231, represented the applicant and owner, John A. Shutsa, 1574 Main Street, Cuyahoga Falls, Ohio 44241.

The Commission discussed aspects of the project with City staff and Mr. Greene.

Mrs. Barone opened the floor to public comment.

Mr. Doug O'Bryan, 859 Seasons Road, owner of the property located north of Seasons Greene Eco-Industrial Park Subdivision, stated his concern regarding an access easement which is located near the center of the subdivision.

Mrs. Barone closed the public comment portion of the meeting.

Mr. Greene provided assurance that the easement to Mr. O'Bryan's property would be relocated appropriately.

The Commission discussed the public comments and the applicant's testimony including the rail easement and stormwater management.

Mr. Kagler made a motion seconded by Mr. Harvie that the Planning Commission approve the application for Final Plat of the Seasons Greene Eco-Industrial Park Subdivision for Case No. 2015-22, according to the final plat dated as received August 14, 2015 and the following conditions:

- 1. The shared property line of sublots 2 and 4 must be revised to be a radial from the center of the cul de sac.**
- 2. The easements associated with the subdivision must be revised per the following:**
 - a. Rail spur: The language regarding a future rail easement to run through the City of Hudson stormwater management easement must be modified as described by Assistant City Solicitor Aimee Lane at the 9/14/15 meeting.**
 - b. Access Easement for Sublot 1: the access easement providing Sublot 1 access to Patriots Parkway through Sublot 2 must contain an expanded description on the cover sheet describing the nature and function of the easement.**
 - c. Signage: An easement must be established to acknowledge the ground sign area and benefit to the sublots of the subdivision.**
- 3. Declaration of covenants must be prepared to address common area maintenance, stormwater management, and any development controls proposed.**
- 4. Revise the stormwater management easement description as requested in Asst. City Solicitor Aimee Lane's comments of September 8, 2015.**

5. The plat may not be recorded until city acceptance of the improvements or a bond is established for any outstanding items.
6. The plat request is subject to the review and acceptance of City Engineer Thom Sheridan.
7. There will be a waiver of the sidewalk requirement as requested by Asst. City solicitor Aimee Lane.

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

VII. Other Business

- A. [PC 2015-24](#) **Ordinance No. 15-24, “An Ordinance Adopting the 2015 Comprehensive Plan” referred by City Council**
Submitted by City of Hudson

Attachments: [2015-24 Staff report for 9-14-15](#)
[2015-24 Staff report 9-28-15](#)
[DRAFT Hudson Comprehensive Phase II Plans](#)
[20151012 PC SR Comp Plan](#)
[2015-24 Staff report for 10-12-15](#)

Mr. Richardson introduced Ordinance No. 15-24, regarding the 2015 Comprehensive Plan Update review and recommendation to City Council. He described the Comprehensive Plan as the City's official policy guide. Mr. Richardson noted the "Big Ideas" as presented in the Staff report and compared the update to the update of 2004.

The Commission discussed the staff report.

Mrs. Barone opened the public hearing.

The following residents provided comment on the plan including opposition to the possibility of a connector between Ogilby Drive and S. Hayden Parkway:

Don Bugosh, 6011 Ogilby Drive	Bill Rupert, 6041 Ogilby Drive
Carol Shoop, 78 S. Hayden Pkwy.	Sal Cammarota, 6001 Bradford Way
Jim Bowersock, 44 S. Hayden Pkwy.	Ruth Rupert, 6041 Ogilby Drive
Mary Bowersock, 44 S. Hayden Pkwy.	Sean McGurr, 5977 Ogilby Drive
Cleo Browne, 1717 Mayflower Lane	Tom Baker, 6045 Ogilby Drive
Judy Spooner, 6030 Ogilby Drive	Pam Zedak, 28 Bradley
Howard Movshin, 5765 Ogilby Drive	Charles Raufman, 5734 Bradford Way

Mrs. Barone closed the public hearing.

The Planning Commission thanked the residents for the comments and determined to further review the plan and forward comments or questions to Staff prior to the special meeting.

A public hearing was held.

Mr. Kagler made a motion seconded by Mr. Harvie to continue this public hearing at a special meeting of the Planning Commission to be held on September 28, 2015.

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

VIII. Approval of Minutes

A. [PC 08-10-15](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS.

Attachments: [August 10, 2015](#)

Mr. Harvie made a motion seconded by Mr. Stratis to approve the minutes of the August 10, 2015 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 9:35 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.

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

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