



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 13, 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

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

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

Absent: 1 - Mrs. Deutsch

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 2015-17](#) 1693 Middleton Road - Conditional Use: Agricultural****Submitted by Michael D. Biachi and Ann Castellani-Biachi****District 1****Attachments: [Staff Report](#)**

Mr. Hannan reviewed the staff report regarding a request for a Conditional Use: Agricultural for the property located at 1693 Middleton Road.

The applicants, Michael D. Bianchi and Ann Castellani-Biachi, 1693 Middleton Road, Hudson, property owners, presented their application and were available to answer questions and address concerns expressed by the Commission members.

Mrs. Barone opened the public hearing.

Mr. Michael Wichert, 1708 Middleton Road, Hudson, expressed his support of the agricultural conditional use for the property.

Mr. Bob Benic, 1682 Middleton Road, Hudson, also indicated his support.

Mr. Kirk Stiffler, 7491 Andover Way, Hudson, inquired about the number of animals to be located on the property.

Mrs. Barone closed the public hearing.

The Commission discussed the comments raised in the public testimony and established with the owner the type and number of each animal to be on the property.

A motion was made by Mr. Harvie, seconded by Mr. Anglewicz, to approve the application for a conditional agricultural use at 1693 Middleton Road per Case No. 2015-17 according to plans and a letter dated July 6, 2015 with the following conditions:

- 1. The specific species and maximum number of animals permitted on the property to define the scale of the accessory agricultural use are as follows: ten (10) chickens, six (6) ducks, two (2) goats, one (1) Dexter cow and (1) potbelly pig.**
- 2. Revise of the site plan to accurately label existing versus proposed improvements.**
- 3. Submit a landscape plan of the property indicating the location of proposed plantings to comply with Bufferyard D.**
- 4. A zoning certificate may not be issued for the agricultural use and associated coop/enclosure until the above conditions of the Commission have been addressed.**

The motion carried with the following vote:

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

VII. Other Business**A. [PC 2015-16](#) 1213 Barlow Road - Site Plan: Amend previously approved site plan****Submitted by LTC Realty Development, LLC****District 8****Attachments: [Staff Report](#)**

Mr. Hannan introduced the application for a Site Plan Modification for 1213 Barlow Road. The purpose of the site plan modification is to establish the secondary access previously proposed to the Planning Commission.

Mr. David Mitchell, representing LTC Realty Development, LLC, 30050 Chagrin Blvd., Ste. 100, Cleveland, Ohio 44124, applicant and property owner, stated the the proposed site plan is exactly the same site plan presented to the Planning Commission previously. There have been no changes. Permission to construct the western most driveway reflected on the plan is being sought.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

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

There was no further discussion.

A motion was made by Mr. Kagler, seconded by Mr. Harvie, to approve the site plan modification in Case 2015-16 for 1213 Barlow Road for the Wallhouse Inn according to plans received May 28, 2015 with the following conditions:

- 1. The comments of City Engineer Thom Sheridan must be addressed per the July 6, 2015 correspondence.**
- 2. The project remains subject to the conditions of approval from the conditional use and site plan approvals on November 10, 2015 per PC Case 2014-17.**
- 3. The proposed additional driveway shall be limited to right-in, right-out movement as described and stipulated by the City Engineer.**
- 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.**

Discussion followed regarding the applicant working directly with the City Engineer regarding the design so that if there is a desire to change access limitations to this driveway, that such changes can be considered by the Commission prior to the commencement of construction in that area.

The motion carried by the following vote:

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

VIII. Old Business**[PC 2015-12](#) LDC Text Amendment - Cottage Housing Development in Districts 4 and 5
Submitted by the City of Hudson**

Attachments: [2015-12 Staff Report for 7-13-15](#)
[2015-12 Staff report for 10-12-15](#)

Mr. Richardson reviewed the staff report which recommends that Council not pursue the proposed ordinance at this time.

Mrs. Lane said that Council could make a decision to withdraw consideration of the ordinance or table the ordinance indefinitely.

A motion was made by Mr. Chuparkoff, seconded by Mr. Kagler, that the Planning Commission recommend to City Council that Ordinance No. 15-60, An Ordinance Amending Certain Sections of the Land Development Code to Permit Cottage Housing Development in District 4 and District 5, not be pursued at this time.

The motion carried by the following vote:

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

**B. [PC 2015-11](#) LDC Text Amendment - Funds In Lieu of Construction of Sidewalks
Submitted by the City of Hudson**

Attachments: [Staff report 6-3-15](#)
[Staff report 7-13-15](#)
[Kelemen letter to PC on Funds in Lieu_07-13-15](#)

Mr. Richardson reviewed the staff report and summarized the contents of a letter distributed by Councilman Kelemen to Commission members.

Commission members discussed the details of the proposed ordinance with City staff. Councilman Kelemen's letter to Commission members was also discussed.

Mrs. Barone opened the meeting to public comment..

There being no comment, Mrs. Barone closed the public comment portion of the meeting.

A motion was made by Mr. Kagler, seconded by Mr. Stratis, that the Planning Commission recommends that City Council adopt Ordinance No. 15-33, An Ordinance Amending Chapter 1205, "Zoning Districts" and Chapter 1207, "Zoning Development and Site Plan Standards", of the Land Development Code to Provide for Funds-in-Lieu of the Construction of Public Sidewalks and Other Pedestrian and Non-Vehicular Circulation Systems as amended and with the additional following changes

1.Revise section 1205.06(d)(10)(C) as follows: Sidewalks at least five (5) feet wide shall be provided on both sides of all streets in District 3, shall run parallel to the street within the right-of-way, and shall be separated from the curb by a planting strip of at least seven (7) feet width.

2.Revise Section 1207.13(e)(1) as follows: When adjacent or abutting properties do not have public sidewalks and other pedestrian non-vehicular circulation systems with which to directly connect or link,

the owner or developer may, with the approval of the Planning Commission, at the owner’s or developer’s option, in Districts, 1, 2, 3, 7, 9 and 10, provide monetary funds in-lieu of providing public sidewalks and other pedestrian or non-vehicular circulation systems.

3.Revise Section 1207.13(e)(2) as follows: For purposes of determining the value of public sidewalks and other pedestrian and non-vehicular circulation systems for funds paid in-lieu of providing the same, the Planning Commission shall establish the payment to be seventy (70) percent of the cost the City would pay to install the system as approved by the City Engineer utilizing State of Ohio prevailing wages.

The motion was unanimously approved.

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

IX. Approval of Minutes

A. [PC 06-08-15](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING 6-8-15.

Attachments: [June 8, 2015](#)

Mr. Harvie made a motion seconded by Mr. Anglewicz to approve the minutes of the June 8, 2015 meeting of the Planning Commission 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

The Chair, Mrs. Barone, adjourned the meeting at 9:00 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.

* * *