



City of Hudson, Ohio

Meeting Minutes - Final-revised

Planning Commission

Thomas Harvie, Chair

Ron Stolle, Vice Chair

Gregory Anglewicz

Michael Chuparkoff

David Lehman

David Nystrom

James Vitale

Greg Hannan, Community Development Director

Nicholas Sugar, City Planner

Matthew Vazzana, City Solicitor

Monday, November 9, 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

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

IV. Correspondence

Mr. Sugar affirmed all correspondence is included in the staff report.

V. Public Discussion

There were no items for public discussion.

VI. Approval of Minutes

A. [PC 10-12-20](#) Minutes of Previous Planning Commission Meeting: October 12, 2020

Attachments: [PC Meeting Minutes October 12 2020](#)

A motion was made by Mr. Stolle, seconded by Mr. Anglewicz, that the October 12, 2020 Minutes be approved. The motion carried by the following vote:

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

VII. Old Business

- A. [PC 2020-822](#) A Text Amendment request to Section 1205.11(f)(1)A *Hike Bike (HB) Senior Housing Overlay Zoning District 8* of the Land Development Code and to consider a zoning map amendment request to change the zoning of permanent parcels 3001315 and 3001316 from District 8: Industrial/Business Park to District 8: Hike Bike (HB) Senior Housing Overlay Zoning.

Attachments: [2020-822 Hudson Dr Zoning Map and Text Amendment SR November 2020](#)
[SR 2020-822 Hudson Dr Zoning Map and Text Amendment file 1 of 2](#)
[SR 2020-822 Hudson Dr Zoning Map and Text Amendment file 2 of 2](#)
[Letters From Neighbors](#)

Mr. Hannan introduced the application for map and text amendments by noting a draft submittal was received from the applicants on October 22, 2020, for which staff provided preliminary comments. A formal updated submittal was then received on November 3, 2020, which is before the Commission.

Mr. Greg Modic, introduced the updated submittal and referenced the revised language, the proposed density, a proposed open space dedication, connectivity, and resident concerns from the previous meeting.

Mr. Mark Majewski, North Star Planning, provided comment to the commission regarding if the changes correct an inequitable situation or merely grant special privileges. Mr. Majewski also stated that the application with open space, connectivity and low density will be a positive for the neighbors and requested the existing overlay zoning be applied to this property.

Mr. Sheldon Berns, Berns, Ockner, and Greenberger, LLC, provided comment noting the text amendment is requesting a change from one-quarter mile to three-quarters of a mile, however the front of the development is only 1700 feet away from the Hike and Bike Trail.

Sam Petros, Petros Homes, provided comment to the commission regarding the plan providing opportunity of home ownership to seniors.

Mr. Bill Heller, property owner, thanked the Commission and provided comment regarding the inability to attract a buyer and regarding the team assembled with the application.

The Commission and applicant discussed: 1) The goal of the sidewalks and connected areas. 2) The purpose of minimum home size in the text amendment. 3) The reason vehicular traffic is in the text amendment request. 3) Staff noted the loss of the 32-acre parcel from commercial/industrial development. 4) The size of the new homes. 5) Changes to the zoning of this parcel and appeals during updates of the Comprehensive Plan. 6) If the map and text changes are made, what assurances will be made that the development will be built as discussed. 7) Staff spoke of the process of this development, if approvals are given, the process of the future development of the property and the specific language of any text amendment.

Mr. Harvie opened the meeting for public comment.

Ms. Becky Fischer, 5411 Hudson Drive, voiced her concern about the proposed stormwater basin.

Mr. Jeff Boylan, 5456 Hudson Drive, provided comment regarding the adjacent former Ramco building and the proposed street in relation to his driveway.

Ms. Cassie Craven, 5529 Hudson Drive, noted concern regarding disruption of their privacy and regarding the current zoning requirements being in place when they purchased the property.

Mr. Brian Craven, 5529 Hudson Drive, noted concern regarding reduced value and enjoyment of their property as-well-as the changing of the zoning map being only for the benefit of this property.

Ms. Jen Masiella, 5422 Hudson Drive, discussed the attempted sale of the property and the proposed donated land.

Chair Harvie closed the public portion of the hearing.

Commission members discussed the application and noted the approval process through City Council, senior housing, connectivity, bufferyard standards, stormwater management, the Comprehensive Plan and the proposed text revisions.

Mr. Vitale made a motion, seconded by Mr. Anglewicz, based on the evidence and representations submitted to the Planning Commission by Sheldon Berns of Berns, Ockner, and Greenberger, LLC, Greg Modic and Sam Petros of Petros Homes, Property Owner William Heller, City staff and other interested parties at public hearings of the Planning Commission held at the regular meeting on October 12, 2020 and continued to the regular meeting of November 9, 2020 the Planning Commission recommends that City Council approve the following:

Proposal to revise permanent parcels 3001315 and 3001316 from the current District 8 Industrial/Business Park to the proposed Hike Bike (HB) Senior Housing Overlay Zoning District 8.

Proposal to revise the Land Development Code Section 1205.11(f)(1) of the Hike Bike Overlay (HB) Senior Housing Overlay Zoning District 8 as follows (applicant request in strike out and underline, Planning Commission recommendation in bold underline):

Purpose of the Overlay

This overlay zone within District 8 recognizes the unique presence of the Metro Parks Hike and Bike (HB) Trail as a geographic feature and community amenity. The overlay zone is intended to house residents age fifty-five and over providing smaller yards for convenience and ease of maintenance within a larger subdivision that will maximize connections to the Hike and Bike Trail. All portions of the overlay zone are (a) within 3,300 feet, less than three quarters a mile from and with a direct pedestrian access via sidewalk to the Hike and Bike Trail. **An overlay zone shall contain a minimum of 30 acres.** This housing will assist the goal of providing diversity in housing options in the City with proximity to centers of employment and health/wellness with a variety of housing types and lot sizes.

Nearby retail services in District 9 and nearby medical and health services in District 8 offer a proximity of current and future facilities and services which especially benefit active adult seniors. It recognizes a community planning trend away from the isolation of uses given the changing nature of "industrial" and the desire for mixed and adjacent uses, such as housing, retail and offices. There is a specific intention to not offer a residential environment protected from the effects of usual and customary commercial and industrial business activity. Pedestrian circulation is given a high priority and potential traffic impacts will be mitigated through implementation of the State Rt. 91 Traffic Corridor Study. The overlay zone supersedes the underlying industrial and business park zoning in District 8.

A motion was made by Mr. Vitale, seconded by Mr. Anglewicz, that this Text Amendment be approved. The motion carried by the following vote:

Aye: 4 - Mr. Anglewicz, Mr. Harvie, Mr. Lehman and Mr. Vitale

Nay: 3 - Mr. Chuparkoff, Mr. Nystrom and Mr. Stolle

VIII. Public Hearings

- A. [PC 2020-907](#) A Conditional Use request of a self storage facility at 5698 Hudson Drive (Parcel #3002013), located in Zoning District 8 (Industrial/Business Park).

Attachments: [SR 2020-907 5698 Hudson Drive](#)

Chair Harvie swore in all persons who intend to speak.

Mr. Hannan described and displayed photos of the property and Mr. Salemi's other storage facilities, reviewed the application, staff notes and explained this type of facility must be 500 feet from residences which will require variances.

Mr. Joe Salemi, owner, was present for the meeting and described the self-storage building as totally climate controlled and accessed from inside hallways. Mr. Salemi noted his other facilities are near or surrounded by residences and he is unaware of any complaints. No commercial activities will be allowed on the property.

Commission members, staff and Mr. Salamini discussed: 1) The operating hours of the facility. 2) The three variances to be requested from BZBA. 3) What is not allowed to be stored in the buildings.

Mr. Harvie opened the meeting for public comment.

Mr. and Mrs. Cravis, 5682 Hudson Drive, stated they had no questions or comments.

Commission members discussed the use of similar facilities and the requirement for sidewalks to be installed. The Commission also discussed the proximity of the driveway to the corner and resulting traffic issues.

Mr. Chuparkoff made a motion, seconded by Mr. Vitale, based on the evidence and representations to the Commission by Joe Salemi and City staff, the Planning Commission approve the conditional use request for proposed self-storage facility limited to units being access from interior corridors only in Case 20-907 for 5698 Hudson Drive Parcel #3002013, according to plans received October 8, 2020 with the following conditions:

1. **Subject to a variance being granted by the Board of Zoning and Building Appeals for the 500 foot setback required to the lot line of a residential use per Section 1206.039(c)(16).**
2. **Subject to Bufferyard C being incorporated along both street frontages and to the south side yard to provide additional screening to nearby residential uses.**
3. **The comments of Assistant City Engineer, Nate Wonsick must be addressed per the November 2, 2020 correspondence.**

A motion was made by Mr. Chuparkoff, seconded by Mr. Vitale, that this Staff Report be recommended for approval. The motion carried by the following vote:

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

- B. [PC 2020-914](#) A Compatibility Review request for an 11-lot, single-family subdivision located in Zoning District 1 (Suburban Residential Neighborhood).

Attachments: [SR 2020-914 Norton Road Subdivision](#)

Mr. Harvie swore in all who intend to speak to this application.

Mr. Sugar introduced the application by describing the process of this compatibility review and reviewing the question of, 'is this subdivision compatible with the surrounding neighborhoods'? Mr. Sugar also displayed a map of the residences within 1000 feet and descriptions of the residences.

Mr. Tony Lunardi, LDA Land group, was present for the meeting and described the proposed subdivision and two the variances that will be sought.

Commission members, staff and the applicant discussed: 1) The cost of the homes and square footage. 2) The location of the road and buffer. 3) Mr. Lunardi's comments to the staff report comments. Mr. Lunardi stated the only problem may be aligning the roads.

Mr. Lehman made a motion to approve, seconded by Mr. Stolle, based on the evidence and representations to the Commission by Tony Lunardi, LDA Builders, 6683 Olde Eight Rd, Peninsula, Ohio 44264, as applicant, and City staff, the Planning Commission finds the compatibility review plan of the 11 lot single-family subdivision dated October 4, 2020, compatible with adjacent development.

**A motion was made by Mr. Lehman, seconded by Mr. Stolle, that this Site Plan be approved.
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

X. Staff Update

Staff anticipates at least one application for the December meeting.

XI. Adjournment

**A motion was made by Mr. Lehman, seconded by Mr. Vitale, that the 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.

* * *