



City of Hudson, Ohio

Meeting Minutes - Final 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

Monday, August 12, 2019

7:30 PM

Town Hall

I. Call To Order

Chair Kagler called to order the meeting of the Planning Commission of the City of Hudson at 7:33 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. Kagler, Mr. Lehman, Mr. Stolle and Mr. Vitale

III. Swearing In

Chair Kagler recognized Mr. Greg Hannan, Community Development Director; Mrs. Kris McMaster, City Planner; Mr. Matt Vazzana, City Solicitor.

Mr. Vazzana swore-in staff and all the persons wishing to speak under oath.

IV. Correspondence

There was no correspondence.

V. Public Discussion

Chair Kagler opened the meeting to public comments for anyone wanting to address the Commission on any item that is not on the agenda. There were no comments.

VI. Approval of Minutes

A. [PC 7-8-2019](#) Minutes of Previous Planning Commission Meeting: July 8, 2019

Attachments: [PC Minutes July 8, 2019 - draft](#)

Mr. Harvie made a motion, seconded by Mr. Lehman, to approve the minutes of the July 8,

2019 PC meeting. The motion was approved by the following vote:

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

Abstain: 2 - Mr. Anglewicz and Mr. Vitale

VII. Old Business

There was no old business.

VIII. Public Hearings

- A.** [PC 2019-673](#) A continuation of the Planned Development Final Plan from Robert Warner of Environmental Design Group, 450 Grant Street, Akron, OH as applicant and City of Hudson, 115 Executive Parkway, Suite 400, Hudson Ohio as property owner, for approval of a Final Plan for Phase A of a Planned Development for the mixed use Downtown Phase II Development Project located on the following Permanent Parcels located west of Morse Road and north of Owen Brown Street: No. 3204149, 3200185, 3200186, 3200823, 3204148, 3201855, 3203132, 3203716 and 3203648.

Attachments: [DTPH2 - Final Plan Phase A August 26 PC SR](#)
[DTPH2 Final Plan Overview](#)
[DTPH2 Final Plan IIA Plat 8.23.19](#)
[DTPH2 Final Plan IIA Public Improvements 8.23.19 File 1 of 2](#)
[DTPH2 Final Plan IIA Public Improvements 8.23.19 File 2 of 2](#)
[DTPH2 Final Plan IIA Private Improvement Plans 8.23.19 File 1 of 2](#)
[DTPH2 Final Plan IIA Private Improvement Plans 8.23.19 File 2 of 2](#)

Mr. Hannan introduced the Final Plan for Downtown Phase II A (DTP2A), by reviewing the summary table presented in the staff report which compares the changes from the previously approved Preliminary Plan to this Final Plan. Mr. Hannan noted the traffic control report included in the staff report and that the stormwater management plan will be reviewed by City of Hudson Engineering Department, which will update the Commission on changes. Mr. Hannan stated staff recommends approval.

Mr. Bob Warner, Environmental Design Group: The attached housing apartments have been eliminated in favor of detached housing with garages, the storm water calculations have been reviewed, Western Reserve Land conversancy is allowing water retention on their property and a new trail will be built around the retention pond that may connect to Veterans Way Trail.

Mr. Joel Testa, President of Testa Companies, stated he was present to answer questions.

Commission members noted the Final Site Plan has many changes from the Preliminary Site Plan while retaining the street network. Mr. Vazzana stated that he has determined that the Commission may vote to approve the Final Plan as presented and that Council has the right to ratify the PC vote or review and vote on the Final Plan themselves. The Commission questioned if the Final Plan achieves the goals contained in the Comprehensive Plan including a diversity of housing stock and increasing the tax revenue of the City. Mr. Hannan stated City Council has requested this Final Plan be reviewed by the Planning Commission.

Mr. Testa described the five types of homes in DTP2A with the majority having the ability to have a first-floor master

bedroom with a projected starting price of around \$320,000. Mr. Testa also noted, through the community meetings and other feedback, he realized that senior citizens desire the proposed housing in order to downsize and remain in Hudson.

Mr. Testa pointed out the detached homes and property lots, with garages having a zero-foot setback on one side (with a five-foot easement on the adjacent property), and a ten-foot setback on the other side that will be owned by the homeowner which would allow a patio or deck area.

Parking for DTP2A was discussed. Mr. Hannan stated every residence will have a rear entry, two-car garage with additional parking in the driveway and there will be 26 visitor parking spots on the street. Mr. Testa stated parking is a challenging aspect of the development because there is not much available land. It was noted that Owen Brown Street traffic will be addressed in DTP2A.

Mr. Testa stated sidewalks will be on both sides on all streets and a common mailbox area will be used for the residents as required by the Post Office.

Mr. Hannan noted the traffic study determined the projected traffic, after buildout, will be equivalent to the existing traffic on Owen Brown Street. Trees will be installed by the developer with a two-year guarantee and approval from the City Arborist.

Mr. Warner explained the use of AutoTurn software for calculating the turning radius for emergency services apparatus will be used to establish parking zones along the street. It is anticipated that AutoTurn will have minimal impact on the plan as submitted.

The Commission requested the placement of buildings on the properties, including zero-side setbacks, be detailed for better understanding of the project. Mr. Testa stated the building designs will require Architectural and Historic Board of Review approval before being approved.

Mr. Testa and the Commission members discussed the use of 25-year storm water requirements, water treatment and flood plain management that will be incorporated into the project. Mr. Warner noted the Army Corp of Engineers has approved the storm water portion of the plan and an LDC compliant photometric plan will be submitted.

The Commission and Mr. Testa discussed the number of units to be developed on one of the streets in Lot G, which is the pocket neighborhood. Mr. Testa explained that some of the land in Lot G is not suitable for building a house, making the proposed nine units the best way to maximize the value of the land. He also discussed the roadway around Block H will be finalized after receiving comments from the Fire Marshal.

The use of a driveway in the rear of a home for guests parking was discussed, Commission members felt parking in the rear of a home is not typically done by visitors and could cause problems during holidays or large family events.

The Commission noted plot lines in different locations on different elevations of the submissions and requested the lines be corrected.

The building in Block C was discussed with Commission members expressing concern over a three-story building.

Commission members questioned the use of traffic restrictors that will move traffic off Owen Brown Street and direct it to other public streets. They also questioned the traffic counts and asked staff to further review.

Chair Kagler opened the meeting for public comment.

Ms. Jessie Obert, 77 Parmelee Drive, urged the Commission to reject the plan in its entirety. Ms. Obert expressed concern over unresolved storm water issues for Brandywine Creek. Ms. Obert also observed the pocket park and open space is reserved for water runoff and water retention and will not be suitable as a green space. Emergency service response, traffic being diverted from Owen Brown and only 26 on-street parking spaces are concerns for Ms. Obert. Ms. Obert talked if the plan to take the street down to the brick is being pursued.

Mr. Todd Zedak, 7706 Oxgate Drive, stated: The speed of the project is mindboggling and five types of homes is insufficient. Mr. Zedak would like the neighborhood to be developed by the owners choosing a house design, within the parameters established by the City, he does not want a developer determining the house styles. Mr. Zedak is also concerned that too much emphasis is on the old plan and gaining tax revenue and believes Hudson citizens will continue to express their desire for this property to be developed less densely.

Ms. Jill Flagg, 64 Owen Brown Street, stated she lives next to Brandywine Creek and is concerned the stream enhancement project will not be done until sometime between 2020 and 2023 and that the bridge will not be big enough, which may contribute to flooding on Owen Brown Street. Ms. Flagg is also concerned about additional traffic on her street as people use it as a cut through and feels the community green space needs to be addressed.

Ms. Rebecca Leiter, 134 Aurora Street, would like only residential units built and agrees the residential section should be sold in lots, not to a developer. Ms. Leiter is concerned the phased approach does not, at this time, include the Windstream property. She also opposes the plan because the only public space proposed is a trail. Ms. Leiter reminded the Commission the advisory vote showed residents did not want Phase II and requested waiting until after the November elections before moving forward.

Ms. Rhonda Grainger, 2415 Norton Road, believes the plan the voters rejected is still being presented and the Commission should wait until the next election before moving forward.

Mr. Ron Nixon, 2365 Ebury Drive, believes this is a nice plan, not perfect, and stated the Commission should look to the future, not backwards as things have always been. Mr. Nixon believe people downsizing desire this housing which will help Hudson retain citizens. Mr. Nixon encouraged the Commission to decide for the good of the community, not loud speakers.

Ms. Beth Innamorato, 27 Steepleview Drive, stated she is grateful that the density has been reduced and requested a traffic plan be in place as the plan is developed to assist in getting the traffic route right. Ms. Innamorato is also concerned there will be no new green space and that the 101 vehicles per day entering the neighborhood will increase traffic.

Ms. Conner, 75 Atterbury Drive, is concerned with the effect on traffic at the intersection of Rt. 91 and Streetsboro Road.

Mr. Ron Brubaker, 7593 Partridge Meadows Drive, complimented City Council, Testa, PC and staff for the revisions to the plan. Mr. Brubaker believes almost all the revisions are in the right direction and would like to live in the proposed neighborhood. He further stated that if every objection must be overcome, nothing will be accomplished.

Ms. Celesle Bland, 131 Clairhaven Drive, believes a terrible plan has been presented with not enough greenspace and high-priced, compromised homes that will ruin the town. Ms. Bland encouraged PC to listen to the voters.

Mr. Ken Obert, 76 Parmelee Drive, stated first floor master bedrooms are not possible in many of the proposed home types.

Seeing no one else wishing to speak, Chair Kagler closed the public portion of the meeting.

In response to question from the public comments:

1. Mr. Hannan stated the storm water management system will be installed and functional as part of the project.
2. Mr. Warner stated before the beginning of the project on the 16 acre site, 14.5 acres were covered in either pavement or gravel. When the project is completed this will be reduced to 12.5 acres. In addition to the reduction in impervious surface, water today exits the impervious surface directly into Brandywine Creek. The project as proposed, will collect the water in retention ponds which will remove pollutants as required by the EPA before being released into Brandywine Creek. The rate of water release from the retention ponds will be held to the level of a two-year storm. The result will be the Brandywine Creek Watershed will be improved.

3. Mr. Thom Sheridan, Hudson Assistant City Manager, explained the water 'pinch-point' is at the Owen Brown Street bridge/culvert, which will be replaced with a larger, enhanced structure using NE Ohio Regional Sewer Funds. Mr. Sheridan also noted a 319 grant will, enhance Brandywine Creek with water storage and erosion protection, improve the Barlow Community Center retention ponds and improve water runoff from Veterans Way Park, all of which are upstream of the proposed Phase II development.
4. Mr. Sheridan explained that long-term maintenance agreements with homeowners' associations are required by the EPA.
5. Mr. Sheridan explained the bridge/culvert at Owen Brown Street was correctly done in 2002, however the FEMA maps have been redrawn which has resulted in a better understanding of the storm water needs in the area.
6. The staff report contains correspondence from the Fire Marshall with his comments stating the ring road will meet code. The Fire Marshal and applicant are also working on other options.
7. Regarding Owen Brown Street, Mr. Hannan stated the City has acknowledged: 1) Traffic will not increase. 2) Traffic restrictions will not be on the historic block. 3) Aesthetic improvements will be made and 4) Exposing the historic brick surface is not being pursued.
8. Mr. Hannan stated the Windstream property will be part of the DTP2A approval process and acknowledged that DTP2A, depends on Windstream property being purchased by the City. Windstream has consented for the City to plan to use this property.
9. While traffic restrictors may be used, it is anticipated that the rail underpass will use alternating lanes and smart signal technology.
10. Block C is now classified as mixed use.

The Commission discussed:

1. The City will determine what traffic calming measures will be used with Testa doing the work.
2. Testa already exceeds the LDC parking requirements.

The Commission requested more information regarding the traffic study.

Following discussion, Mr. Vazzana stated Final Plan changes from the Preliminary Plan must relate to the conditions set by the Planning Commission when the Preliminary Plan was approved. Mr. Vazzana has determined the changes in this Final Plan do relate back to Planning Commission conditions. Mr. Vazzana also noted the LDC authorizes City Council to review and approve a final plan but does not require a vote to approve, the Council vote may be to ratify or veto the Planning Commission decision.

Commission members discussed: 1) The proposed Final Plan seems to move further and further away from the original intent of the Comprehensive Plan, and 2) No plan can accommodate everyone's wishes in the process..

Commission members expressed the intent to vote on the Final Plan at the August 26, 2019 meeting. The Commission requested staff review tonight's discussions and supply Commission members with further details of the Final Plan. The Commission also noted public comment was closed and further public comment will be at the discretion of the Commission.

Mr. Stolle made a motion to adjourn the meeting and resume at a special Planning Commission meeting on August 26, 2019. Mr. Anglewicz seconded the motion. The motion was approved by the following vote:

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

IX. Other Business**X. Staff Update**

Ms. McMaster informed the Commission there will be a September meeting with one application submitted.

XI. Adjournment

A motion was made by Mr. Harvie, seconded by Mr. Chuparkoff, that the meeting be adjourned. The motion carried by an unanimous vote.

Chair Kagler adjourned the meeting at 10:36 p.m.

Robert S. Kagler, 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.

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