



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, April 11, 2016

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

Correspondence regarding PC Case No. 2016-02, the Merino Block, which was not on the agenda was received by Staff and Commission members.

V. Public Discussion

There was no public discussion.

VI. Old Business

There was no old business.

VII. Public Hearings

[PC 2016-07](#) **Final Plat and Improvement plans for Lake Christine, an eleven (11) subplot subdivision proposed for Parcel #3004050 on Darrow Road, District 1 - Suburban Residential Neighborhood; Submitted by LDA Land Group, LLC**

Attachments: [PC 2016-07 Staff report \(1 of 2\)](#)
[PC 2016-07 Staff Report \(2 of 2\)](#)

[PC 2016-08](#) **Land Development Code Text Amendment - Agricultural Use regulations; Submitted by the City of Hudson**

Attachments: [PC 2016-08 Staff Report](#)

A public hearing held regarding PC Case No. 2016-08.

Mr. Hannan reviewed the history of the text amendment by explaining that the Planning Commission had discussed the draft framework (PC 2015-31) at the November 9, 2015 and December 14, 2015 meetings and that a first reading of the ordinance was conducted by City Council on March 15, 2016. The request was forwarded to Planning Commission for a public hearing and recommendation. Mr. Hannan said that in December the Commission discussed the setback that would be appropriate for the keeping of chickens in a residential district. Mr. Hannan said that the base accessory structure setback of fifteen (15) feet in Districts 1 and 3 was used previously. He stated that staff recommends that the setback be revised to twenty-five (25) feet which coincides with the agricultural use setback. Regarding Codified Ordinance Section 618.14 (a) which states that no agricultural animals except domestic pets shall be kept within one hundred (100) feet of adjacent dwellings, Mr. Hannan stated that staff has requested an exemption of the keeping of chickens on residential property from the 100 foot setback requirement to adjacent dwellings.

The Commission considered the staff report.

Mrs. Barone opened the public hearing.

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

The Commission further discussed the application with the staff.

Mr. Harvie commented that a minimum acreage requirement should be included in the amendment and that an alternative to a minimum acreage requirement would be the inclusion of a 15 foot bufferyard requirement.

Mr. Stratis inquired regarding the definition of a bufferyard. Mr. Richardson provided the definition, and Mr. Hannan directed the Commission to Section 1207.04 of the Land Development Code.

Mr. Kagler suggested the rewording of text regarding a minimum acreage requirement in Chapter 1206.03 18. A. (1).

A motion was made by Mr. Kagler, seconded by Mrs. Deutsch, that the Planning Commission recommend City Council adopt Ordinance No. 16-44, An Ordinance Amending Sections 1205.04(b), 1205.12(b) and (c), 1206.03(a), 1207.04(f), 1207.19(d), and 1213.02(a) of the Land Development Code Regarding Agricultural Use Regulations with the following revisions incorporated:

1. Section 1206.03 (18) (A) (1) shall be modified to state that there shall be a minimum lot area of one-third (1/3) acre and at least one-third (1/3) acre per six (6) chickens on any property; and that there shall be no more than a maximum of eighteen (18) hen chickens to be kept on any property unless otherwise excepted herein.

2. Section 5 (a) of Section 1206.03 (18) (A) (6) shall be added stating that any use involving more than eighteen (18) chickens shall not be permitted as an accessory use and shall be regulated as a general agricultural operation.

3. Section 1213.02 (14) and (123) Definitions shall include language clarifying that any amount of chickens on a property numbering more than eighteen (18) shall not be permitted as an accessory use and shall be regulated as a general agricultural operation.

4. Amend Section 618.14 (a) of the Codified Ordinances to exempt the keeping of chickens on residential property from the 100 foot setback requirement to adjacent dwellings.

The motion was approved by the following vote:

Aye: 5 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Kagler and Mr. Stratis

Nay: 1 - Mr. Harvie

VIII. Other Business

[PC 2016-10](#) Land Development Code Text Amendment - Amendments to the Charter of the City of Hudson, Adopted in 2015; Submitted by the City of Hudson

Attachments: [PC 2016-10 June Staff Report](#)

PC Case No. 2016-10 was discussed.

Mr. Richardson introduced PC Case No. 2016.10 which will appear on the May agenda for final action. Mr. Richardson noted that these amendments are designed to implement approved revisions to the Charter in November and which affect the Planning Commission and the Architectural and Historic Board of Review.

The Commission discussed the proposed amendments with Mr. Richardson and suggested revisions. Mr. Richardson identified distinctions between minor improvements, minor modifications and minor development.

Staff will consider comments given as they prepare the case for a public hearing on May 9, 2016.

IX. Approval of Minutes

[PC 3-14-16](#) **MINUTES OF PREVIOUS PLANNING COMMISSION MEETING 3-14-16.**

Attachments: [PC Minutes March 14, 2016](#)

The minutes for the meeting held on March 14, 2016 were not ready for approval.

X. Adjournment

The Chair, Mrs. Barone, adjourned the meeting at 8:35 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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