



# City of Hudson, Ohio

## Meeting Minutes - Final Planning Commission

*Ronald Stolle, Chair*  
*David Lehman, Vice Chair*  
*Gregory Anglewicz*  
*Michael Chuparkoff*  
*Melissa Jones*  
*David Nystrom*  
*Erik Vaughan*

*Greg Hannan, Community Development Director*  
*Nicholas Sugar, City Planner*  
*Matthew Vazzana, City Solicitor*

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Monday, April 12, 2021

7:30 PM

Via Video-Conference & Live-Stream

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### **I. Call To Order**

Chair Stolle 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, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

### **III. Swearing In**

Chair Stolle placed staff under oath.

### **IV. Correspondence**

Chair Stolle requested correspondence be reviewed during the applicable cases.

### **V. Public Discussion**

There was no Public Discussion on issues not on the agenda.

### **VI. Approval of Minutes**

[PC 3-8-21](#)      **Minutes of Previous Planning Commission Meeting: March 8, 2021**

**Attachments:**      [PC Meeting Minutes March 8 2021\(DRAFT\)](#)

**A motion was made by Mr. Lehman, seconded by Mr. Anglewicz, that the March 8, 2021, Minutes be approved as submitted. The motion carried by the following vote:**

**Aye:** 7 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

## VII. Old Business

[PC 2021-106](#)     **A text amendment request to Section 1205.10(a), 1205.10(d)(1), and 1206.01 of the Land Development Code to allow residential planned developments as a permitted use in the District 7 Office Overlay Zone**

**Attachments:**     [Staff Report - April 12th Meeting](#)  
                              [Staff Report - March 8th Meeting](#)  
                              [Letters from residents](#)

Mr. Sugar updated the text amendment application noting the process is for Planning Commission to make a recommendation to City Council who will conduct a public hearing will be held and then make the ultimate decision. If approved, site development application(s) will come before Planning Commission for review. Mr. Sugar then reviewed the Text Amendment which mirrors the District 3 requirements.

Chair Stolle swore in Mr. Mitchell, Mr. Jason Rice, Mr. Mike Wolwend, Mr. Trevor Stewart, Mr. Steve Krutowsky and Ms. Julie Sabroff.

Mr. Sugar summarized public comments from: Ms. Lisa O'Malley, 1650 Arbutus Drive; Ms. Jennifer Abdoo, Eastham Way; Ms. Chrissanna Krisch, 5971 Eastham Way; Mr. Kueitsung Shih, 1662 Arbutus Drive; Ms. Samantha Carothers, 235 S. Main Street.

Mr. Mitchell introduced the application by describing the current zoning for the 12.8 acres and reviewing the previous Commission suggestion to expand the scope of the text amendment to include all properties in the District 7 Overlay Zone. Mr. Mitchell then displayed and reviewed LDC 1206.01 as it applies to this application. LDC 1205.10D was also reviewed while noting the affect of the changes is to incorporated the 1205.06 rules with the exception of not allowing duplexes. Mr. Mitchell also reviewed and commented on the guidelines of 1204.01.

Ms. Julie Sabroff, Howard Hanna Reality Commercial Specialist, spoke regarding office / retail use and availability in Hudson. With regard to residential units Ms. Saboroff noted a lack of inventory in Hudson, especially those who would like to downsize. She also stated residences create significantly less traffic than commercial businesses.

Mr. Mitchell gave his analysis regarding issues from Section 1204.01 and responded to the public comments.

The Commission, staff and applicant discussed: The anticipated traffic changes if the text amendment is granted, is the proposed Text Amendment a 'special privilege' for the applicant, the size of the front parcel being only 3.6 acres, the types of commercial products described by Ms. Saboroff, keeping the streetscape as a commercial corridor and the Route 91 Corridor Improvement Project as related to these properties.

Mr. Christopher Lawrence, 1808 Stony Hill Drive, addressed the Commission with his concerns regarding the proposed Text Amendment.

Mr. Hannan noted the issue of special privilege being granted was a motivating factor for making the text amendment applicable to the entire overlay and that a variance may not be used to allow a use that is not allowed in a District. Chair Stolle noted the public concerns regarding traffic.

The Commission and staff discussed the need for diversity of housing stock, the reason for the text amendment being the

particular design the applicant desires, placing a residential development on Route 91 in-between commercial areas and if all nine conditions of Section 1201.04 must be met.

**Mr. Chuparkoff made a motion, seconded by Mr. Lehman, based on the evidence and representations submitted to the Planning Commission that City Council approve the following:**

- 1. Proposal to revise the Land Development Code Sections 1206.01 and 1205.10 relating to the District 7 Office Overlay Zone to permit single-family attached, townhomes, and planned developments as conditional/permitted uses in the district.**

**The motion carried by the following vote:**

**Aye:** 4 - Mr. Chuparkoff, Mr. Lehman, Mr. Stolle and Mr. Vaughan

**Nay:** 3 - Mr. Anglewicz, Ms. Jones and Mr. Nystrom

## **VIII. Public Hearings**

**[PC 2021-214](#) A Conditional Use and site plan request of an indoor golf training facility for the Country Club of Hudson at 2155 Middleton Road (Parcel #3009696), located in Zoning District 1 (Suburban Residential Neighborhood).**

**Attachments:** [Staff Report 2021-214](#)

[Letter from neighbor](#)

Mr. Sugar introduced the application by displaying the site plan, elevations, the location of the proposed structure and emergency access drive from Garden Lane. Mr. Sugar also reviewed the staff comments.

Mr. Joe Matava, Peninsula Architects and Mr. Mark Rose and Mr. Murphy, Hudson Country Club were sworn in by Chair Stolle and described the proposed Ben Curtis Golf Training Academy. Mr. Matava noted: The City of Hudson Engineering requirements for storm water will be met, since the academy will be primarily for members of the club there will not be increased traffic, screening will be done as required, there will be no amplified sound and minimal lighting will be on the west side of the building. Mr. Murphy discussed the limited use of the bay doors and Mr. Rose noted the facility will mainly be used by 12 to 15 people during the winter.

The Commission, applicants and staff discussed storm water issues, the required buffer, the emergency drive off the Garden Lane cul-de-sac being attractive to the neighborhood, the emergency access being kept open for emergency services, the number of people attending the Ben Curtis Academy, the private special events for twenty or less people and that parking will be in the main lot.

Mr. and Ms. Cunningham, 2082 Garden Lane, were sworn in by Chair Stolle and noted several concerns and questions including the need for a site survey and screenings that were recently eliminated. Mr. Rose stated new plantings will exceed the required screenings.

Mr. Sugar noted comments from Ms. Mary Growell, Fairway Boulevard.

**Mr. Lehman made a motion, seconded by Mr. Anglewicz, based on the evidence and representations to the Commission to approved the Conditional Use Request for a golf training facility for the Country Club of Hudson in Case 21-214 for 2155 Middleton Road according to plans received March 9, 2021 with the following conditions:**

- 1. Bufferyard D per Section 1207.04 of the Land Development Code to be applied along the proposed building between the adjacent residential uses to the west.**

2. Proposed fire access drive at Garden Lane shall only be utilized by emergency safety services
3. An exterior lighting plan shall be submitted for any proposed lighting in compliance with Section 1207.14 of the Land Development Code.
4. Applicant shall submit an updated parking count for staff to verify compliance with Section 1207.12.
5. Applicant shall submit a trip generation report to be reviewed by the Engineering Department.
6. Outdoor speakers/music shall be prohibited.
7. Construction activity, including staging area, waste container area, and concrete washout shall be located a minimum twenty-five (25) feet from the western property boundary.
8. All items stipulated in the review letter from the Assistant City Engineer dated 3.23.21 shall be addressed.
9. All items stipulated in the review letter from the Fire Marshal dated 3.9.21 shall be addressed.
10. The western property line shall be staked and the proposed building footprint shall be pinned with the locations verified by staff prior to development.
11. Trees recently removed adjacent to the tennis courts shall be replaced to provide buffering/screening as originally intended.

The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom,  
Mr. Stolle and Mr. Vaughan

[PC 2021-227](#)     **A Conditional Use and site plan request to complete site improvements for the conversion of Evamere Elementary building from classrooms to school district and Hudson community education and recreation administrative offices at 76 N. Hayden Parkway (Parcel #3204161), located in Zoning District 3 (Outer Village Residential Neighborhood).**

Attachments:     [Staff Report 2021-227](#)

Mr. Sugar introduced the application by explaining the requested changes in use of the building, reviewing the staff comments and recommendations.

Mr. John Peterson and Mr. Michael Hogston, GPD Group; Mr. Art Schilling, Hudson City Schools, were sworn in by Chair Stolle.

Mr. Peterson noted this project will allow the school administrative offices and HCER to consolidate at one location.

The Commission, staff and applicant discussed the use of the building, the use of the existing drive from the western portion of the Evamere to Eastwoods School, the proposed location of the trash containers and compactors, the future of the buildings on Hudson / Aurora Road, the gravel lot remaining as is and the future use of the field house.

Mr. Chuparkoff made a motion, seconded by Mr. Vaughan, based on the evidence and representations to the Commission to approved the Conditional Use Request for the conversion of Evamere Elementary building from classrooms to administrative offices in Case 21-227 for 76 N. Hayden Parkway according to plans received March 9, 2021 with the following conditions:

1. The pedestrian connection linking the adjacent field house parking area with the surrounding campus shall include curbing or wheel stops where adjacent to pavement.
2. All items stipulated in the review letter from the Assistant City Engineer dated 3.23.21 shall be addressed.

The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom,  
Mr. Stolle and Mr. Vaughan

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

Commission members and staff discussed: 1) Commission members be notified of late changes. 2) The May Planning Commission meeting will be remote; Councilman Foster stated the City goal is for the July meetings to be live. 3) The applications for the May meeting were discussed.

**XI. Adjournment**

**A motion was made by Mr. Lehman, seconded by Mr. Anglewicz, that the meeting be adjourned. The motion carried by a unanimous vote.**

**Seeing no further business, Chair Stolle adjourned the meeting at 10:40 p.m.**

**Signature**

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**Ronald H. Stolle, Chair**

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**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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