



City of Hudson, Ohio

Meeting Minutes - Draft

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, July 8, 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 7:31 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 5 - Mr. Anglewicz, Mr. Harvie, Mr. Kagler, Mr. Lehman and Mr. Stolle

Absent: 2 - Mr. Chuparkoff and Mr. Vitale

III. Swearing In

Staff in attendance: Gregory Hannan, Community Development Director; Kris McMaster, City Planner.

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

IV. Correspondence

Chair Kagler introduced two items.

1. Mr. Richard Andrews, Ravenna Street, informally spoke to a citizen regarding his interest in the Gloria Dei Lutheran Church hearing. Neither Chair Kagler nor staff has received email or other correspondence from Mr. Andrews.

2. Chair Kagler clarified it was his father, Robert L. Kagler, who wrote a recent letter to the editor which appeared in the Hudson Hub Times regarding City Council.

V. Public Discussion

Chair Kagler opened the meeting to public comments for anyone wanting to address the Commission. There were no comments.

VI. Old Business

There was no old business.

VII. Public Hearings

- A.** [PC 2019-302](#) A request from Pulte Homes of Ohio LLC, 387 Medina Road Suite 1700, Medina, OH 44256, as applicant and property owner, Pulte Home of Ohio LLC, 475 Metro PL Suite #200, Dublin, OH 43017 for the approval of the Conditional Use of a Model Home, located at 5825 Timberline Trail, in District 3-Outer Village Residential Neighborhood.

Attachments: [PC 2019-302 Staff Report July 8, 2019](#)

Mrs. McMaster introduced the application for the conditional use of a model home and parking pad on the adjacent property, with eight parking stalls, both of which are permitted in District 3. Mrs. McMaster also stated the proposed home does meet all required conditions and staff recommends approval.

Mr. Keith Filipkowski, representing Pulte Homes, stated there are currently two model homes, the intent is to sell those homes and use the proposed new model home for sales and marketing.

The Commission, Mr. Filipkowski and Mrs. McMaster discussed: 1) The operating time of the model home as being 11:00 a.m. to 6:00 p.m. 2) The installation of low-level lighting along the path between the parking lot and model home, which is included in the revised drawings. 3) When home sales are completed the model home will be sold, this may require renewing this conditional permit. 4) The right-of-way permit, for the curb cut for the parking lot on the adjacent property. When a home is built, the curb-cut will be relocated to a in a different location. 5) The proposed model home is scheduled to be open in September with the current models being sold.

Mr. Filipkowski stated he is in agreement with the two conditions listed in the staff report and will do the pathway lightening.

Chair Kagler opened the meeting for public comment. Seeing no one wishing to speak, Chair Kagler closed public comments.

Mr. Stolle made a motion, seconded by Mr. Lehman that based on the evidence and representations to the Commission by Mr. Keith Filipkowski, the Planning Commission approve the application for Case No. 2019-305 for Conditional Use Approval for the model home to be located at 5825 Timberline Tail, parcel #3010070 and an eight (8) stall parking lot on the adjacent lot at 5817 Timberline Trail, parcel #3010071 in The Reserve at River Oaks Subdivision according to plans dated as received June 10, 2019 with the condition that the applicant must address the following:

- 1. The request is subject to the model home conditions in contend in Section 1206.02(c)(18)(A-E), “Operation Standards” of the Land Development Code.**
- 2. Applicant must obtain Right-Of-Way and Zoning Permit for the proposed parking lot at 5817 Timberline Trail.**

A motion was made that this Conditional Use be approved with conditions. The motion carried by the following vote:

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

- B.** [PC 2019-485](#) A request from John Swidrak for AoDK, Inc., 17306 Madison Ave, Lakewood, OH 44107, as applicant, and Gloria Dei Lutheran Church, 2113 Ravenna Street, Hudson, OH 44236, as property owner, for approval of a Site Plan for an addition, located at 2113 Ravenna Street, in District 3-Outer Village Residential Neighborhood.

Attachments: [PC 2019-485 Staff Report July 8, 2019](#)

Mrs. McMaster introduced the application for an addition to the existing facility noting that all requirements have been met and this is a permitted use in the district. Staff is awaiting verification regarding wetlands, the City Engineering approval and Fire Department approval. Mrs. McMaster stated staff recommends approval with conditions as stated in the staff report.

Mr. Swidrak, AoDK and Mr. Ryan Meyers, church facility manager, were present for the meeting.

The Commission and Mr. Swidrak discussed the desired landscaping, the retention pond, building or payment-in-leu for the sidewalk along Ravenna Street, the stormwater management plan and the sanitary sewer connection at South Hayden Street.

Mr. Ryan Meyers, Church Facility Manager, informed the Commission the construction being done now is for waterproofing the existing building and not connected to this application.

Mrs. McMaster and the Commission discussed the LDC requirements for building the sidewalk and/or making a payment-in-leu to the City sidewalk fund. Mrs. McMaster also noted that a variance was approved for the requirement of a pedestrian walkway from Ravenna Street to the building from the BZBA on May 16, 2019.

The Commission and Mr. Swidrak discussed mounding around the pond with the possibility of using low shrubs. The large window area facing Ravenna Street was discussed with the Commission expressing concern that the interior ceiling lights may negatively affect surrounding neighbors. Mr. Swidrak stated that a photometrics review will be led by AoDK to minimize the impact of lighting.

Chair Kagler opened the meeting for public comments.

Mr. Dana Zahuranec, 2161 Ravenna Street, commented on: 1) When individuals point to objects on the television screens that some type of pointer should be used that shows up on all the screens. 2) Regarding the sidewalk along Ravenna Street, Mr. Zahuranec believes the LDC does not meet the needs of this area, and requested a waiver for the church regarding the sidewalk or payment-in-leu. 3) Questioned if neighbors on Ravenna Street, along the path of the new sanitary sewer, will be required to connect to the sewer. 4) Expressed concern that the retention pond will have poor percolation and become a mosquito breeding area.

Seeing no one else wishing to speak, Chair Kagler closed public comment.

The following comments asked by Mr. Zahuranec were answered:

1) Mr. Kagler stated that the PC has no authority to waive the sidewalk requirement, but may make note of the concern. 2) Mrs. McMaster stated the county may require connection to the sanitary sewerline by neighboring property owners if a septic system becomes inoperative. 3) Mr. Swidrak stated the retention pond will have standing water and that no consideration has been given to running power to the pond for an aeration system.

The Commission discussed: 1) Light coming from the large windows facing Ravenna Street and stated the City Engineer may wish to consider this in his final report. 2) Encouraged payment-in-leu for the sidewalk.

Mr. Harvie made a motion, seconded by Mr. Stolle, based on the evidence and representations to the Commission by the applicant, John Swidrak for AoDK, Inc., and City staff at the Regular Meeting of the

Planning Commission held at Town Hall, 27 East Main Street, Hudson, Ohio 44236 on July 8, 2019, the Planning Commission approve the application for the Site Plan for Case No. 2019-485 for 2113 Ravenna Street according to the plans received June 25, 2019 provided the following conditions are met:

1. Provide a wetland delineation report to verify there are no wetlands present on the property.
2. Incorporate Bufferyard D (twenty-five (25) feet) landscaping along east side of building addition and approximately 150' south of the playground.
3. Incorporate Bufferyard B (10 feet) landscaping adjacent to the proposed storm basin for screening to the east and west adjacent properties.
4. Subject to BZBA conditions per the gas well setback and sidewalk from the building to the public right-of-way variances of May 16, 2019, Case #2019-102.
5. The comments of Assistant City Engineer, Nate Wonsick must be addressed per the June 20, 2019 correspondence.
6. Subject to review and approval by Fire Marshal, Shawn Kason.
7. Planning Commission acknowledges the applicant may consider the option of payment-in-lieu instead of installing the sidewalks along the public street.
8. Lighting design of the gymnasium and proposed window tinting to be reviewed by the City Engineer to lessen the impact of glare to adjacent areas.

The motion was approved by the following vote:

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

VIII. Other Business

- A. [PC 2019-550](#) A request from the applicant, Premier Development Partners, LLC, for approval of a 116,273-square foot building to be located at 6336 Hudson Crossing Parkway, Hudson, Ohio 44236, property owner, Manneschi & Benedetti LLC, for the business CEIA, USA, Permanent Parcel #3010245 in District 6 - Western Hudson Gateway.

Attachments: [PC 2019-550 Staff Report July 8, 2019](#)

The applicant nor any representative was present for the meeting.

Mr. Angelwicz, recused himself as he has a business relationship with the applicant.

Mrs. McMaster reviewed the application which was originally approved on June 11, 2018 that expired one year later. This application is a request to reapprove the application with minor changes and to allow for future expansion. Mrs. McMaster stated staff finds the design in conformance with the 2018 approval and noted the proposed conditions in the staff report.

The Commission discussed the applicants request for two curb cuts instead of the 2018 request for one curb cut.

Mr. Stolle made a motion, seconded by Mr. Lehman to approved the application for the Site Plan for Case No. 2019-550 for 6336 Hudson Crossing Parkway according to the plans received July 2, 2019, provided the following conditions are met:

1. Submission of updated wetland delineation report and the current flood zones is required.
2. Planning Commission accepts the modifications changes to the elevations from the approved recommendation of the Design Subcommittee on June 8, 2018.
3. Submit specification for the proposed light fixtures.
4. The comments of City Engineer, Brad Kosco must be addressed per the June 28, 2019 correspondence for final approval of the plan.

5. Subject to review and approval by Fire Marshal, Shawn Kasson.
6. 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.

The motion was approved by the following vote:

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

IX. Approval of Minutes

A. [PC 6-10-2019](#) Minutes of Previous Planning Commission Meeting: June 10, 2019

Attachments: [PC Minutes June 10, 2019 - draft](#)

Mr. Harvie made a motion to approve the June 10, 2019 minutes with an edit to reflect Mr. Kagler voting nay on PC 2019-364, Mr. Lehman seconded the motion. The motion was approved unanimously.

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

Staff Report

Staff noted: 1) City Council will discuss Downtown Phase II and recommendations will come to Planning Commission in August or September. 2) The Land Development Code revision has not moved forward because of City Council's breaks and work load. 3) City Solicitor, Matt Vazzana, will be scheduling meetings with all city Boards to review the Boards responsibilities.

This matter was discussed

X. Adjournment

Mr. Stolle made a motion to adjourn the meeting, Mr. Harvie seconded the motion. The motion was approved unanimously.

Chair Kagler adjourned the meeting at 9:29 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.