



City of Hudson, Ohio

Meeting Minutes - Draft

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

Monday, June 14, 2021

7:30 PM

Town Hall
27 East Main Street

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: 5 - Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

Absent: 2 - Mr. Anglewicz and Mr. Chuparkoff

III. Swearing In

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

IV. Correspondence

There was no correspondence.

V. Public Discussion

There was no public discussion.

VI. Approval of Minutes

[PC 5-10-21](#) Minutes of Previous Planning Commission Meeting: May 10, 2021

Attachments: [PC Meeting Minutes May 10, 2021 \(DRAFT\)](#)

A motion was made by Mr. Lehman, seconded by Mr. Nystrom, that the May 10, 2021 minutes be approved. The motion carried by an unanimous vote.

VII. Old Business

[PC 2021-432](#) A Text Amendment to the Land Development Code Chapters 1202, “Administrative and Review Roles,” 1204, “General Review Standards,” 1205, “Zoning Districts-City of Hudson Zoning Map”, and 1207, “Zoning Development and Site Plan Standards” to implement certain amendments to the Charter of The City of Hudson adopted in 2020.

Attachments: [LDC-Charter Update - PC Memo 6.8.21](#)
[Staff Report 2021-432](#)
[PC 21-432 Decision - Charter Amendments Signed \(Ord No 21-46\)](#)

Mr. Hannan introduced the six-topics for study including: 1) Minor modifications from Section 1204 dealing with project density. 2) The vote threshold of six affirmative votes of City Council for a density change. 3) Plan developments and the deletion of the word 'density' and possible bonuses. 4) The Fair Housing Act and the interplay with the super-majority requirement. Staff believes the procedural use of the super-majority will not create policies to discriminate or exclude groups or individuals. 5) Ward representation which is determined at the time of appointment. 6) The timing for member replacement. 7) Qualification of Commission members being a legal term.

The Commission discussed vacancies and tie votes, Commission members not being reappointed in-order to bring Ward representation into compliance and Section 1203.08 and the City Manager's authority to grant density amendments in light of point 1 above. A recommendation that point number 3 above, Bonus Allowances, be studied by Council at a later date.

Mr. Hannan, at Chair Stolle's request, reviewed possible recommendations to City Council which was followed by discussion.

Mr Lehman made a motion, seconded by Mr. Vaughn, that recommendations A through I from the staff report be adopted as well as the following: 1) Consideration to adopt the LDC amendments to align with the City Charter subject to further amendment of Section 1203.03, to clarify that no less than six-members of City Council vote affirmatively for a zoning district change. 2) To request City Council separately consider an amendment to Section 1204.02, Plan Development, Bonus Allowances, for possible removal of Bonus Allowances.

Aye: 5 - Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

VIII. Public Hearings

[PC 2021-618](#) A Site Plan request for construction of a new building approximately 2,453 square feet at 48 Clinton Street, Parcel #3204162 in District 5-Village Core District.

Attachments: [Staff Report 21-618](#)
[Previous Submittal and Decision](#)
[PC Meeting Minutes 6-8-20](#)

Mr. Jeff Gibbon, Gibbon Architecture, was present for the meeting.

Mr. Sugar introduced the application by noting that this application was approved on June 8, 2020, however the code requires the applicant secure a zoning certificate and other approvals within one year of the decision, which

is now past. Mr. Sugar also noted since the prior approval the applicant has made changes to the design including a redesigned drive which will minimize the needed setback variance. AHBR has approved the design and BZBA will meet to review the variance request.

Mr. Gibbon noted his company was hired six-months ago and has minimized the changes to the design in order to begin building the project at the soonest date.

The Commissioners, staff and applicant discussed the reason for the new architectural firm, the hope to begin construction as soon as possible and the applicants willingness to comply with the staff comments.

A motion was made by Mr. Vaughan, seconded by Ms. Jones, that this Staff Report be approved. The motion carried by the following vote:

Aye: 5 - Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

IX. Other Business

X. Staff Update

Mr. Sugar stated there will be a July meeting with at least two applications.

Mr. Hannan noted the 2021 LDC updates will also be brought before Planning Commission in July.

This matter was discussed

XI. Adjournment

A motion was made by Ms. Jones, seconded by Mr. Lehman, that the meeting be adjourned. The motion carried by an unanimous vote.

Seeing no further business Chair Stolle adjourned the meeting at 8:15 p.m.

Ronald H. Stolle, 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.