



# City of Hudson, Ohio

## Meeting Minutes - Draft

### Planning Commission

*Robert S. Kagler, Chair*  
*Thomas Harvie, Vice Chair*  
*Gregory Anglewicz*  
*Michael Chuparkoff*  
*Ron Stolle*  
*James Vitale*  
*Vacant (1)*

*Greg Hannan, Community Development Director*  
*Kris McMaster, City Planner*  
*Matthew Vazzana, City Solicitor*

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Monday, January 14, 2019

7:30 PM

Town Hall

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

Chair Kagler called to order the meeting of the Planning Commission of the City of Hudson at 7:32 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

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

#### **II. Election of Officers**

Mr. Harvie nominated Mr. Kagler for the position of Chairperson. Mr. Chuparkoff seconded the motion. The motion was approved unanimously.

Mr. Chuparkoff nominated Mr. Harvey for the position of Vice-Chairperson, Mr. Stolle seconded the motion. The motion was approved unanimously.

#### **III. Roll Call**

Chair Kagler extended thanks to Ms. Deutsch for serving on the commission and stated that Ms. Deutsch decided not to allow her name to stand for reappointment.

Chair Kagler noted that Council will appoint a new member to the Commission.

**Present:** 5 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler and Mr. Vitale

#### **IV. Swearing In**

Mr. Vazzana placed everyone under oath who would be giving testimony during the meeting.

#### **V. Correspondence**

There was no correspondence to Commission members or staff.

**VI. Public Discussion**

Chair Kagler invited anyone wishing to speak on any item not on the agenda to come forward. There were no public comments.

**VII. Old Business**

There was no old business.

**VIII. Public Hearings**

- A.**      [PC 2018-5029](#)      A proposed ordinance amending Part Twelve of the Ordinances of Hudson to amend the official zoning district map to rezone parcel numbers 30-01071, 30-01072 and 30-01155 located on Martin Drive from District 6 - “Western Hudson Gateway” to District 1 - “Suburban Residential Neighborhood”.

Attachments:      [PC 2018-5029 Staff Report January 14, 2019 Meeting](#)

Mrs. McMaster introduced the application by reminding the Commission that they referred this case to City Council in December 2018. After considering the application, City Council referred it back to Planning Commission for a public hearing and recommendation. Mrs. McMaster stated that some Martin Drive residents have requested that a larger portion of Martin Drive be rezoned as residential. Mrs. McMaster then reviewed the history of Martin Drive's zoning and the effect of rezoning on the residential property owners.

Mr. John Carse, 7339 Darrow Road, who is the principle owner of the parcel, stated the property has been on the market for 29 years without any offers. When the land was purchased it was zoned residential and then changed to business. Mr. Carse stated that he would like to build three single family homes on three lots.

Commission members and staff discussed the relationship of this property to the Hudson Comprehensive Plan, the total acreage involved and adjacent ownership of properties.

Chair Kagler opened the meeting for public comments.

Mr. Mark Crites, 5784 Martin Drive, stated he has no objection to the request. Mr Crites wrote a petition requesting a larger portion of Martin Drive be rezoned residential, he then contacted all but one resident of Martin Drive. Most residents signed the petition which was submitted to Chair Kagler who read it publically.

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

Mr. Stolle made a motion, seconded by Mr. Vitale that the Planning Commission in Case No. 2018-5029 recommends that City Council approve the draft Ordinance No. 18-194 AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE SUMMIT COUNTY TAX PARCELS 3001071, 3001072 and 3001155, LOCATED BETWEEN TEREX ROAD AND MARTIN DRIVE, FROM DISTRICT 6, WESTERN HUDSON GAEWAY ZONE TO DISTRICT 1, SUBURBAN RESIDENTIAL NEIGHBORHOOD ZONE.

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

**Aye:**    6 -    Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

- B.**        [PC 2018-5460](#)    A Site Plan Review for construction of an addition at Ellsworth Hill Elementary School from GPD Group and Hammond Construction. The Ellsworth Elementary School is located 7750 Stow Road in District 3 - Outer Village Residential Neighborhood.

Attachments:    [PC 2018-5460 Staff Report January 14, 2019](#)  
[Civil-Survey-Landscape-Lighting Plans](#)  
[School Traffic Management Plan](#)

Mrs. McMaster introduced and reviewed the application for a 14,700 square foot addition to Ellsworth Hill Elementary School which had an informal review by the Architectural and Historic Board of Review and is having a formal review by the AHBR on January 23, 2019.

Mr. John Peterson, GPD Group, reviewed a PowerPoint presentation of the proposed project and said he is agreeable to the conditions presented by staff. Mr. Peterson stated that the building of the project is intended to impact only one school year.

Mr. Peterson said he is unaware of any existing storm water problems. Mr. Peterson noted the project is intended to impact only one school year with the goal is to have heavy equipment be off the property before school begins in the fall of 2019. He also explained that the site will be use for access and storage of equipment and that buses will continue pickup and dropoff by exiting onto Middleton Road.

Chair Kagler opened the meeting for public comment. There were no public comments.

Mr. Vitale made a motion, seconded by Mr. Harvey that the Planning Commission approve the application for a 14,700 square foot addition to the Ellsworth Hill Elementary School at 7750 Stow Road per Case No. 2018-5460 according to plans submitted on December 17, 2018 with the condition that the applicant must address the following:

1.    The comments of Assistant City Engineer, Nathan Wonsick, P.E., must be addressed per the January 7, 2019, correspondence.
2.    The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
3.    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 carried by the following vote:**

**Aye:**    6 -    Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

- C. [PC 2018-5461](#) A Final Plat and Improvement Plans Approval for the fourth phase of the single-family residential Open Space Conservation Subdivision known as the Reserve at River Oaks Phase IV (sub lots 144 - 195), to be located on Permanent Parcel No. 3010238, District 3 (Outer Village Residential Neighborhood).

Attachments: [PC 2018-5461 Staff Report January 14, 2019 Meeting](#)

Mrs. McMaster introduced the application, reviewed the attached staff report and stated that staff recommended approval with the conditions contained in the staff report.

Mr. Brad Piroli, Pulte Homes, stated that Pulte Homes is in agreement with the conditions in the staff report and asked a clarifying question regarding the 95 percent of the development of homes, referenced in Condition three. Does this pertain only to phases 1-4? Staff stated yes, Phase V will be built by Prestige Homes.

The Commission and Mr. Piroli discussed the size of the lots, the start date of construction for Phase 4, the 311 acres of the property set aside for conservation easements. Also discussed was the cash-in-lieu of building sidewalks, the sidewalk width transitions and the landscape buffers.

Chair Kagler opened the meeting for public comments. There were no public comments.

Mr. Harvey made a motion, seconded by Mr. Stolle that the Planning Commission approve the application for Case No. 2018-5461 for Final Plat and Improvement Plans for The Reserve at River Oaks Phase IV according to plans dated as received December 17, 2018 with the condition that the applicant must address the following:

1. The Final Subdivision Improvement Agreement must be accepted and signed by the City and Developer.
2. Revised the transition of the eight-foot path to a five-foot path to occur at a street intersection.
3. Upon completion of the project and occupancy of 95% of homes within Phases I-IV, the developer will be required to verify the estimates of the Traffic Impact Study dated 12/28/2017 by TMS Engineers. An updated traffic count will be required to verify traffic volumes identified in study. The review and acceptance of the study must be accepted by the City Engineer, Bradley Kosco.
4. Landscaping plans are required to be submitted to indicate Bufferyard C is met with existing landscaping or new landscaping for sublots 160-163.
5. Open Space dedication cash in-lieu of \$625,610.94 approved per Case No. 2018-5349 shall be submitted prior to authorization to commence construction in a form to be approved by the City Solicitor.1.
6. A performance bond or other financial guarantee shall be posted by the applicant for the purpose of assuring the installation of improvements at or before a time the Final Subdivision Improvement Agreement is executed.
7. No clearing or grading of any kind shall commence prior to the issuance of a zoning certificate.

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

**Aye:** 6 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

- D. [PC 2018-4526](#) Hudson Land Development Code 2018 Update revised redline draft.

Attachments: [PC 2018-4526 Staff Report January 28, 2019 Special Meeting](#)  
[LDC Phase 1 - Revised Redline Draft](#)

Mrs. McMaster displayed an updated redline draft version of the of the Land Development Code rewrite.

Staff and the Commission discussed sections 1201 to 1204.

Chair Kagler opened the meeting for public comment. There were no public comments.

A motion was made by Mr. Harvie, seconded by Mr. Anglewicz, to continue this public hearing at the January 28, 2019, Planning Commission meeting.

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

**Aye:** 6 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

## IX. Other Business

## X. Approval of Minutes

- A. [PC 12-10-2018](#) **Minutes of Previous Planning Commission Meeting: December 10, 2018**

Attachments: [PC Minutes December 10, 2018 - Draft](#)

**A motion was made by Stolle, seconded by Mr. Harvie, that the December 10, 2018 minutes be approved as submitted. The motion carried by the following vote:**

**Aye:** 6 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

## XI. Adjournment

**Mr. Anglewicz made a motion to adjourn, Mr. Stolle seconded the motion which was approved unanimously.**

**Chair Kagler adjourned the meeting at 9:53 p.m.**

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**Robert S. Kagler, 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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