



City of Hudson, Ohio

Meeting Minutes - Draft

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, August 10, 2015

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

Mrs. Barone noted that all members were given copies of the Brandywine Creek Watershed Study. There was no correspondence regarding matters not on the agenda.

V. Public Discussion

There was no public discussion.

VI. Public Hearings

A. [PC 2015-13](#) LDC Text Amendment - Architectural and Design Standards Submitted by the City of Hudson

Mr. Hannan introduced the case concerning a proposed amendment which would allow consideration of substitute materials or modern materials within the Historic District under certain circumstances. He cited the basis for the proposed amendment and noted concerns of the Planning Commission when it considered the case at a public hearing held on May 11, 2015. He stated staff had amended the ordinance based on a suggestion by Nathan Bevil, Community Planning and Preservation Manager for the Ohio Historic Preservation Office. Mr. Hannan also said Staff has conducted a review of how peer communities regulate substitute materials. He also reviewed a summary chart prepared by Staff of all alteration, addition, and accessory structure applications within the Historic District from January 2013 to present.

The Commission considered the staff report.

Mrs. Barone opened the public hearing.

Allyn Marzulla, Chair of the Architectural and Historical Board of Review, 5381 Brooklands Drive, Hudson, spoke regarding the proposed the text amendment.

Julie Ann Hancsak, 60 Division Street, Hudson, commented on recommended wording changes that Staff has included in the text amendment. Mrs. Hancsak suggested incorporating minimum maintenance requirements concurrently with zoning and coding enforcement as some means of addressing deteriorating historic buildings from neglect.

Mark Epstein, Ohio History Connection, Historic Preservation Office, Columbus, Ohio, supported the wording revisions of the text amendment referenced by the Staff.

David Drummond, Architectural and Historic Board of Review member, 530 W. Streetsboro Street, Hudson, discussed the basis of the proposed amendment: quality of materials, cost of materials and sustainability.

Mrs. Barone closed the public hearing.

The Commission discussed the comments noted in the public hearing. Mr. Kagler polled those who gave public comments regarding their support for the proposed amendment.

A motion was made by Mr. Harvie, seconded by Mrs. Deutsch, that the Planning Commission recommends City Council adopt Ordinance No. 15-61, An Ordinance Amending Appendix D, "Architectural and Design Standards", of the Land Development Code at Section III-2b as amended, to allow substitute materials or modern materials on historic structures in certain circumstances with the following suggested revisions:

1. Section III-2b(3)(i)(d) revise the text "shall" with the text "may", replace the text "texture of" with the text "texture with" and maintain the word "composition";

2. Section III-2b(3)(ii)(c) revise the text "texture of" with the text "texture with" and maintain the word "composition";

3. Replace the term “structures” with the term “properties” for all references except for the first reference at Section III-2b(3)(iii)(New free standing structures...).

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

Nay: 1 - Mr. Kagler

VII. Other Business

Mrs. Barone announced that Staff has asked if Commission members are available for a special meeting to be held on Monday, September 28, 2015, to review the status of the Comprehensive Plan. No one expressed a conflict that would prevent them from attending the special meeting.

Mr. Richardson reviewed the cases that will be heard at the next regular meeting to be held on Monday, September 14, 2015.

VIII. Approval of Minutes

A. [PC 07-13-15](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING 7-13-15.

Mr. Chuparkoff made a motion seconded by Mr. Harvie to approve the minutes of the July 13, 2015 meeting of the Planning Commission as submitted. The motion carried by the following vote:

Aye: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

IX. Adjournment

The Chair, Mrs. Barone, adjourned the meeting at 9:15 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.

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