



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, February 25, 2019

7:30 PM

Town Hall

Special Meeting

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: Mr. Greg Hannan, Community Development Director; Mr. Nick Sugar, Associate Planner; Mr. Matt Vazzana, City Solicitor.

II. Roll Call

Present: 6 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Kagler, Mr. Lehman, Mr. Stolle, and Mr. Vitale

Absent: 1 - Mr. Harvie

III. Swearing In

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

IV. Correspondence

Chair Kagler inquired if any member of the Commission or staff received correspondence. Mr. Stolle noted emails from Ms. Lisa Carson and Ms. Deborah Sherman to the Commission that have been forwarded to staff.

V. Public Discussion

Chair Kagler opened the meeting to public comments for anyone wanting to address the Board on any item not on the agenda. There were no comments.

VI. Old Business

There was no old business.

VII. Public Hearings

- A. [PC 2018-4526](#) Summary of Proposed Administrative Revisions of the Hudson Land Development Code 2018 Update revised redline draft review.

Attachments: [Proposed LDC Administrative Revisions - Table of Changes](#)
[Proposed LDC Administrative Revisions - Redline Draft](#)

Mr. Hannan introduced the Redline Draft Edition that was distributed to Commission members. Mr. Hannan recommended a review of each section of the proposed LDC, followed by questions and comments from the Commission. Then, following the conclusion of the presentation and any public comments, Mr. Hannan recommended consideration of closing the public hearing and working towards a formal recommendation to City Council at the PC meeting of March 11, 2019. The proposed amendments would be formally reviewed by City Council, another public hearing conducted and then possible action by City Council.

Mr. Hannan noted a summary chart included in the staff report that places all the amendments in one of three categories:

1. Clarifications, to existings regulation without proposing a substantive change to that regulation.
2. Updates to existing regulations and procedures to improve clarity, efficiency and / or moderization.
3. Legal, revisions to support the interpretation of existing regulations in response to case law.

Mr. Hannan summarized City Council's action of last week which requested staff to draft a moratorium of enforcement for window signage. Recently, enforcement notices were sent to businesses that had window signage up for an extended period of time. The enforcement notice should have been an initial courtesy notice. Council will consider making the moratorium effective until December 31, 2019, to allow City staff to engage the community and businesses regarding potential sign code amendments to the LDC. The Redline Draft has no recommended changes to window signage. Mr. Hannan also noted that the LDC does not permit A frame signs at this time, however the Redline Draft does create the allowance for A frame signs.

Mr. Hannan and Mr. Sugar led a review of sections 1201, 1202 and 1203. In Section 1203 there was lengthy discussion regarding the applicants duty to request an extension to a permit. Mr. Hannan and Mr. Sugar then led discussions on Section 1204, 1205 and 1206.

Following the presentation on Section 1207, the Commission and staff discussed the purpose of wetland setbacks in Districts 6 and 8. Following this discussion A frame signs were discussed at length with Mr. Hannan noting that as the LDC exists today, A frame signs are not permitted.

Chair Kagler invited anyone from the public who would like to address the Commission to come forward.

Ms. Erin Schanault, 219 N. Main Street, Co-chair of The Merchants of Hudson that represents 80 businesses stated that in her opinion A frame signs have two purposes:

1. Informational - to inform a customer in front of a business and to market a product.
2. Directional - for customers looking to find a business as they walk or drive by.

Ms. Schanault agreed with the idea of reducing visual clutter, not impeding a sidewalk, using correct materials and finding a way to hold the City harmless for accidents and injuries caused by A frames signs. However, she also realizes the need to provide business with pedestrian oriented signage and directional signs for people in motorized vehicles.

Ms. Schanault is also concerned regarding the one sign per street level business, that excludes second floor businesses and the proposal to only allow a sign within two-feet of the wall of a business. She stated that sometimes, in order to be readable from the road, a sign must have placement closer to the road. Ms. Schanault also presented reasons that A frame signs should not be required to be brought inside when the business is closed. Ms. Schanault then requested that a working group of staff and merchants be formed to develop the sign

policy that will continue to promote the general welfare and a nostalgic view of Hudson.

Ms. Kendra Altomare, Hudson's Restaurant, Co-Chair of the Merchants Group. Stated that the last two years of Main Street construction has been difficult for Main Street businesses with a loss of customers and believes that A frame signs would help draw customers. Ms. Altomare believes that the allowance for A frame signs should take into consideration upper floor businesses. Ms. Altomare requests a review the proposed policies.

Ms. Christine Callahan, Callahan Carpet and Tile, discussed businesses that are set back from the road, in a multi tenent building that does not allow an A frame sign. Ms. Callahan requests that a sign policy be made that benefits both the City and businesses.

Ms. Carrie Andrhcic, Asian Sun, noted that her business does not have a sidewalk and does put a small sign by the road for people driving down Darrow Road to see. Asian Sun also uses signs for special events and believes that the policy as designed would hurt businesses on the Darrow Road corridor.

Ms. Lisa Carson, Carson Group and Gift Shop, thanked the Commission for trying to work with the merchants. The A frame signage is important to many merchants who would appreciate the language being reworked to be friendly to vehicle traffic.

Mr. Tom Armbruster, 6298 Stow Road, thanked the Commission and staff for the thorough review of the LDC and sensitivity to the citizens.

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

Mr. Hannan and Mr. Sugar reviewed Sections 1208, 1211, and 1212. Discussion took place regarding the step process before fines are announced and a formal process for notice of violations. The Commission discussed the difficulty of prescribing the steps that must be taken that apply to all situations.

Mr. Hannan and Mr. Sugar reviewed Section 1213.

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

Mr. Stolle, moved to close the public hearing and that the Planning Commission continue discussions on March 11, 2019, regarding the Redline Draft Edition of the Land Development Code, with all references to the A Frame signs removed. Mr. Lehman seconded the motion.

Discussion took place regarding leaving references to A frame signs in the Redline Draft Edition and allowing staff and the merchants to hold discussions before the next PC meeting on March 11, 2019, with the hope of a resolution on A fram sign regulation language.

Mr. Stolle amended his motion so that the A Frame sign language is left in the motion. Mr. Lehman, as the seconder, agreed to this amendment.

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

VIII. Other Business

IX. Approval of Minutes

A. [PC 2-11-2019](#) Minutes of Previous Planning Commission Meeting: February 11, 2019

Attachments: [PC Minutes February 11, 2019 - draft](#)

The approval of the February 11, 2019 minutes was deferred until the next regularly scheduled Planning Commission meeting.

X. Adjournment

A motion was made by Mr. Lehman, seconded by Mr. Stolle, that this meeting be adjourned. The motion carried by an unanimous vote.

Chair Kagler adjourned the meeting at 10:46 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.