



# City of Hudson, Ohio

## Meeting Minutes - Final Planning Commission

*Robert S. Kagler, Chair*  
*Thomas Harvie, Vice Chair*  
*Gregory Anglewicz*  
*Michael Chuparkoff*  
*Erica Deutsch*  
*Ron Stolle*  
*James Vitale*

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

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Monday, November 26, 2018

7:30 PM

Town Hall

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### Special Meeting

#### I. Call To Order

Chair Kagler called to order the meeting of the Planning Commission of the City of Hudson at 7:34 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; Mrs. Kris McMaster, City Planner; Mr. Matthew Vazzana, City Solicitor.

#### II. Roll Call

**Present:** 4 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Kagler and Mr. Stolle

**Absent:** 3 - Mr. Anglewicz, Mr. Harvie and Mr. Vitale

#### III. Swearing In

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

#### IV. Correspondence

There was no correspondence.

#### V. Public Discussion

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

#### VI. Old Business

There was no old business.

## VII. Public Hearings

- A. [PC 2018-4922](#) A site plan review for construction of a new Hudson Middle School building from applicant John P. Peterson, Architect, GPD Group and Project Manager William A. Schurman, Hammond Construction. The new Hudson Middle School will be located at 77 N. Oviatt Street.

Attachments: [PC 2018-4922 Staff Report November 5, 2018](#)  
[Hudson Middle School Improvements Plans](#)  
[Traffic Impact Report](#)

Mrs. McMaster reviewed the details of the application and stated that staff recommended approval, subject to the conditions noted in the staff report.

Mr. John Peterson, GPD Group, presented the development plan for the Hudson Middle School which will use \$46,000,000 of the \$81,000,000 levy. Mr. Peterson reviewed the Facility Master Plan, explained the work being done, which has been delayed due to weather difficulties and detailed two goals:

1. Additional pedestrian and bicycle accessibility.
2. Safer student loading and unloading.

Commission members expressed concerns that the population of the middle school might, in future years outgrow the available space in the proposed design. Mr. Phil Herman, Superintendent of Hudson Schools, stated that the enrollment projection is a conservative estimate and he believes it is sufficient for future growth. If needed in the future there are ways to make use of classroom that are empty for a period and common areas to facilitate additional students. Mr. Peterson stated that it is possible to add onto the west side of the proposed building.

The Commission, Mr. Peterson and Mr. Herman discussed the 48 classrooms and the layout of the proposed building.

Mr. Bill Sherman, contractor, stated that the industry and Ohio standard for projected growth of a school is consistent with Hudson's methodology of using a ten-year population projection. An additional factor in meeting future needs is that the Ohio standard includes all the special needs rooms, i.e., art and music rooms in the count of classrooms. The 48 announced in the Facility Master Plan does not include these rooms which will allow for greater future flexibility, if needed.

Mr. Hannan stated that the long-term growth projection for the middle school is a lower census because the Hudson population is treading older. Mr. Hannan described the areas outside the City of Hudson that send students to Hudson Public Schools.

The Commission discussed the possibility of doing a cost benefit analysis of growth plans and additions.

The Commission discussed roads, parking, bike and pedestrian paths shown in the Facilities Master Plan. Mr. Herman stated that designing these areas is difficult due to the existing infrastructure. Mr. Herman also stated that the design attempts to separate bus traffic from car traffic and keep both busses and cars separate from areas of student activity. Chair Kagler described the constraints of the building area since it is surrounded by athletic fields, existing buildings and residential neighborhoods.

The parking areas were discussed with Mr. Peterson stating that the parking spaces exceed the number determined by City of Hudson codes. The plan also prioritize the creation of green spaces whenever possible.

The flow of buses through the campus was discussed along with the staggered dismissal of the surrounding schools. The Commission expressed concern that traffic jams will develop on the campus and surrounding streets.

Mrs. McMaster and Mr. Peterson stated that the conditions of the July Planning Commission meeting: an updated traffic

study approved by the City Engineer, landscaping with a twenty-five foot bufferyard, silt and construction disturbance limits and a final plan that shows the existing vegetation to be removed and replaced by the bufferyard; have all been completed.

Mr. Michael Hotscon, Civil Engineer, described the ground water final plan and the interim phases of the plan during construction.

Chair Kagler opened the meeting for public comment.

Mr. Bob Dyer, 236 Franklyn Street, thanked the schools and board for the work done and the way information that has been disseminated to the community. Mr. Dyer is concerned about traffic on the side streets during the interim years, 2020 to 2022. Mr. Dyer's concern is that parents dropping off kids will complain, and today's plans will be changed.

Mr. Brad Kosco, Hudson City Engineer, discussed the traffic study that involved four major intersections. While Mr. Kosco does not anticipate degradation of the traffic, some of the traffic patterns will be 'wait and see' and may require law enforcement during various times of the day. Regarding storm water, Mr. Kosco stated the City required the twenty-five year storm be released as a one-year event instead of the normal two year event. Mr. Kosco also noted that during all phases of construction any new impervious surface will be required to be mitigated.

The Commission expressed concern over buses driving through the overflow lot onto North Hayden.

## DECISION

Mr. Stolle made a motion, seconded by Ms. Deutsch, to approve the application for Phase II Site Review for the New Hudson Middle School Building and Improvement for the Hudson Middle Schools at 77 N. Oviatt Street per Case No. 2018-4922 submitted September 10, 2018, with the following conditions:

1. The comments of Fire Marshal, Shawn Kasson must be addressed per his submitted memorandum, dated September 20, 2018.
2. The comments of Assistant City Engineer, Nathan Wonsick, P.E., must be addressed per the October 22, 2018 correspondence.
3. Relocate the through pathway connecting Oviatt Street and North Hayden Parkway to follow the south side of the Middle School drive.
4. Extend the multipurpose path on the south side of Lavelli Field eastward to North Hayden Parkway as part of the current improvements.
5. Revise the landscaping plan to address the following:
  - a. Reduce the number of bushes and ornamental plantings and increase the number of evergreen plantings to provide a denser buffer.
  - b. Incorporate bufferyard plantings west of the bioretention to the north of the Oviatt Street entrance drive.
6. Submit a post-construction traffic study to verify the actual levels of service (LOS) at the roadway and intersections studied in the traffic report dated October 2018 in the first October after the final building is constructed and all classroom shifts are finalized. The post-construction study shall compare the pre-developed roadway and intersection LOS to verify compliance with Hudson Land Development Code Chapter 1207.11 - Adequate Public Facilities. Per the Hudson LDC, any roadways or intersections with a pre-developed LOS C shall remain at or above LOS C after all construction. Any roadways or intersections with a pre-developed LOS D or below, shall maintain or improve the pre-developed LOS after construction. The property owner shall pay for any improvements to any roadways or intersections that are required to meet the LOS requirements as a result of the HCSD Central Campus improvements as documented in the post-construction traffic study.
7. 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.
8. 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.

9. The applicant shall provide per year phasing plan to document the parking and traffic circulation subject to review and approval by staff.
10. City and Schools to monitor traffic levels during the construction phases. Hudson City Schools to provide adequate traffic control methods as requested by the city.
11. Incorporate a crosswalk at the north side or the roundabout and provide an appropriate crosswalk from the staff parking lot to the entrance of Malson Field.
12. Applicant to submit a plan for the 1927 Building at 77 N. Oviatt Street documenting how the remaining part of the building will be stabilized after the partial demolition including building façade, utilities, and fire access.

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

**Aye:** 3 - Mrs. Deutsch, Mr. Kagler and Mr. Stolle

**Nay:** 1 - Mr. Chuparkoff

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

**Attachments:**      [PC 2018-4526 Staff Report November 26, 2018 Special Meeting](#)  
[LDC Phase 1 - Revised Redline Draft](#)

Mrs. McMaster introduced the redline edition of the LDC update and stated it is the intent of staff to capture the comments from the Commission and citizens. Staff is hopeful that the Commission's review of the LDC update will continue in January.

Commission members noted the difficulty of comparing the various LDC updates.

**A motion was made by Mr. Stolle, seconded by Mr. Chuparkoff, to continue the Public Hearing on January 14, 2019 at the Planning Commission meeting. The motion carried by the following vote:**

**Aye:** 4 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Kagler and Mr. Stolle

**VIII.      Other Business**

**IX.        Approval of Minutes**

**A.**        [PC 11-5-2018](#)      **Minutes of Previous Planning Commission Meeting: November 5, 2018**

**Attachments:**      [PC Minutes November 5, 2018 - Draft](#)

**A motion was made by Mr. Chuparkoff, seconded by Mrs. Deutsch, that the November 5, 2018 minutes be approved as submitted. The motion carried by the following vote.**

**Aye:** 3 - Mr. Chuparkoff, Mrs. Deutsch and Mr. Kagler

**Abstain:** 1 - Mr. Stolle

**X.        Adjournment**

**Mr. Stolle made a motion, seconded by Mr. Chuparkoff that the meeting be adjourned.**

**Chair Kagler adjourned the meeting at 10:16 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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