



City of Hudson, Ohio

Meeting Minutes - Final

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, May 11, 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 7:34 p.m. in Town Hall, 27 East Main Street, Hudson, Ohio.

II. Roll Call

Present: 7 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

Officials present: Mark Richardson, Community Development Director; Greg Hannan, City Planner, Aimee W. Lane, Assistant City Solicitor

III. Swearing In

Mrs. Barone, the Chair, placed everyone under oath who would be giving any testimony during the meeting.

IV. Correspondence

Mrs. Barone stated that the Planning Commission received correspondence from Mr. Tom King, 12 Hudson Commons Drive, Hudson, Ohio 44236 regarding Planning Commission Case No. 2015-11.

V. Public Discussion

There was no public discussion.

VI. Public Hearings

- A. [PC 2015-10](#) Reserve at River Oaks - Phase II Final Plat and Improvement Plans
Submitted by Prestige Homes
Parcel #3009586, District 3

Attachments:

[Staff Report](#)

[Preliminary Comment Letter](#)

[Packet Final Subdivision Improvement Agreement](#)

[Packet Improvement Plans](#)

[Packet PC Decision 2015-01](#)

[Packet Replat](#)

[Packet Rettew engineering review](#)

Mr. Hannan, City Planner, reviewed the staff report regarding the Final Plat and Improvement Plans for The Reserve at River Oaks, Phase II, a 60 subplot subdivision adjacent to The Reserve of River Oaks, Phase I, approved on April 14, 2014.

Mr. Chris Brown, representing the applicant and property owner, Prestige Homes, 17 W. Streetsboro Street, Hudson, Ohio 44236, stated that all of the conditions for approval have been reviewed and were acceptable to Prestige Homes. Mr. Greg Modic, Donald G. Bohning & Associates, Inc., 7979 Hub Parkway, Valley View, Ohio 44125 was present to answer inquiries from the Planning Commission.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing. There being no comments, Mrs. Barone closed the public hearing.

A motion was made by Mr. Kagler, seconded by Mr. Harvie, to approve the Final Plat and Improvement Plans for Case No. 2015-10 for The Reserve at River Oaks Phase II according to plans dated as received April 2, 2015 with the following conditions:

1. The Final Subdivision Improvement Agreement must be accepted and signed by the City and Developer.
2. Plans must be revised to show the following:
 - a. Plans must address the review comments of City Consultant Engineer Jason Miller, P.E. of Rettew Engineering Inc. from his letter dated May 1, 2015.
 - b. Plans must address the review comments of Assistant City Solicitor Aimee Lane as detailed in the staff report dated May 6, 2015.
3. Revise the concept building orientation layouts to comply with the staff comments on page two of the staff report dated May 6, 2015.
4. Submit a landscape plan depicting the street trees, entrance features, and applicable bufferyards. The plan must meet the LDC requirements including the applicable notes, specifications, details, and plant lists.
5. Revise the pathway layout as detailed in the staff report dated May 6, 2015 to incorporate the following:
 - a. Depict the installation of the pathway along the north side of Boston Mills Road between Executive Parkway West and Executive Parkway.
 - b. Depict a sidewalk along the south side of Boston Mills Road between the western boundary of the subject parcel and Parcel #3002769.
6. If the LDC sidewalk requirements applicable to the development are amended, the applicant may

revise the proposed sidewalk plans accordingly and does not need to return to the Planning Commission for plan approval.

7. The following items related to the conservation easement should be addressed:

a. The recorded conservation easement is missing Exhibits B and C.

b. Signage noting the conservation easement and wetland boundaries should be placed adjacent to sublots and in compliance with the signage requirements of the USACOE wetland disturbance permit.

8. Incorporate an additional 20 feet of pavement beyond residential driveway curb cuts of Timberline Trail, Ridgeline Drive, Birch Court and Kingswood Drive to accommodate city maintenance of the street and snow removal.

9. 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.

10. 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: 7 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

**B. [PC 2015-11](#) LDC Text Amendment - Funds In Lieu of Construction of Sidewalks
Submitted by the City of Hudson**

Attachments:

[Staff report 6-3-15](#)

[Staff report 7-13-15](#)

[Kelemen letter to PC on Funds in Lieu_07-13-15](#)

Mr. Richardson introduced the amendment of Chapter 1205, "Zoning Districts" and Chapter 1207, "Zoning Development and Site Plan Standards" of the Land Development Code to Provide for Funds-in-Lieu of the Construction of Public Sidewalks and Other Pedestrian and Non-Vehicular Circulation Systems. He reviewed the history of the legislation and Staff's recommendations.

The Commission considered the staff report.

Mrs. Barone opened the public hearing.

Mr. Tom King, 12 Hudson Commons Drive, Hudson, Ohio 44236, referenced three issues of concern and his recommendations regarding the proposed ordinance.

Mrs. Barone closed the public hearing.

Planning Commission members engaged in further discussion.

A motion was made by Mr. Harvie, seconded by Mr. Chuparkoff, to continue the consideration of Case No. 2015-11, proposed Ordinance No. 15-33, "An Ordinance amending Chapter 1205, Zoning Districts and Chapter 1207, Zoning Development and Site Plan Standards, of the Land Development Code to provide for funds-in-lieu of the construction of public sidewalks and other pedestrian and non-vehicular circulation systems" until the June 8, 2015 Planning Commission meeting.

Aye: 7 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

**C. [PC 2015-12](#) LDC Text Amendment - Cottage Housing Development in Districts 4 and 5
Submitted by the City of Hudson**

Attachments:

[July 13 Staff Report](#)

Mr. Richardson reviewed the staff report regarding proposed Ordinance No. 15-60, an ordinance to permit Cottage Housing Development in District 4 and District 5. He described Cottage Housing as small detached single family residences clustered around a shared open space, noting that cottage housing would be a conditional use in the referenced districts.

Mr. Hannan stated that the result of the cottage housing development in District 4 and District 5 would be smaller detached units developed in a manner similar to attached unit structures.

The Commission considered the staff report at length.
Mrs. Barone opened the public hearing.

Mary Beth Murphy, 85 Division Street, Hudson, Ohio 44236, referenced four areas of concern: the effect of cottage housing on property values; the appropriateness of cottage housing for all parcels in the proposed zoning districts; the compatibility of cottage housing with existing housing in the Historic District; and whether the proposed ordinance was an appropriate application of the cottage housing concept.

Susan Terkel, 44 W. Case Drive, Hudson, Ohio 44236, commented on the positive experience of shared housing along with a concern about precedence setting as a result of the approval of the ordinance.

Julie Ann Hancsak, 60 Division Street, Hudson, Ohio 44236, said that in her opinion, the cottage housing concept is not appropriate for the nationally registered historic district and that allowing cottage housing in all of Districts 4 and 5 would be detrimental to the sense of place that has been carefully preserved in the historic district. She cited changes in density, loss of social balance, loss of aesthetic value and loss of streetscape integrity as possible consequences of cottage housing.

Mr. Harvie made a motion seconded by Mr. Anglewicz to continue the consideration of Case No. 2015-12, proposed Ordinance No. 15-60, "An Ordinance amending certain sections of the Land Development Code to permit Cottage Housing Development in District 4 and District 5 as amended until the July 13, 2015 meeting of the Planning Commission.

Aye: 7 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

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

Attachments: [Packet staff report 8-10-15](#)

Mr. Hannan reviewed the staff report noting that this amendment to the Architectural and Design Standards would allow substitute or modern materials on historic structures under certain circumstances.

The Commission considered the staff report.

Mrs. Barone opened the public hearing.

Julie Ann Hancsak, 60 Division Street, Hudson, Ohio 44236, noted that there is a difference between allowing substitute materials and encouraging their use. She indicated that the newly proposed changes appear to encourage rather than allow the use of substitute materials. She identified specific concerns and recommendations regarding the amendment.

Virginia Rogers, 175 Aurora Street, Hudson, Ohio 44236, stated that it is her opinion that these changes should not be made to the Architectural and Design Standards.

Mrs. Barone closed the public hearing.

The Commission considered the staff report and public comments.

Mr. Harvie made a motion seconded by Mr. Anglewicz to continue the consideration of Case No. 2015-13, proposed Ordinance No. 15-61, An Ordinance Amending Appendix D, "Architectural and Design Standards", of the Land Development Code at Section III-2b until the August 10, 2015 meeting of the Planning Commission.

Discussion after the motion generated requests for additional information such as other examples of varying degrees of regulation, i.e., those that are less strict than Hudson and those that are more strict, identify national benchmarks, identify standards for demolition and access to the National Parks Criteria.

Aye: 7 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

VII. Other Business

There was no other business.

VIII. Approval of Minutes

Mr. Stratis made a motion seconded by Mr. Anglewicz to approve the minutes of the April 13, 2015 meeting of the Planning Commission as revised. The motion carried by the following vote:

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

Abstain: 1 - Mr. Anglewicz

IX. Adjournment

The Chair, Mrs. Barone, adjourned the meeting at 9:45 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.