



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, November 4, 2019

7:30 PM

Town Hall
27 E. Main St.

I. Call To Order

Chair Kagler called to order the meeting of the Planning Commission of the City of Hudson at 7:31 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 5 - Mr. Chuparkoff, Mr. Kagler, Mr. Lehman, Mr. Stolle and Mr. Vitale

Absent: 2 - Mr. Anglewicz and Mr. Harvie

III. Swearing In

Chair Kagler placed everyone under oath who would be giving testimony during the meeting.

IV. Correspondence

There was no correspondence to Commission members or staff.

V. Public Discussion

Chair Kagler opened the meeting to anyone who would like to make public comment on any issue that is not on the agenda. There were no public comments.

VI. Approval of Minutes

A. [PC 10-14-2019](#) Minutes of Previous Planning Commission Meeting: October 14, 2019

Attachments: [PC Minutes October 14, 2019 - draft](#)

A motion was made by Mr. Chuparkoff, seconded by Mr. Vitale that the October 14, 2019

minutes be approved, with the addition of Condition number 8, as stated in the meeting video. The motion carried by the following vote:

Aye: 3 - Mr. Chuparkoff, Mr. Kagler and Mr. Vitale

Abstain: 2 - Mr. Lehman and Mr. Stolle

VII. Old Business

There was no old business.

VIII. Public Hearings

There were no public hearings.

IX. Other Business

- A. [PC 2019-1027](#) Notice of Public Meeting: Site plan review for Case 2019-1027, a request from the applicant, Premier Development Partners, LLC, for approval of a 42,000 square foot building to be located at 6288 Hudson Crossing Parkway, Hudson, Ohio 44236, property owner, Industrial Land Partners Holding, LLC, for the business Option Care, Permanent Parcel #3009749 in District 6 - Western Hudson Gateway.

Attachments: [PC 2019-1027 Staff Report November 4, 2019](#)

Mrs. McMaster reviewed the staff report for the 42,007 square foot building and noted the Design Sub-Committee for Development of Districts 6 and 8, approved the siteplan. Mrs. McMaster then stated that staff recommends approval of the site plan with the conditions on page 3 of the staff report.

Mr. Frank Black, Premier Development Partners, stated he had authority to speak on behalf of Premier Development. Mr. Black noted a change from previously approved concrete masonry units to precast and noted the building will be occupied by one tenant who owns two businesses. Mr. Black informed the Commission he agrees with the conditions in the staff report.

The Commission members, Mr. Black and Mrs. McMaster discussed: 1) The layout of the traffic circle. 2) The traffic pattern around the building. 3) The type and purpose of the businesses. 4) The grade of the driveway which Mrs. McMaster noted will be decided by the City Engineer. 5) The 100-year storm plan which will be approved by the City Engineer.

Mrs. McMaster noted: 1) The approval of this plan in June 2018 had 8 conditions, some of which have been accomplished. 2) The sidewalk is proposed for a nontraditional location, this will be reviewed by the City Engineer.

The Commission discussed the sidewalk at the north driveway which is not shown on page 6 of the plans. This will be corrected.

The Commission discussed the Design Sub-Committee for Development of Districts 6 and 8 report which recommended approval of the site plan.

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

Mr. Vitale made a motion, seconded by Mr. Stolle, that based on the evidence and representations to the Commission by the applicant Kaczmar Architects, 1468 West 9th Street, Suite 400, Cleveland, Ohio, 44113

and the property owner Seton Catholic School, 6923 Stow Road, Hudson, Ohio 44236 and City staff at a public meeting of the Planning Commission held at its regular meeting on October 14, 2019, the Planning Commission approves the Conditional Use and Site Plan Review for construction of a 20,790 square foot addition at Seton Catholic School at 6923 Stow Road, Parcel #3004601 with the condition that the applicant must address the following:

1. Landscaping Bufferyard D (25 ft depth) shall be installed adjacent to residential uses.
2. Final stormwater management design shall be reviewed and accepted by the City Engineering Dept.
3. Final traffic improvements, including the number and length of required turn lanes, shall be reviewed and approved by the City Engineering Department.
4. Suggestion for Fire Department and Engineering review restricting the width and design of the proposed new right turn, exit only curb cut to exclude other traffic from entering the driveway.
5. The comments of Assistant City Engineer, Nate Wonsick must be addressed per the October 7, 2019 correspondence.
6. 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.
7. 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.
8. Suggestion for the applicant to meet with City Staff, Fire Department and Engineering to narrow the exit of the north driveway for the purpose of excluding incoming traffic.

Mr. Vitale, moved to approve the site plan according to plans received....4 conditions. Mr. Stolle. Approved by all.

Aye: 5 - Mr. Chuparkoff, Mr. Kagler, Mr. Lehman, Mr. Stolle and Mr. Vitale

B. [PC 2019-4496](#) 2020 Planning Commission Meeting Schedule

Attachments: [PC 2020 Meeting Schedule](#)

Mr. Lehman made a motion to approve the 2020 Planning Commission schedule as presented, Mr. Stolle seconded the motion.

Aye: 4 - Mr. Chuparkoff, Mr. Lehman, Mr. Stolle and Mr. Vitale

Abstain: 1 - Mr. Kagler

X. Staff Update

Mrs. McMaster reported:

1. City staff is in the process of relocating to the new City Hall on Terex Road. All Board and Commissions will continue meeting at Town Hall for the immediate future and that all staff phone numbers will remain the same as before.
2. Whether Planning Commission will meet in December is unknown.
3. Mr. Kagler is welcome to continue on Planning Commission until a new member is appointed by Council.

XI. Adjournment

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

Seeing no further business Chair Kagler adjourned the meeting at 8:11 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.

* * *