



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

Date: July 9, 2021
To: Architectural and Historic Board of Review
From: Greg Hannan, Community Development Director, Nick Sugar, City Planner
CC: Thomas J. Sheridan, Asst City Manager
Re: 2021 Land Development Code Update

On June 15, 2021, City Council conducted a first reading and referral to Planning Commission of the 2021 LDC Update. At the June 23, 2021 AHBR Meeting, the AHBR completed an initial discussion of the proposed 2021 LDC Update. Listed below are brief summary comments from the discussion.

Staff recommends the AHBR finalize review of the draft ordinance on July 14, 2021 and forward any formal comment to the Planning Commission through a motion and majority vote.

- 1. Development review** (Minor – ADMIN, Basic-AHBR, and Major – PC) In response to feedback from the AHBR in May, the draft legislation has been revised to narrow admin review of historic district applications to *small residential or nonresidential projects in the Historic District limited to alterations involving the replacement of in-kind materials and fences*. Additionally the size threshold has been kept at the current 250 sq ft.

June 23rd comments: The AHBR expressed some general support for the concept; however, struggled to define the small scale projects that could be appropriate for administrative review. AHBR members commented that the submitted language may be too broad and should be narrowed to fences, roof replacements, and possible very limited alterations and/or sheds. The AHBR and staff discussed that allowing a defined scope of projects to be eligible for the consent agenda may be more appropriate than trying to establish an administrative tier of review within the Historic District.

- 2. Historic District subcommittee:** At the May discussion, the board briefly discussed the concept of removing the HD subcommittee to ease some of the quorum and motion challenges while allowing the full board to equally review HD projects. Staff has incorporated such into the draft legislation but will be seeking further discussion with the board on this topic. This would allow all board members to engage on review of such

cases, attend site visits as desired, and would remove the significant inefficiencies of subcommittee vs board attendance and motions to consider a case.

June 23rd comments: Board comment were generally acceptable with the proposed change but some hesitation expressed regarding the change and possible conflict with original intent of subcommittee.

3. Architectural Design Standards (LDC Appendix D): The following items have been incorporated for consideration:

- a. Window placement on Accy structures - increase threshold from over 10ft to 12ft

June 23rd comments: General acceptance

- b. Fence material fully restrict chain link

June 23rd comments: General acceptance

- c. Glass block windows - codify existing policy/procedure

June 23rd comments: General acceptance

- d. Blending of materials - codify existing policy/procedure

June 23rd comments: General acceptance

- e. Massing and garage placement - revise the Design Standards to align with the district regulations and provide relief for setback greater than 130 feet.

June 23rd comments: General acceptance

- f. Use of three materials on a building - revise the Design Standards to accommodate a third wall material.

June 23rd comments: General acceptance