



# City of Hudson, Ohio

## Meeting Minutes - Final-revised

### 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*

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Monday, March 11, 2019

7:30 PM

Town Hall

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#### **I. Call To Order**

Vice-Chair Harvie 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.

Staff in attendance: Mr. Greg Hannan, Community Development Director; Mrs. Kris McMaster, City Planner; Mr. Matthew Vazzana, City Solicitor.

#### **II. Oath of Office: Mr. Ron Stolle**

Mr. Stolle was sworn into office by Mr. Vazzana.

#### **III. Roll Call**

**Present:** 5 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Stolle and Mr. Vitale

**Absent:** 2 - Mr. Kagler and Mr. Lehman

#### **IV. Swearing In**

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

#### **V. Correspondence**

There was no correspondence from Commissioners or staff.

#### **VI. Public Discussion**

There were no public comments.

#### **VII. Old Business**

There was no old business.

## VIII. Public Hearings

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

*Attachments:* [REVISED LDC Staff Report Administrative Redline Revisions Final Draft 3-11-2019](#)  
[REVISED LDC Administrative Amendments Revised Final Draft 3-11-2019](#)  
[LDC Staff Report Administrative Redline Revisions Final Draft 3-11-2019](#)  
[LDC Administrative Amendments Revised Final Draft 3-11-2019](#)

Mrs. McMaster's staff report informed the Commission that the new redline table of contents includes comments and discussion items from the previous Commission meeting along with additional changes.

Mrs. McMaster, Mr. Hannan, Mr. Vazzana and Commission members reviewed and discussed, changes, red line areas and selected areas in the document, between pages 15 and 270.

Following Mrs. McMaster's presentation of the staff report, the Commission requested that the time and date of future public hearing be announced through public media.

Mr. Harvie opened the meeting for public comment. There were no public comments.

**Mr. Stolle, made a motion, seconded by Mr. Chuparkoff, that the Planning Commission recommend to City Council for Adoption, the final presentation of the Revised Redline Draft LDC, as presented to the Planning Commission on March 13, 2019. The Planning Commission further recommends that Council:**

- 1. Remove the proposed text amendment for A-Frame Signs to allow staff to meet with the City Merchants to review all types of signage requirements and to amend any signage text at a later date; and**
- 2. Request Land Development Code, Section 1207.10 Performance Standards be further studied regarding potential conflicts with existing city ordinances and with existing business operations.**

**The motion was approved by the following vote:**

**Aye:** 5 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Stolle and Mr. Vitale

## 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](#)

**A motion was made by Mr. Chuparkoff, seconded by Mr. Vitale, that the February 11, 2019 minutes be approved as submitted. The motion carried by the following vote:**

**Aye:** 3 - Mr. Chuparkoff, Mr. Harvie and Mr. Vitale

**Abstain:** 2 - Mr. Anglewicz and Mr. Stolle

- B. [PC 2-25-2019](#) **Minutes of Previous Planning Commission Special Meeting: February 25, 2019**

Attachments:      [PC Special Minutes February 25, 2019 - draft](#)

**A motion was made by Mr. Stolle, seconded by Mr. Chuparkoff, that the February 25, 2019 minutes be approved as submitted. The motion carried by the following vote:**

**Aye:** 4 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Stolle and Mr. Vitale

**Abstain:** 1 - Mr. Harvie

## **X. Other Business**

Mr. Hannan informed the Commission a March 14, 2019 meeting with the business community regarding sign code amendments, Mr. Stolle has stated his intention to attend.

- A.**      [PC 2019-97](#)      A request for approval of a transfer of an existing City of Hudson property to property owner, Prospect Road, LLC, at 1556 W. Prospect Street in return for an easement to the city. The land to be transferred is Permanent Parcel #30-09248, located on W. Prospect Street in District 2-Rural Residential Conservation.

Attachments:      [PC 2019-97 Staff Report March 11, 2019](#)

Mrs. McMaster's reported staff's recommendation for approval of the application. Mrs. McMaster also noted the deed requires both Planning Commission and City Council approval for the land transfer.

Mr. Thom Sheridan, Assistant City Manager, stated he spoke to a former village engineer to gain an understanding of the purpose of both Planning Commission and City Council's approval for a land transfer. Mr. Sheridan said the possible reason was for the City to ensure future access to the property. Mr. Sheridan also stated that because of a possible future project in the area, the city would like to maintain access.

Mr. Michael Haritakis, 184 Brentwood Drive and Mr. Daniel Bestic, 1749 Sapphire Drive, purchasers of the property were present for the meeting.

Discussion was held regarding the City and the potential owners desire to remove the condition of coming before the Planning Commission and City Council to accomplish a land transfer. Mr. Hannan stated the City will take all steps necessary to extinguish the condition if approval is given and City Council agrees to the land swap.

Also discussed: The use of the property in the Connectivity Plan for a trail bridge, the two cell towers on the property and the future use of the City easement.

Mr. Harvie noted this is not a public hearing, but he would allow public comments. 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, Thomas Sheridan, Assistant City Manager, representing the property owner, the City of Hudson and City staff, at a public meeting of the Planning Commission held March 11, 2019, the Planning Commission approves the Lot Split and Consolidation for Case No. 2019-97, for 1556 W. Prospect Drive, Parcel #3009248, according to plans received February 19, 2019 subject to the following conditions:**

- 1. Approval by the City of Hudson Council and Administration for the proposed lot split and consolidation and easement agreement.**
- 2. Applicant is required to record the plat and easement agreement and return the original plat and copies of the deed and legal descriptions with the County bar codes within 30 days of receipt of the documents from the City.**

**A motion was made by Mr. Vitale, seconded by Mr. Stolle, that this Staff Report be recommended as amended City Council, due back on 3/13/2019. The motion carried by the following vote:**

**Aye:** 5 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Stolle and Mr. Vitale

**XI. Adjournment**

**Mr. Chuparkoff made a motion to adjourn, Mr. Vitale seconded the motion. The motion was approved unanimously.**

**Vice-Chair Harvie adjourned the meeting at 8:22 p.m.**

**Aye:** 5 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Stolle and Mr. Vitale

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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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