



# City of Hudson, Ohio

## Meeting Minutes - Draft

### Planning Commission

*Jennifer Barone, Chair*  
*Robert Kagler, Vice Chair*  
*Gregory Anglewicz*  
*Michael Chuparkoff*  
*Thomas Harvie*  
*Mark Stratis*

*Mark Richardson, Community Development Director*  
*Greg Hannan, City Planner*  
*Aimee Lane, Assistant City Solicitor*

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Monday, March 9, 2015

7:30 PM

Town Hall

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#### 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 7:30 p.m. in Town Hall, 27 East Main Street, Hudson, Ohio.

#### II. Oath of Office

Mrs. Lane administered the Oath of Office to Mark Stratis as a new Commission member.

#### III. Roll Call

**Present:** 6 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, and Mr. Stratis

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

#### IV. Swearing In

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

#### V. Correspondence

There was no correspondence regarding matters not on the agenda.

#### VI. Public Discussion

There was no public discussion.

## VII. Public Hearings

A. [PC 2015-03](#) **Lake Forest Subdivision - Vacation of Glengary Drive  
From Boston Mills Road between Parcel #'s 3201215 and 3204066  
District 3, Submitted by Lake Forest Country Club**

Mr. Hannan reviewed the staff report regarding the vacation of Glengary Drive, noting that the proposed vacation will result in the right of way being split and consolidated into each of the abutting parcels.

Mr. Ernie Roma, Chief Operating Officer, Lake Forest Country Club, 100 Lake Forest Drive, Hudson, Ohio 44236, applicant and representing the property owner, Lake Forest Country Club, noted that there is no intention of using the property as anything other than vacant land.

**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.**

**Mr. Kagler made a motion seconded by Mr. Harvie to approve the replat of the Lake Forest Subdivision for Case No. 2015-03 involving the vacation of 2.22 acres of right of way associated with the unimproved Glengary Drive, according to the replat dated as received January 29, 2015 and to recommend that Council approve the vacation of the right of way and authorize the City Manager to deed these lands to the adjacent property owners. The replat must meet the following conditions:**

- 1. The resulting parcels owned by Lake Forest Country Club should be consolidated. In the absence thereof, such parcels shall not be sold separately without further approval of the City of Hudson.**
- 2. A surveyed plan must be submitted indicating the location of the walking paths and parking lot. An easement shall be established for any parking lot or trail encroachments.**
- 3. The replat shall be revised to provide information describing the proposed terms or rights associated with the proposed 30 foot ingress-egress easement and to whom it shall benefit.**
- 4. The comments of City Engineer Thom Sheridan must be addressed per his letter of March 2, 2015.**
- 5. Planning Commission recommends Council determine the appropriate compensation for the 2.22 acres of vacated lands.**
- 6. Council must approve the vacation of the right of way and authorize the City Manager to deed over the lands to be vacated.**

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

## VIII. Other Business

A. [PC 2015-04](#) **5445 Hudson Industrial Parkway - Ramco Specialties Inc.  
Submitted by Geis Construction; Site Plan  
Parcel #3009204, District 8**

Mr. Chuparkoff recused himself from this case due to a possible perception of a conflict of interest because his firm has performed and continues to perform occasional legal work on behalf of Geis Companies.

Mr. Hannan reviewed the staff report.

Greg Seifert, Vice president, Geis Construction, 10020 Aurora Hudson Road, Streetsboro, Ohio 44241, applicant and representing the property owner, Ramco Specialties, 5369 Hudson Drive, Hudson, Ohio 44236, gave a brief overview of the project. Mr. Seifert said that he has no objections to any of the conditions stated in the staff report.

**The Commission considered the staff report and applicant testimony.**

**Mr. Harvie made a motion seconded by Mr. Kagler that based on the evidence and representations to the Planning Commission by Greg Seifert, Geis Construction, Inc., 10020 Aurora Hudson Road, Streetsboro, Ohio 44241, as applicant and representing Ramco Specialties, 5369 Hudson Drive, Hudson, Ohio 44236, and City staff at the Regular Meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, on March 9, 2015, the Commission hereby approves the application for site plan in Case 2015-04 for 5445 Hudson Industrial Parkway for Ramco Specialties, Inc. according to plans received February 9, 2015 with the following conditions:**

- 1. Planning Commission grants the applicant's request to waive the requirement for sidewalks on Hudson Industrial Parkway.**
- 2. Submit correspondence from a qualified wetland consultant to confirm the final grading and stormwater management design will not impact any jurisdictional wetlands or riparian corridors.**
- 3. Submit a traffic impact analysis and incorporate applicable improvements, as required by the City Engineer, based on the recommendations of the analysis.**
- 4. The comments of City Engineer Thom Sheridan must be addressed per the March 2, 2015 correspondence.**
- 5. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.**
- 6. Release the applicable rail easements within the subject property.**
- 7. An administrative lot split application must be approved by the City of Hudson for the proposed lot split.**
- 8. The comments of Fire Marshal Shawn Kasson must be addressed per the March 4, 2015 correspondence.**
- 9. 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.**
- 10. 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.**

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

## **IX. Approval of Minutes**

**Mr. Harvie made a motion seconded by Mr. Kagler to approve the minutes of December 18, 2014 as revised.**

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

**Aye:** 5 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mr. Harvie, and Mr. Kagler

**Abstain:** 1 - Mr. Stratis

**Mr. Harvie made a motion seconded by Mr. Kagler to approve the minutes of January 26, 2015 as submitted.**

**The motion carried the following vote:**

**Aye:** 5 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mr. Harvie, and Mr. Kagler

**Abstain:** 1 - Mr. Stratis

## **X. Adjournment**

**The Chair, Mrs. Barone, adjourned the meeting at 8:10 p.m.**

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**Jennifer Barone, Chair**

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**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.*