



City of Hudson, Ohio

Meeting Minutes - Draft Planning Commission

Robert S. Kagler, Chair
Thomas Harvie, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Erica Deutsch
Ron Stolle
James Vitale

Greg Hannan, Community Development Director
Kris McMaster, City Planner
Matthew Vazzana, City Solicitor

Monday, September 24, 2018

7:30 PM

Town Hall

Special Meeting

I. Call To Order

Chair Kagler called to order the meeting of the Planning Commission of the City of Hudson at 7:34 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Staff in attendance: Gregory Hannan, Community Development Director; Kris McMaster, City Planner; Matt Vazzana, City Solicitor.

II. Roll Call

Present: 5 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Vitale

Absent: 2 - Mr. Anglewicz and Mr. Stolle

Mr. Chuparkoff was not present at roll call but arrived shortly afterwards.

III. Swearing In

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

IV. Correspondence

There was no correspondence.

V. Public Discussion

Chair Kagler opened the floor for anyone wishing to speak to the Commission on any item that is not on the agenda. No one came forward to speak.

VI. Old Business

There was no old business.

VII. Public Hearings

A. [PC 2018-4526](#) Hudson Land Development Code 2018 Update revised redline draft.

Attachments: [PC 2018-4526 Staff Report October 8, 2018 Meeting](#)
[LDC Phase 1 - Revised Redline Draft](#)

Mr. Vazzana made introductory comments regarding the proposed Land Development Code revisions. Proposed changes were red-lined in the notebooks before the Commission and on the screens for public viewing. Mr. Vazzana stated that the LDC revisions would be presented in three main sections over the coming months:

1. Administrative and organizational.
2. Commercial.
3. Residential.

The Commission and staff agreed to introduce the proposed changes, noting items that need further discussion.

Chair Kagler, explained that the original proposed LDC rewrite (discussed at the previous two PC meetings) is now being set aside and the Commission will begin reviewing the current LDC for updates.

Mr. Chuparkoff arrived at 7:42 p.m.

Ms. Sarah Norman, 2212 Edgeview Drive, noted the public did not have access to the update until today, making it impossible to review the 400-page document. Ms. Norman also stated the city is manipulating the process by changing meeting dates with little notice and not allowing access to information in a timely manner.

Chair Kagler stated that at the last meeting the intent was to review the proposed LDC rewrite. That meeting ended with the belief that the process would continue at the next meeting. Staff, after the last meeting, made the decision to rethink the process and bring revisions to the current LDC. Chair Kagler further stated that he believes the code does not need to be rewritten. However, there are issues in the LDC that need to be addressed.

Sections 1201, 1202 and 1203 were present by staff and reviewed by the Commission.

Chair Kagler opened the meeting for public discussion.

Mr. Steve Snyder, 7216 Hayward Road, stated regarding 1201.07 (f) Density, that he would request the more restrictive definition regarding easements and that anything less will invite confusion. Mr. Snyder commented, regarding 1203.13, he would like the 15-day notice provisions, not a shorter time.

Ms. Sarah Norman, 2212 Edgeview Drive, spoke to the following issues:

1. Suggested a different title on the document, not Land Development Code.
2. Would like to remove the term 'approval' and replace it with review process.
3. Regarding 1201.09 (c) would like the 'good cause' the City Manager uses for approval, to require the reason(s).
4. Substantially should appear in the appendix with a definition applicable to all references.
5. Concern expressed regarding 1202.01 (d) (e), Call Up authority.
6. 1202.08, should allow citizen enforcement to document zoning violations.
7. In 1203.02, the idea of a 'lapse' is appropriate.
8. Regarding notice given, believes 15 days is minimum and should use all opportunities for giving notice.
9. Study the appropriateness of not readvertising for the continuation of a hearing.
10. Suggest maintaining the, size specific development plan, as part of amendment application.

Seeing no one else wishing to make public comment, Chair Kagler closed public comment.

The Commission determined the next meeting would review the remainder of the draft except for 1207.

Mr. Harvie made a motion to continue this public hearing at the October 8, 2018 meeting.
Mr. Vitale seconded the motion.

Aye: 5 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Vitale

This matter was continued

VIII. Other Business

There was no other business.

IX. Approval of Minutes

A. [PC 8-20-2018](#) Minutes of Previous Planning Commission Special Meeting: August 20, 2018

Attachments: [PC Special Minutes August 20, 2018 - Draft](#)

A motion was made by Mr. Chuparkoff, seconded by Mr. Vitale, that the August 20, 2018 minutes be approved as submitted. The motion carried by an unanimous vote.

X. Adjournment

Mr. Harvie made a motion, seconded by Mr. Vitale that the meeting be adjourned. The motion was approved unanimously.

Chair Kagler adjourned the meeting at 9:46 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.

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