



City of Hudson, Ohio

Meeting Minutes - Final 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, November 5, 2018

7:30 PM

Town Hall

I. Call To Order

Chair Kagler called to order the meeting of the Planning Commission of the City of Hudson at 7:30 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. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Kagler and Mr. Vitale

Absent: 2 - Mr. Harvie and Mr. Stolle

III. Swearing In

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

IV. Correspondence

There was no correspondence.

V. Public Discussion

Chair Kagler invited anyone wishing to make public concerning any item that is not on the agenda to come forward, identify themselves and state their address. No one came forward to speak.

VI. Old Business

There was no old business.

VII. Public Hearings

- A. [PC 2018-4922](#) A site plan review for construction of a new Hudson Middle School building from

applicant John P. Peterson, Architect, GPD Group and Project Manager William A. Schurman, Hammond Construction. The new Hudson Middle School will be located at 77 N. Oviatt Street.

Attachments: [PC 2018-4922 Staff Report November 5, 2018](#)
 [Hudson Middle School Improvements Plans](#)
 [Traffic Impact Report](#)

This agenda item was continued due to notice requirements not being met.

Staff proposed that the schools public hearing take place on Monday, November 26, 2018.

On November 26, 2018 the Commission will determine a date for a LDC review.

This matter was continued.

VIII. Other Business

- A. [PC 2018-4811](#) **Notice of Public Meeting:**** For approval of a Preliminary Subdivision Plan to establish a 499-foot length street, north of Barlow Road to establish two (2) sublots to be located at 1221 Barlow Road, Permanent Parcel #3010196 in District 8-Industrial/Business Park, submitted by Jennifer Schumacher, Hammontree & Associates, Limited.

Attachments: [PC 2018-4811 Staff Report November 5, 2018](#)

Mrs. McMaster introduced this case for a continuing care community which was previously approved on Dec 11, 2017. The property owner is requesting to change private driveway to a public right-of-way which may lead to a subdivision. A traffic impact study was done by ITI Group and updated to indicate that the peak hour trip load is not significant enough to warrant a left or right turn lane onto Barlow Road.

Ms. Jennifer Schumacher, Hammontree & Associates, Limited, stated that if the roadway is a public road it will allow access to the twenty-three acres on the back side of the property at a future date.

Mr. Dave Mitchell, LTC Reality, stated that since the roadway cannot begin as a private drive and then become public, the decision was made to make this a public roadway now. The future use of the back of the property has not been determined and LTC Reality resists committing that the proposed road will become a public right-of-way.

The footprint of the roadway has not changed and the roadway will be stronger if built as a public street.

The Commission and Mr. Mitchell discussed the existing curb cuts, access to the north parcel, dividing the parcel, access to the parcel to the north off Darrow Road, wetlands setbacks and the liability of the City becoming the owner of the roadway.

Mr. Mitchell described deed restrictions that affect the use of the property. Mr. Vazzana told the Commission that he will inquire about how the deed restrictions will affect the city becoming the owner of the roadway.

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

The Commission discussed that the roadway is close to the railroad tracks and that a better road will be built if made to public roadway standards rather than as a private street.

Mr. Vitale made a motion, seconded by Mr. Angelwicz that based on the evidence and representations to the Commission by Ms. Jennifer Schumacher, the applicant representing Hammontree & Associates, Limit, 5233 Stoneham Road, North Canton, OH 44720 and the owner, Mr. David Mitchell, LTC Reality Development, LLC, 30050 Chagrin Blvd, Suite 100, Cleveland, Ohio 44124 and City staff at a meeting of the Planning Commission held on November 5, 2018, the Planning Commission approves the Preliminary Subdivision Plan Case Number 2018-4811, to establish a 499-foot length street, north of Barlow Road to establish two (2) sublots to be located at 1221 Barlow Road, Permanent Parcel #3010196, according to the plans and information submitted with the following conditions:

1. Comments of Assistant City Engineer Nathan Wonsick must be addressed per the October 24, 2018 correspondence.
2. Revise the grading design at the cul-de-sac to maintain the limits of disturbance established as part of the site plan approval.
3. Submit a Landscaping plan and Lighting plan as part of the Final Subdivision Plan application.
4. Environment Covenants contained in the deed restrictions to be reviewed by the City Law Director to provide an opinion that the public road can be dedicated subject to those conditions.

The motion carried by the following vote:

Aye: 4 - Mr. Anglewicz, Mrs. Deutsch, Mr. Kagler and Mr. Vitale

Nay: 1 - Mr. Chuparkoff

B. [PC 2018-3817](#) 2019 Planning Commission Meeting Schedule

Attachments: [PC 2019 Meeting Schedule](#)

A motion was made by Mr. Anglewicz, seconded by Mrs. Deutsch, that the 2019 Planning Commission schedule be approved as submitted. The motion carried by an unanimous vote.

IX. Approval of Minutes

A. [PC 10-22-2018](#) Minutes of Previous Planning Commission Meeting: October 22, 2018

Attachments: [PC Special Minutes October 22, 2018 - Draft](#)

A motion was made by Mr. Chuparkoff, seconded by Mrs. Deutsch, that the October 22, 2018 minutes be approved as submitted. The motion carried by the following vote:

Aye: 3 - Mr. Chuparkoff, Mrs. Deutsch and Mr. Kagler

Recused: 2 - Mr. Anglewicz and Mr. Vitale

X. Adjournment

Ms. Deutsch made a motion, seconded by Mr. Vitale that the meeting be adjourned. The motion carried unanimously.

Chair Kagler adjourned the meeting at 8:23 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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