



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

Mark Richardson, Community Development Director
Greg Hannan, City Planner
Matthew Vazzana, Assistant City Attorney

Monday, November 13, 2017

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: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

III. Swearing In

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

IV. Correspondence

There was no correspondence regarding any matters.

V. Public Discussion

V1. Public Hearings

- A. [PC 2017-2196](#) Conditional Use request from Kevin Detroy, 255 East Fifth Street Suite 1900, Cincinnati, Ohio for approval of a Conditional Use for a Continuing Care Retirement Community.

Attachments: [2017-2196, 2234 Continuing Care Retirement Community](#)
[2017-2196 1221 Barlow Road Senior housing](#)

Mr. Hannan introduced the application for a conditional use three story, 130 unit Continuing Care Retirement Community (CCRC) with independent and assisted living.

Mr. Kevin Detroy introduced: Mr. Bob Lewis from Camron General Contractors, Mr. Bill Love from Right at Home and Ms. Jennifer Schumacher from Hammontree Engineering. Mr. Detroy stated that with the help of Hudson staff he and his associates are prepared to present the application for a CCRC that has a 65,000-square footprint on an approximately 11.5-acre property for 170 to 175 residents and 176 parking spaces.

Mr. Lewis stated that his company has 18 CCRCs in operation and 20 to 25 in development. These are high end, all-inclusive senior communities whose residences typically come from a radius of ten miles.

Ms. Schumacher spoke about the wetlands that will be mitigated with minimal grading disturbance and two ponds for storm water management. She also showed the location of the retaining wall that will have a maximum height of 12 feet. Ms. Schumacher said the landscaping plan as well as the access drive and utilities are in development.

The Board questioned the additional traffic on Barlow Road, the ability of Hudson EMS to service the site as well as the location of dumpsters, the generator and smoking areas. Mr. Detroy assured the Board that lighting will follow the Hudson Land Development Code and will have zero off property light. Mr. Mitchell in response to a Board question said that LTC Realty does not have plans for the remainder of the property at this time.

Mr. Kagler summed up the Board concerns and requested more information on:

- The terms of access easement.
- Topography maps for the property and adjacent property.
- Architectural elevation of the garage.
- Verification of the warehouse demolition.
- Cumulative traffic information for all the proposed facilities on Barlow Road.
- Clarification of a CCRC compared to assisted and independent living.
- A statement from Hudson EMS regarding their feedback and concerns.

Public Comments

Ms. Jennifer Till, 795 Hines Hill Road, questioned whether Hudson EMS would be overstressed if this application is permitted.

Mr. Dale Williams, 1298 Barlow, asked where the generator would be located. He also questioned the setbacks and the number of employees and people providing services to the community.

Ms. Shannon Casey, 1330 Barlow Road spoke of deed restrictions on the property and her concerns regarding contamination of water wells, the noise caused by a complex of this size and the density of the units. Mr. Mitchell replied that there are no deed restrictions applicable to this 11.5 acre site.

Mr. Kagler closed the public hearing.

Mr. Charles Bauerman, attorney for the applicant explained that the well is offsite and will not be affected. Also, that the 100 foot setback is to habitable structures only.

Mr. Mitchell stated that environmental spills on the property, aside from a 2.8 acre portion, have been cleaned to residential standards. The 2.8 acre portion was cleaned to commercial standards.

Mr. Detroy requested the applications be continued until the next scheduled Planning Commission meeting.

A motion was made by Mr. Harvie, seconded by Mr. Anglewicz, that this Conditional Use be continued until the next regularly scheduled Planning Commission meeting.

The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

- B.** [PC 2017-2234](#) Site Plan Request from Kevin Detroy, 255 East Fifth Street Suite 1900, Cincinnati, Ohio, for a Continuing Care Retirement Community site plan at 1221 Barlow Road, Hudson, Ohio.

Attachments: [2017-2196, 2234 Continuing Care Retirement Community](#)
[2017-2196 1221 Barlow Road Senior housing](#)

A motion was made by Mr. Anglewicz, seconded by Mr. Stolle, that this Site Plan be be contuined until the next scheduled Planning Commission meeting.

The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

- C.** [PC 2017-2314](#) Zoning Map Amendment.
Permanent Parcel #3003023,3003021,3000574,3003024,3003025,3003164,3010153, and a portion of 3000571. District - 2 Rural Residential Conservation to District 6 - Western Hudson Gateway.

Attachments: [PC 2017-2314 Map Amendment](#)
[2017 Map Amendment](#)

Mr. Hannan introduced this application for the rezoning of the former Youth Development Center Property.

The Board questioned the purpose of the rezoning request and asked if there are plans for the development of the property. Mr. Hannan responded that he is unaware of any immediate plans for the property. The Board expressed concern over making a change of use without a development plan.

Public Comment:

Mr. John Ruppe, 700 Hines Hill Road expressed concern over the property value impact with rezoning and commercial development of this property.

Ms. Jennifer Till, 795 Hines Hill Road expressed concern that the nature of the area and the privacy of the residents would be changed. She also expressed concern over the potential for wells being contaminated.

Mr. Robert Mocas, 716 Hines Hill Road expressed concern over quality of life and privacy if the property is rezoned. He also stated that when he purchased his property, the property in question had a conservation easement and that it is not right to make this change.

Mr. Kagler closed the public comment portion of the meeting.

Following questions, Mr. Hannan and Mr. Vazzana stated they did not know the answers to the questions and requested the application be tabled until the next meeting for further discussion.

A motion was made by Mr. Anglewicz, seconded by Mr. Stolle, that this Map Amendment be tabled until the next regularly scheduled Planning Commission meeting.

The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

VII. Other Business

A. [PC 2017-1766](#) Findings of Fact - An Assisted Living Facility at 1256 Barlow Road

Attachments: [2017-1766 Findings of Fact](#)
 [PC 1256 Barlow Road Staff Report](#)
 [Design Subcommittee Minutes - 10.6.17](#)

A motion was made by Mr. Harvie, seconded by Mr. Vitale, that this Conditional Use be approved.

The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

B. [PC-3164](#) 2018 Meeting Schedule

Attachments: [PC 2018 Meeting Schedule](#)

A motion was made by Mr. Stolle, seconded by Mrs. Deutsch, that the 2018 Meeting Schedule be approved. The motion carried by an unanimous vote.

VIII. Approval of Minutes

A. [PC-3165](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS. October 9, 2017

Attachments: [PC Minutes October 9, 2017](#)

A motion was made by Mr. Harvie , seconded by Mr. Vitale, that the October 2019 Minutes be approved as submitted.

The motion carried. by an unanimous vote.

IX. Adjournment

Mr. Kagler adjourned the meeting at 11:09.

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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