



# City of Hudson, Ohio

## Meeting Minutes - Final Planning Commission

*Thomas Harvie, Chair*  
*Ron Stolle, Vice Chair*  
*Gregory Anglewicz*  
*Michael Chuparkoff*  
*David Lehman*  
*David Nystrom*  
*James Vitale*

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

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Monday, January 13, 2020

7:30 PM

Town Hall  
27 East Main Street

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### I. Call To Order

Acting Chair Harvie 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. Election of Officers

Acting Chair Harvie requested that Mr. Hannan lead the Commission for the elections.

Mr. Hannan noted that Mr. Nystrom was sworn in during his orientation at City Hall.

**Mr. Lehman nominated Mr. Harvie as Chair, Mr. Stolle seconded the motion.**

**Mr. Chuparkoff nominated Mr. Stolle as Vice Chair, Mr. Anglewicz seconded the motion.**

**Mr. Chuparkoff nominated Mr. Lehman as the representative to the Industrial Design Subcommittee, Mr. Stolle seconded the motion.**

**All nominated were elected unanimously.**

### III. Roll Call

**Present:** 7 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vitale

### IV. Swearing In

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

### V. Correspondence

There was no correspondence to Commission members or staff.

## VI. Public Discussion

Chair Harvie opened the meeting to public comments for anyone wanting to address the Commission. There were no comments.

## VII. Approval of Minutes

### A. [PC 11-4-2019](#) Minutes of Previous Planning Commission Meeting: November 4, 2019

Attachments: [PC Minutes November 4, 2019 - draft](#)

**Mr. Stolle made a motion, seconded by Mr. Lehman that the minutes be accepted with one edit. The motion carried by the following vote:**

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

**Abstain:** 2 - Mr. Harvie and Mr. Nystrom

## VIII. Old Business

There was no old business.

## IX. Public Hearings

### A. [PC 2019-1270](#) To consider a request for a Conditional Use and Site Plan Review for construction of an addition for fourteen (14) classrooms to East Woods School and modifications to the parking lots for a central bus lot between McDonald and East Woods Schools located at 120 N. Hayden Parkway.

The applicant is John P. Peterson, Architect, GPD Group, 520 S. Main Street, Suite 2531, Akron, Ohio 44311 and William A. Schurman, Hammond Construction, Inc., 1278 Park Avenue SW, Canton, Ohio 44706 as contractor for the Hudson Local School District, 76 N. Hayden Parkway, Hudson, Ohio in District 3 [Outer Village Residential Neighborhood] as property owner.

Attachments: [1. PC 2019-1270 SR 1-13-2020, Part 1- East Woods/McDowell Schools Site-Landscape-Grading](#)  
[2. PC 2019-1270 SR 1-13-2020, Part 2- Parking-Fire-Eng-Traffic-Lighting](#)  
[3. PC 2019-1270 SR 1-13-2020, Part 3 - Photos](#)

Mrs. McMaster introduced the application and introduced Mr. John Peterson to review the application.

Mr. John Peterson, GPD Group, 520 S. Main Street, Akron, Ohio, introduced the application for fourteen classrooms, additional and reconfigured parking at Eastwoods School, renovations for McDowell School and the temporary use and then demolition of the existing Middle School. Mr. Peterson also showed the campus configuration and stated he met with the neighbors and received positive feedback.

Mr. Peterson also displayed and described plans for improved bus and automobile traffic patterns throughout the campus. He then indicated where the sidewalks from the existing trail at Eastwoods School would extend to McDowell School and North Hayden Parkway with a twenty-five-foot buffer between the sidewalk and the neighboring properties. Mr. Peterson also displayed and described the stormwater management system.

Mrs. McMaster reviewed the staff report.

The Commission and Mr. Peterson discussed: 1) The ten-year enrollment projections which will take enrollment from the present 4600 student to an estimated 5000 to 5500; 2) The parking plan and the additional 172 parking spaces; 3) The traffic pattern with Commission members questioning if other improvements to the traffic patterns were explored and how the gates between parking areas will be used; 4) The use of the dual stripped bus lot for vehicle parking; 5) The possibility of moving the sidewalk between Eastwoods and the Middle School and expanding it to eight-feet for the entire length; 6) The dumpster locations and enclosures; and 7) The ability of fire truck access around the schools.

Chair Harvie opened the meeting for public comments, there were no public comments.

Mr. Bill Sherman, Hamdon Construction, and Commission members discussed the goal of separating bus traffic from parents dropping off children in personal vehicles.

Mr. Hannan described the City requirements for stormwater runoff which will be reviewed by the City Engineer.

Mr. Peterson stated he is agreeable to the conditions recommended by City staff and noted the sidewalk, in Condition 1, is difficult because of mature trees.

**Mr. Vitale made a motion, seconded by Mr. Stolle, based on the evidence and representations to the Commission by the applicant, John P. Peterson, and City Staff at a meeting of the Planning Commission regarding Case No. 2019-1270 according to plans submitted on December 16, 2019 with the condition that the applicant must address the following:**

1. **Revise the non-vehicular circulation to provide a continuous 8-foot-wide path though the campus.**
2. **Submit an overall campus master plan depicting vehicular and non-vehicular circulation.**
3. **Landscaping plan shall incorporate plantings along 88 and 120 N. Hayden Parkway properties to meet the required Bufferyard D (25ft).**
4. **Revise the existing parking lot adjacent to the new addition to eliminate the south drive allowing for cars to connect to parking lot entrance allowing for better circulation to the main entrance drive and additional landscaping island.**
5. **Depict the location of the existing dumpster enclosures next to the service area at East Woods School and confirm they meet the applicable screening requirements.**
6. **The architectural design will be reviewed for compliance with the architectural and design standards by the Architectural and Historic Board of Review.**
7. **The comments of Assistant City Engineer, Nate Wonsick must be addressed per the December 27, 2019 correspondence.**
8. **Fire Marshal Shawn Kasson has submitted a review plan dated January 7, 2020 and is acceptable as noted in his comments.**
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.**

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

**Aye:** 6 - Mr. Anglewicz, Mr. Harvie, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vitale

**Nay:** 1 - Mr. Chuparkoff

- B.**     [PC 2019-1253](#)   To consider Case 2019-1253, proposed Ordinance No. 19-173, “An ordinance amending chapters 1207.17, 1213 and Appendix D regarding Signage of the City of Hudson’s Land Development Code, aka The “Planning and Zoning Code”.

Attachments:     [PC 2019-1253 Staff Report January 13, 2020](#)

Mr. Hannan stated the proposed amendments to the LDC arose at the request of Council following code enforcement issues. The proposed changes include new regulations for window and A-Frame signs.

Mrs. McMaster noted Staff held three meetings with stakeholders to develop: 1) Window sign options; 2) Regulations for large business, permanent ground signs; and 3) A plan for reducing the distance between signs on large lots from 500-feet to 300-feet.

Mrs. McMaster displayed a chart of current regulations and the proposed regulations.

The Commission and Staff discussed A-Frame signs used by non profits in residential districts and how the proposed regulations would affect these businesses. Mr. Hannan noted that A-Frames are to be located near the wall of a business which may not serve the needs of a churches which tend to locate A-Frames closer to the road. The Commission discussed the meaning of the word 'temporary' in sign regulations and the possible elimination of the term.

Mr. Hannan reviewed the non-residential use of ground signs regulations. The Commission expressed concern over the broadening of the exceptions to the sign codes.

Staff announced they will notify the Merchants Association, Ministerial Association and key non-profits with a request for comments on the proposed regulations.

Mr. Hannan described: 1) The LDC for building signs in relation to window and wall signs; 2) The regulations regarding projecting signs for upper level businesses; and 3) Temporary window signs on vacant storefronts which cover the entire window and that plain paper, used to cover a window during remodeling, is not a sign.

**Mr. Stolle made a motion, seconded by Mr. Vitale, that Planning Commission recommend to City Council consideration of proposed ordinance 19-173, subject to further consideration regarding A-Frame signage for non-profits throughout the city.**

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

**Aye:** 7 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vitale

## **X. Other Business**

## **XI. Staff Update**

Staff noted:

1. There will be a meeting in February.
2. The LDC code regarding commercial districts will be reviewed by Council.
3. Council will be updated regarding the Historic District Expansion.
4. Downtown Phase II will be discussed by Council.

**XII. Adjournment**

**A motion was made by Mr. Stolle, seconded by Mr. Chuparkoff, that the meeting be adjourned. The motion carried unanimously.**

**Seeing no further business, Mr. Harvie adjourned the meeting at 9:14 p.m.**

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**C. Thomas Harvie, 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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