



City of Hudson, Ohio

Meeting Minutes - Final Planning Commission

Ronald Stolle, Chair
David Lehman, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Melissa Jones
David Nystrom
Erik Vaughan

Greg Hannan, Community Development Director
Nicholas Sugar, City Planner
Matthew Vazzana, City Solicitor

Monday, October 11, 2021

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Chair Stolle 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: 6 - Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

Absent: 1 - Mr. Anglewicz

III. Swearing In

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

IV. Correspondence

There was no correspondence the Board has not seen.

V. Public Discussion

Chair Stolle thanked Mr. Sugar for updates regarding the approved Route 91 improvements.

VI. Approval of Minutes

[PC 9-13-21](#) Minutes of Previous Planning Commission Meeting: September 13, 2021

Attachments: [PC Meeting Minutes September 13, 2021](#)

A motion was made by Mr. Vaughan, seconded by Ms. Jones, that the October 11, 2021 Minutes be approved as amended. The motion carried by an unanimous vote.

VII. Old Business

[PC 2021-689](#) A Text Amendment request to Land Development Code Section 1206.01, “Table of Permitted and Conditional Uses by Zone District”, 1206.02, “Conditional Use Standards”, and 1205.04, “District 1: Suburban Residential Neighborhood” to allow “*Fireworks Storage and Retail Facilities*” as a conditional use in District 1: Suburban Residential Neighborhood.

Attachments: [Staff Report for 10.11.21 meeting](#)
[Updated Text Amendment redline for 10.11.21 meeting](#)
[Letter - Public Comment](#)
[Packet from 9.13.21 meeting](#)
[Packet from 7.26.21 meeting](#)

Mr. Sugar introduced the Public Hearing by noting: Updated text and staff comments have been inserted in the staff report along with a summary of the proposed regulations.

Mr. Anthony J. Coyne, Ms. Diane Calta, Mansour Gavin, LPA; Mr. Roberto Sorgi, American Fireworks; were present for the meeting.

Mr. Coyne noted the amendments submitted include sizes, colors, and distance of setbacks for new and existing storage containers, mounding for all storage containers, maximum weight of fireworks in a storage container and reporting of compliance to the City. Mr. Coyne also stated the regulations he presented is American Fireworks amended proposal.

The Commission, applicant and staff discussed: 1) The purpose of differentiating between new and old storage containers. 2) The number of storage containers governed under the proposed 230-foot rule. 3) The maximum poundage allowed in storage containers at various distances from residential property lines and this be included in the Text Amendment. 4) The reason consumer fireworks do not have mounding. 5) The steps the City will use to enforce the proposed regulations. 6) The necessity of clarifying terms in the proposed text amendment, i.e.: Pods, magazines, storage containers, fireworks. 7) How the containers will be identified, the door direction of the containers and the grandfathering of containers.

Chair Stolle opened the meeting for Public Comment.

Mr. Matthew Vansuch, Brouse/McDowell, representing the neighbors of American Fireworks, stated he and the neighbors appreciate the work done by Mr. Coyne and American Fireworks and would like to clarify some issues: 1) The grandfathering of the containers or pads. 2) The retail store size and setbacks. 3) Particular wording of items.

Ms. Tina Griesse, 2068 E. Highgate, requested the magazine which is 230-feet from Ms. Fulton’s property could be relocated to 300-feet.

Seeing no one else wishing to speak, Chair Stolle closed Public Comments.

The Commission, staff and applicant discussed and commented on: 1) If the proposed Text Amendment becomes law, the non-conforming status will remain. 2) Concern the City will be unable to enforce the regulations. 3) The statutory scheme of the Text Amendment being problematic. 4) Many of the difficult issues should be able to be worked through especially with access to ATF information. 5) Staff and the applicant discussed the plans for enforcement and inspection. 6) ATF inspections and reporting by American Fireworks. 7) American Firework’s willingness to provide reports to the City and train City staff on how to inspect pods. 8) Mr. Sorgi noted the increased safety for the neighbors.

Mr. Vansuch, after consultation with the neighbors: 1) Requested the pod closest to Ms. Fulton’s home be moved to

300-feet away and related issues with that move. 2) Requested the weight reports be provided to the City on a monthly or quarterly basis.

The Commission and staff discussed items to be included in a recommendation to Council.

Mr. Lehman made a motion, seconded by Mr. Vaughn, based on the evidence and representations submitted to the Planning Commission at a special meeting of July 26, 2021 and continued to the regular meetings of September 13, 2021 and October 11, 2021, the Planning Commission recommends approval of the amendment to City Council with the following conditions:

- 1. Incorporate the revised text submitted to the Planning Commission by the applicant at the October 11, 2021 meeting, subject to the stipulations and conditions below, all of which shall be incorporated into a revised document for City Council to review.**
- 2. All fireworks storage containers shall be set back a minimum three hundred (300) feet from the lot line of any adjacent residentially used property.**
- 3. All fireworks retail facilities shall be set back a minimum of three hundred (300) feet from the lot line of any adjacent residentially used property.**
- 4. All fireworks storage containers must be in compliance with any on-site United States Bureau of Alcohol, Tobacco, Firearms, and Explosives setback regulations.**
- 5. Incorporate a quarterly submittal process by property owner to the City of Hudson containing at least the following information (itemized by month for each quarterly report): (1) a document demonstrating the numbering identification system for each fireworks storage container on site; (2) a site plan depicting the location of each numbered fireworks storage container; and (3) and the total weight of fireworks stored in each numbered container on site.**
- 6. Doors of each fireworks storage containers shall face the interior of the property and away from any adjacent properties.**
- 7. Clarify the terms “magazines”, “pods”, and “containers.”**

Aye: 6 - Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

VIII. Public Hearings

[PC 2021-1046](#) A Site Plan request for the Park Lane Square Cultural Campus project; including construction of a 9,400 sq. ft. art gallery/office building and the renovation and conversion of the existing Baldwin-Buss House to gallery/museum space. The site contains parcels 3204005, 3204006, 3204007, 3204008, 3204009 and 3203943 located in District 5 (Village Core District).

Attachments: [Staff report 21-1046](#)
[Attachments](#)

Mr. Sugar introduced the application by describing the displayed site plan, the components of the project including demolitions and new construction of a 9000 square foot building, gardens and walkways. Mr. Sugar also noted code requirements listed in the staff report.

Mr. Joe Matava, Mr. Nathan Bailey, Mr. Quinn Miller, Peninsula Architects; Mr. Rick Keller, President, Peg's Foundation;

Mr. Don Husat, Baldwin-Buss Foundation, were present.

Mr. Keller described the history, nature and purpose of the project.

Mr. Matava, using video displays, presented the project to the Commissioners highlighting: 1) The way the proposed site will connect the various greens. 2) How the Baldwin-Buss House will be treated. 3) The Baldwin-Buss House being the center of the new development. 4) The pedestrian walk created by the new project. 5) The topography of the area working with the spaces for public engagement. 6) The lawns and courtyards. 7) The design of the new structure reflecting the history and architectural nature of the existing Hudson buildings while at the same time be a transformative forward-looking structure. 8) The development of a courtyard space for community use and a welcoming space.

Mr. Husat discussed the history, purchase, partnership with Peg's Foundation and recent care given to the Baldwin-Buss House.

The Commissioners, staff and applicant discussed: 1) The staff parking comments which meets code by using, permissible, on street parking. 2) Peg's Foundation information. 3) The impervious surface numbers. 4) The eleven staff recommendations with the following items for future discussion: a) The sidewalk width. b) A main entrance along First Street which the applicant does not want. Staff reported that this door is a requirement thus requiring a variance from BZBA. 5) Public restrooms are not part of the project.

Chair Stolle opened the meeting for Public Comment. There were no public comments.

The Commission, staff and applicant discussed the process for dealing with the required Main Street entrance.

Mr. Chuparkoff made a motion, seconded by Mr. Lehman, based on the evidence and representations to the Commission at the regular meeting on October 11, 2021 the Planning Commission approved the site plan in Case 21-1046 for the Park Lane Square site development project according to plans received September 13, 2021 with the following conditions:

1. A lot consolidation shall be recorded prior to the issuance of a zoning certificate.
2. The proposed twelve (12) foot sidewalk with street tree plantings shall be extended along the entire length of the western building façade and the space between the public sidewalk and the building be updated to a pedestrian amenity zone (hardscape, seating), or subject to a variance from the BZBA.
3. The west elevation and floorplan shall be revised to include a main entrance along First Street, or subject to a variance from the BZBA.
4. Perimeter landscaping shall be applied to the proposed parking lot in accordance with Section 1207.04(l)(3) "Perimeter Landscaping for Parking Lots".
5. Street trees shall be planted around the project boundaries in accordance with Section 1207.04(i) "Street Tree Planting Requirements", subject to review and recommendations from the City Arborist.
6. Approval subject to Hudson City Council establishing parcel 3204009 as right-of-way or authorizing a license agreement for the private improvements on city property.
7. Additional design elements shall be installed along the West Streetsboro Street frontage to meet the intent of Section 1205.08(d)(18) "Location of Parking".
8. An exterior lighting plan be submitted to verify compliance with Section 1207.14.
9. The comments of Assistant City Engineer Nate Wonsick must be addressed per the September 27, 2021 correspondence.
10. 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.

11. 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. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

IX. Other Business

Mr. Lehman noted a Hudson resident will perform the National Anthem at the Cleveland Browns football game.

X. Staff Update

XI. Adjournment

A motion was made by Mr. Lehman, seconded by Mr. Nystrom, the meeting be adjourned. The motion carried by an unanimous vote.

Seeing no further business Chair Stolle adjourned the meeting.

Ronald H. Stolle, 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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