



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, June 11, 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.

Staff in attendance: Mr. Greg Hannan, Community Development Director; Mrs. Kris McMaster, City Planner; Mr. Matt Vazzana, City Attorney.

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.

V. Public Discussion

Chair Kagler opened the meeting for any public comment on any item not on the agenda. There was no public comment.

VI. Old Business

There was no old business.

VII. Public Hearings

- A. [PC 2018-3914](#) A request from Premier Development Partners, LLC, 5301 Grant Avenue, Suite 100, Cleveland, Ohio 44125, applicant and Industrial Land Partners Holdings LLC, property owner, for approval of the vacation of the Hudson Crossing Parkway public right of way, a platted, undeveloped right of way within the Hudson Crossings Industrial Parkway Industrial Subdivision, extending west from Hudson Crossing Parkway cul-de-sac proceeding north between Permanent Parcel #3009749 (6336 Hudson Crossing Parkway) and Parcel #3009928 (6288 Hudson Crossing Parkway) to Permanent Parcel #3010133, owned by Pulte Homes of Ohio, LLC in District 6- Western Hudson Gateway.

Attachments: [PC 2018-3914 Staff Report](#)

Mr. Angelwicz recused himself from the meeting because of a business relationship with the applicant.

Mr. Spencer Pizaza representing Premier Development Partners was present for the meeting and discussion. Mr. Pizaza stated his company is in agreement with the staff recommendations.

Discussion took place regarding the dedicated roadway, the easements and underground utilities placement.

Mrs. McMaster informed the Board that the City Engineer has requested a trip generation report. In response to questioning, Mrs. McMaster said that all property changes will conform to the Land Development Code.

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

Based on the evidence and representations to the Commission by the applicant Premier Development Partners, LLC., and City staff at a public meeting of the Planning Commission held at its regular meeting on June 11, 2018, the Planning Commission unanimously approved the replat of Hudson Crossing Parkway Industrial Subdivision for case 2018-3914 involving the vacation of the Right-of-Way and 5ft reservations strips. Planning Commission further recommends City Council approve the vacation and authorize the City Manager to deed these lands to the adjacent parcel #30-09928, 6336 Hudson Crossing Parkway.

The following conditions must be met in conjunction with the requested replat:

1. The replat shall provide information describing the proposed terms or rights associated with the proposed 30-foot easement and to whom it shall benefit.
2. The comments of City Engineer, Brad Kosco, regarding his review of the easement and lot split/consolidation must be addressed per his letter of June 6, 2018.
3. Council must approve the vacation of the Right-Of-Way and 5 foot reservation strip and authorize the City Manager to deed over the lands to be vacated.

The motion carried by the following vote:

Aye: 6 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Recused: 1 - Mr. Anglewicz

- B. [PC 2018-3892](#) Site plan review request from Premier Development Partners, LLC, for approval of a 41,800 square foot building to be located at 6288 Hudson Crossing Parkway, Hudson, Ohio 44236, Permanent Parcel #3009749 in District 6 - Western Hudson Gateway.

Attachments: [PC 2018-3892 Staff Report](#)

Mr. Angelwicz recused himself from the meeting because of a business relationship with the applicant.

Mr. Spencer Pizaza representing Premier Development Partners was present for the meeting and discussion. Mr. Pizaza stated his company is in agreement with the staff recommendations.

Mrs. McMaster stated that this 41,800 square foot structure with two loading docks and parking has been referred to the Planning Commission for approval by the Industrial Design Committee and is required to submit the following plans or reports: landscaping, lighting, wetlands, flood and traffic. Mrs. McMaster also said that the applicant has a proposed tenant for the building.

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

Based on the evidence and representations to the Commission by the applicant, Premier Development Partners, LLC., and City staff at the Regular Meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, Ohio 44236 on June 11, 2018, the Planning Commission approved the application for the Site Plan for Case No. 2018-3892 for 6288 Hudson Crossing Parkway according to the plans received May 15, 2018 provided the following conditions are met:

1. The comments of Assistant City Manager, Thomas Sheridan, P.E., P.S. must be addressed per the June 4, 2018 correspondence.
2. The comments of Fire Marshal, Shawn Kasson must be addressed per the May 25, 2018 correspondence.
3. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
4. 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.
5. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
6. A sidewalk shall be installed to connect the building entrance to the multipurpose path along Hudson Crossing Parkway.
7. Landscape plan shall be submitted prior to issuance of the zoning certificate.
8. 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 carried by the following vote:

Aye: 6 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Recused: 1 - Mr. Anglewicz

- C. [PC 2018-3913](#) Site plan review request from Premier Development Partners, LLC, for approval of a 135,000-square foot building to be located at 6336 Hudson Crossing Parkway, Hudson, Ohio 44236, Permanent Parcel #3009928 in District 6 - Western Hudson Gateway.

Attachments: [PC 2018-3913 Staff Report](#)

Mr. Angelwicz recused himself from the meeting because of a business relationship with the applicant

Mrs. McMaster introduced the application for 135,000 square foot building with 30,000 square feet of office space and 105,000 square feet of warehousing and eight loading docks. Mrs. McMaster also noted that there is a plan for a 140,000 square foot expansion that would come before the Planning Commission for approval. Also noted was the need for updated landscaping and lighting plans and the wetlands, flood zone and trip generation reports.

Mr. Jeff Certo, representing, Davidson, Smith and Certo, Architects, Inc., was present for the meeting and discussion. Mr. Certo had no additional comments.

The Commission discussed the need for the site plan to incorporate a continuous sidewalk from the front entrance to the multi-purpose path. Also discussed was staff approval for minor changes to the wetland delineation, trip generation and flood zone reports and the landscaping and photometric plans. Major changes would return to the Planning Commission for approval.

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

Based on the evidence and representations to the Commission by the applicant, Premier Development Partners, LLC., and City staff at the Regular Meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, Ohio 44236 on June 11, 2018, the Planning Commission approved the application for the Site Plan for Case No. 2018-3913 for 6336 Hudson Crossing Parkway according to the plans received May 15, 2018 provided the following conditions are met:

1. The comments of Assistant City Manager, Thomas Sheridan, P.E., P.S. must be addressed per the June 4, 2018 correspondence.
2. The comments of Fire Marshal, Shawn Kasson must be addressed per the May 25, 2018 correspondence.
3. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
4. 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.
5. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
6. A sidewalk shall be installed to connect the building entrance to the multipurpose path along Hudson Crossing Parkway.
7. Landscape plan shall be submitted prior to issuance of the zoning certificate.
8. 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.

Recommended for approval by the following vote:

Aye: 6 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Recused: 1 - Mr. Anglewicz

- D.** [PC 2018-3936](#) A request from KGK Properties LLC, 1936 Georgetown Road, Hudson, Ohio 44236, as applicant and property owner for re-approval of an expired zoning certificate of the Conditional Use and Site Plan for the Highfields Event Center, a 6,000 sq. ft. proposed convention/conference center including an indoor assembly area, an outdoor event lawn and a covered pavilion to be located at 1940 Georgetown Road, Parcel No. 3009980, District 8 (Industrial/Business Park).

Attachments: [PC 2018-3936 Staff Report](#)
 [2017 Previous Zoning Certificate & Plans](#)
 [Trip Generation Analysis](#)
 [Delineation Report](#)

Mr. Anglewicz returned to the meeting.

Mrs. McMaster introduced this application for a reapproval of a Conditional Use Permit and a site plan approval for an

event center due to expiration of the previous certificate. The facility will be 6000 square feet with 81 on-site parking stalls. The adjoining property has signed an agreement for the use of 10 to 20 additional parking spaces. Mrs. McMaster stated that the sidewalk requirements have been waived. The applicant will need to submit updated reports on the wetlands and flood zone.

Mr. Kenneth Kuryla and Mr. Derek Kuryla were present for the meeting and stated that he is in agreement with staff recommendations. Mr. Kuryla stated that the application has not changed since the previous approval. Mrs. McMaster stated that the regulations regarding this application have not changed.

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

Based on the evidence and representations to the Commission by the applicant, Ken Kuryla and Derek Kuryla, KGK Properties, LLC., and City staff at the Regular Meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, Ohio 44236 on June 11, 2018, the Planning Commission approved the application for the Site Plan for Highfields Event Center to be located at 1940 Georgetown Road per Case No. 2018-3936 according to plans received May 17, 2018 provided the following conditions are met:

1. The comments of Fire Marshal, Shawn Kasson must be addressed per the May 25, 2018 correspondence.
2. The comments of Assistant City Manager, Thomas Sheridan, P.E., P.S., must be addressed per the June 4, 2018 correspondence.
3. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design as the design had not changed from the original approval on June 8, 2016.
4. 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.
5. 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 carried by the following vote:

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

Based on the evidence and representations to the Commission by the applicant, Ken Kuryla and Derek Kuryla, KGK Properties, LLC., and City Staff at the Regular Meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson, Ohio 44236 on June 11, 2018, the Planning Commission approved the application for a Conditional Use for Highfields Event Center, an assembly/meeting hall, to be located at 1940 Georgetown Road per Case No. 2018-3936 according to plans received May 17, 2018 provided the following conditions are met:

1. The comments of Fire Marshal, Shawn Kasson must be addressed per the May 25, 2018 correspondence.
2. The comments of Assistant City Manager, Thomas Sheridan, P.E., P. S., must be addressed per the June 4, 2018 correspondence.
3. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design as the design had not changed from the original approval on June 8, 2016.
4. 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.
5. 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 carried by the following vote:

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

VIII. Other Business

- A. [PC 2018-3487](#) Downtown Phase II Planned Development - Preliminary Plan submitted by Mota Design Group, 2335 Second street Suite A, Cuyahoga Falls, Ohio
Application is on the agenda to establish a date for another special hearing of the Planning Commission. No Public Testimony nor discussion of the request will be conducted.

Attachments: [PC 2018-3487 Staff Report April 30, 2018 Meeting](#)
 [PC 2018-3487 Staff Report May 14, 2018 Meeting](#)
 [PC 2018-3487 Staff Report May 30, 2018 Meeting](#)
 [TMS Engineers Traffic Study](#)
 [Walker Consultants Parking Study](#)
 [PC submittal from Mota Design Group](#)

The Board discussed dates for future meeting with a request that staff arrange Downtown Phase II meetings, if possible, with all PC members present.

A motion was made by Mr. Chuparkoff, seconded by Mr. Anglewicz, that the next Planning Commission meeting will be held on July 9, 2018.

The motion carried by the following vote:

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

IX. Approval of Minutes

- A. [PC 5-14-2018](#) Minutes of Previous Planning Commission Meeting: May 14, 2018

Attachments: [PC Minutes May 14, 2018 - Draft](#)

A motion was made by Mr. Stolle, seconded by Mr. Anglewicz, that the May 14, 2018 minutes be approved.

The motion carried by the following vote:

Aye: 6 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Abstain: 1 - Mrs. Deutsch

- B. [PC 5-30-2018](#) Minutes of Previous Planning Commission Special Meeting: May 30, 2018

Attachments: [PC Minutes May 30, 2018 - Draft](#)

A motion was made by Mr. Harvie, seconded by Mr. Chuparkoff, that the May 30, 2018 minutes be approved.

The motion carried by the following vote:

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

Abstain: 2 - Mr. Anglewicz and Mrs. Deutsch

X. Adjournment

Mr. Hannan thanked the Commission for each member's time and preparation for the numerous meetings.

Discussion was held regarding the amount of work and time for work to be done on Downtown Phase II, the Land Development Code updates and regular Planning Commission work.

A motion was made by Mr. Anglewicz, seconded by Mr. Harvie, that the meeting be adjourned.

The motion carried by the following vote:

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

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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