



City of Hudson, Ohio

Meeting Minutes - Final

Planning Commission

Jennifer Barone, Chair
Robert Kagler, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Erica Deutsch
Thomas Harvie
Mark Stratis

Mark Richardson, Community Development Director
Greg Hannan, City Planner
Aimee Lane, Assistant City Solicitor

Monday, June 8, 2015

7:30 PM

Town Hall

I. Call To Order

The Vice Chair, Mr. Kagler, called to order the regular monthly meeting of the Planning Commission of the City of Hudson at 7:30 p.m. in Town Hall, 27 East Main Street, Hudson, Ohio.

II. Roll Call

Present: 6 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis
Absent: 1 - Mrs. Barone

III. Swearing In

Mr. Kagler, Vice Chair, placed everyone under oath who would be giving any testimony during the meeting.

IV. Correspondence

There was no correspondence regarding matters not on the agenda.

V. Public Discussion

There was no public discussion.

VI. Public Hearings

A. [PC 2015-15](#) **LifeCenter Plus - Site Plan**
Submitted by LifeCenter Plus
5133 Darrow Road, District 9

Attachments: [Staff report](#)

Mr. Hannan reviewed the staff report regarding a proposal for two lighted outdoor sand volley ball courts located southeast of the outdoor pool entrance with protective fencing and exterior lighting.

Jerry Lynch, JAVE, LLC, 5133 Darrow Road, Hudson, Ohio, property co-owner, reported that clinics and classes will be offered on the volleyball courts. There will be no sound system located at the site, and activity on the courts would end at 10:00 p.m.

The Commission considered the staff report and applicant testimony.

Mr. Kagler opened the public hearing.

James Mills, 5124 Sodalite Drive, Hudson, Ohio, expressed concern regarding the lighting and sound coming from the volleyball courts. His property is adjacent to the facility.

Mr. Raymond Romito, 5134 Sodalite Drive, Hudson, Ohio, whose property is located directly behind the LifeCenter facility, shared the same concerns as his neighbor. He asked for consideration regarding the impact of the courts on the neighbors and their quality of life.

Jane Sabol, 5184 Sodalite Drive, Hudson, Ohio, said that the noise level is problematic even though the nearest residences are located at least 420 feet away and expressed concern that the noise will increase with the installation of the new volleyball courts.

Mr. Kagler closed the public hearing.

The Commission discussed the comments raised in the public testimony and further discussed the application with the applicant.

A motion was made by Mr. Harvie, seconded by Mr. Anglewicz, to approve the application for conditional use and site plan for LifeCenter Plus Inc. at 5133 Darrow Road per Case No. 2015-15 according to plans received May 4, 2015 with the following conditions:

- 1. Hours of operation of the volleyball courts shall be limited to 10:00 a.m. to 10:00 p.m.**
- 2. A lighting plan, including a photometric layout, shall be submitted and approved for compliance with applicable standards of Section 1207-14 of the Land Development Code.**
- 3. 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. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

VII. Other Business

- A. [PC 2015-14](#) **Highfields Event Center - Conditional Use and Site Plan**
Submitted by DS Architecture Inc.
1936 Georgetown Road, District 8
Attachments: [Staff report](#)

Mr. Hannan reviewed the staff report regarding the proposed project which includes the construction of a 6,150 sq. ft. event hall, a 300 seat outdoor lawn venue, a large outdoor plaza area with space for a temporary tent, and a total parking field of 81 stalls.

Elizabeth Eaken, DS Architecture, Inc., 136 N. Water Street, Kent, Ohio 44240, as applicant and representing the property owner, KGK LLC, 1975 E. Norton Road, Hudson, Ohio 44236, presented the site plan and said that the assembly hall had been approved in concept previously, and now final approval is being sought.

Joyce Kuryla, KGK LLC, 1975 E. Norton Road, Hudson, Ohio 44236, property owner, noted that outdoor uses would be located in and around the amphitheater. Any amplified sound would be facing north towards Little Tykes and other manufacturing facilities.

Ken Kuryla, KGK LLC, 1975 E. Norton Road, Hudson, Ohio 44236, property owner, responded to inquiries regarding the landscape design.

Planning Commission members considered the staff report and applicant testimony.

Mr. Kagler opened the public hearing.

James Mills, 5124 Sodalite Drive, Hudson, Ohio, questioned the hours of operation and noted concern regarding noise.

Raymond Romito, 5134 Sodalite Drive, Hudson, Ohio 44236, also expressed concern regarding loud music at night.

Chuck Wiedie, Economic Development Director, City of Hudson, stated that the City of Hudson has needed this type of event center for a long time. He urged the Commission to approve this application.

Mr. Kagler closed the public hearing.

The Commission discussed the comments raised in the public testimony and further discussed the application with the applicant.

A motion was made by Mr. Chuparkoff, seconded by Mr. Harvie, to approve the application for conditional use approval for Highfields Event Center, to be located at 1936 Georgetown Road, per Case No. 2015-14 according to the plans and information submitted on April 29, 2015.

The motion carried by the following vote:

Aye: 6 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

Mr. Chuparkoff made a motion, seconded by Mr. Stratis, to approve the application for site plan approval for Highfields Event Center at 1936 Georgetown Road per Case No. 2015-14 according to plans submitted April 29, 2015 with the following conditions:

1. Submit a final landscape plan in compliance with the applicable bufferyard, parking lot perimeter, interior island, and dumpster enclosure landscaping requirements.
2. Submit additional information to demonstrate compliance with the applicable parking count requirements for the facility, as listed on page two of the staff report, per Section 1207.12 of the Land Development Code.
3. The comments of Fire Inspector Shawn Kasson must be addressed per the May 7, 2015 correspondence.
4. The comments of City Engineer Thom Sheridan must be addressed per the May 29, 2015 correspondence.
5. Submit a trip generation study and address all applicable improvements as may be recommended in the study and required by City Engineer Thom Sheridan per the correspondence of May 29, 2015.
6. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
7. 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.
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. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

**B. [PC 2015-11](#) LDC Text Amendment - Funds In Lieu of Construction of Sidewalks
Submitted by the City of Hudson**

Attachments: [Staff report 6-3-15](#)
[Staff report 7-13-15](#)
[Kelemen letter to PC on Funds in Lieu 07-13-15](#)

Mr. Hannan reviewed the proposed Land Development Code Text Amendment which provides for funds-in-lieu of the construction of public sidewalks and other pedestrian and non-vehicular circulation systems. He stated City staff had considered comments heard at the May 11, 2015 Planning Commission meeting and had revised some recommendations. Mr. Hannan reviewed staff's recommendations.

The Commission considered the staff report.

Mr. Kagler opened the public hearing.

Tom King, 12 Hudson Common Drive, Hudson, Ohio 44236, stated that the City of Hudson had a good start on becoming a walkable community. He encouraged further consideration of his recommendations to achieve the aim that all new developments provide for sidewalks. He reviewed the Comparison of Proposals Concerning the Pedestrian Sidewalk Fund Legislation chart and made comments.

Chuck Wiedie, Economic Development Department Director, City of Hudson, supported the recommendations of City staff.

Mr. Kagler closed the public hearing.

A motion was made by Mr. Chuparkoff, seconded by Mr. Harvie, to continue until the July 13, 2015 meeting, Case No. 2015-11, the LDC Text Amendment, Pedestrian Sidewalk Fund, Ordinance No. 15-61, with the staff preparing for the Commission's consideration a revised text amendment adopting and incorporating the recommendations listed on the Comparison of Proposals Concerning the Pedestrian Sidewalk Fund Legislation chart dated June 8, 2015 as included in the staff report dated June 3, 2015.

The motion carried with the following vote:

Aye: 6 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

VIII. Approval of Minutes May 11, 2015

[PC 05-11-15](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING 5-11-15.

Mr. Anglewicz made a motion seconded by Mrs. Deutsch to approve the minutes of the May 11, 2015 meeting of the Planning Commission as submitted. The motion carried by the following vote:

Aye: 6 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

IX. Adjournment

The Vice Chair, Mr. Kagler, adjourned the meeting at 10:00 p.m.

Robert Kagler, Vice Chair

Judy Westfall, Account Clerk II

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.