



# 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*

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Monday, October 12, 2015

7:30 PM

Town Hall

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#### **I. Call To Order**

The Chair, Mrs. Barone, 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:** 5 - Mr. Anglewicz, Mrs. Barone, Mrs. Deutsch, Mr. Kagler and Mr. Stratis

**Absent:** 2 - Mr. Chuparkoff and Mr. Harvie

Staff in attendance: Mr. Richardson, Community Development Department Director; Mr. Hannan, City Planner; Mrs. Westfall, Account Clerk II; and Mrs. Lane, Assistant City Solicitor.

#### **III. Swearing In**

Mrs. Barone, 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 2015-26](#) **PC No. 2015-26 Danbury of Hudson; Conditional Use and Site Plan for a proposed continuing care retirement community  
Permanent Parcel #3204066, District 6, Western Hudson Gateway  
Submitted by Lemmon & Lemmon, Inc.**

Attachments: [2015-26 Staff Report](#)  
[2015-26 Staff Report attachments \(1 of 3\)](#)  
[2015-26 Staff Report attachments \(2 of 3\)](#)  
[2015-26 Staff Report attachments - Development Plans \(3 of 3\)](#)  
[2015-26 Staff Report 11-9-15](#)

Mr.. Hannan introduced the application for a conditional use and site plan for a proposed Continuing Care Retirement Community which contains a three story building with 62 senior apartments, a three story 112 unit assisted living facility, and a one story 38 unit memory care building.

Mr. Rich Costin, representing Lemmon & Lemmon, 1201 South Main Street, N. Canton, OH 44720, applicant, and Hudson Omni III, LTD., 26110 Emery Road, Ste. 250, Cleveland, OH 44128, owner, reviewed the project, which he described as having a residential community look.

John Walsh and John Elsey, GBC Design, 565 White Pond Drive, Akron, OH 44320, were available to answer questions.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

Millicent Souser, 6645 Westpoint Drive, Hudson, Ohio, expressed opposition to the proposed construction, citing incompatibility with the neighborhood.

Jim Reese, 6640 Westpoint Drive, Hudson, Ohio, supported the previous comments, and suggested that landscaping include minimal tree cutting while preserving large mature trees, the installation of large mounds with the planting of evergreen trees and that the visual impact of the buildings be softened.

Becky Susany, 881 Ridgewood Blvd., Hudson, Ohio, also supported the previous comments and suggested the construction of a sidewalk from this project site to Lake Forest Drive.

Mary Anne Johnson, 6537 Westpoint Drive, Hudson, Ohio, stated a concern regarding future employees taking breaks at Boston Mills Park and suggested that the developer make accommodations for green space where employees can take their breaks. She also supported the previous suggestion of the sidewalk installation.

John Susany, 881 Ridgewood Blvd., Hudson, Ohio, spoke regarding safety, increased traffic and the filling in of wetlands .

Tom Ulmer, 876 Ridgewood Blvd., Hudson, Ohio, supported previous comments; requested an overlay illustrating what can be maintained on the site and commented on the exterior of the structures.

Tom Finley, 1560 Callander Drive, Hudson, Ohio, Hudson Omni III, LTD, 26110 Emery Road, Ste. 250, Cleveland, Ohio 44128, property owner and owner of Omni By The Lake, said that the project provides a low impact three-story facility which does not spread out over many acres; maintains greenspace and takes advantage of views of the lake. He stated that he thinks it represents the highest and best use of the property.

Deborah Hensley, 6556 Westpoint Drive, Hudson, Ohio, added her support of the previous comments. She noted that it is dangerous to walk on Boston Mills Road because there are no sidewalks and that the architectural style is lacking.

Clare Smith, 860 Ridgewood Blvd., Hudson, Ohio, voiced her support of previous comments and requested that the landscaping include mature trees to provide screening of the complex and noted that the three story building is situated on elevated land so that in effect, it is a four story building.

Yilan Chang, 6532 Westpoint Drive, Hudson, Ohio, also agreed with previous comments and requested that the development be consistent with the policy of maintaining a natural environment. He questioned whether the buildings are consistent with national standards and asked that they be comparable to existing senior living facilities in Hudson.

Geoffrey Souser, 6645 Westpoint Drive, asked why the design is not overseen by the AHBR. Mr. Hannan stated that development within Districts 6 and 8 is reviewed by the Design Sub-committee which gives a recommendation to the Planning Commission. Mr. Richardson stated that there are two members of the AHBR on the Design Sub-committee.

Mrs. Barone closed the public hearing.

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

**A public hearing was held.**

A motion was made by Mr. Harvie, seconded by Mr. Anglewicz, to continue this application at the request of the applicant until the regularly scheduled Planning Commission meeting on November 9, 2015 for the purpose of allowing the applicant to address the concerns outlined by Mr. Hannan earlier in this meeting. Those concerns include the proposed wetland modification; a request to see the landscaping plan particularly for the frontage along Boston Mills Road; the request of a cross-section from West Point Drive through the proposed development; the need for a fire lane and accommodations to reduce it; pavement services that could be incorporated into that and explore moving north the boundary of the stormwater basin to provide additional open area along Boston Mills Road.

The motion carried by the following vote:

Aye: 5 - Mr. Anglewicz, Mrs. Barone, Mrs. Deutsch, Mr. Kagler and Mr. Stratis

**B. [PC 2015-12](#) LDC Text Amendment - Cottage Housing Development in Districts 4 and 5 Submitted by the City of Hudson**

Attachments: [2015-12 Staff Report for 7-13-15](#)  
[2015-12 Staff report for 10-12-15](#)

Mr. Richardson noted that this case was previously considered. At that time, the Commission recommended that the Cottage Housing amendment that was proposed be postponed until a time when all housing regulations could be examined comprehensively. Mr. Richardson indicated that the Commission is requested to decide whether they want to maintain their previous recommendation or whether they want to proceed to change the legislation to make it more viable.

Mrs. Barone opened the public hearing.

Barbara Cassell, 60 N. Oviatt Street, stated her appreciation of the removal of proposing no Cottage Housing in District 4.

Mrs. Barone closed the public hearing.

The Commission and staff discussed the proposed text amendment.

**A public hearing was held.**

**Mr. Kagler made a motion, seconded by Mr. Stratis, that the Planning Commission maintains its recommendation to City Council to postpone further consideration of the legislation so that Cottage Housing Development can be evaluated with other legislation related to housing as recommended in the 2015 Comprehensive Plan Update, once adopted.**

The motion carried by the following vote:

Aye: 5 - Mr. Anglewicz, Mrs. Barone, Mrs. Deutsch, Mr. Kagler and Mr. Stratis

## VII. Other Business

- A. [PC 2015-24](#) Ordinance No. 15-24, “An Ordinance Adopting the 2015 Comprehensive Plan” referred by City Council  
Submitted by City of Hudson

*Attachments:* [2015-24 Staff report for 9-14-15](#)  
[2015-24 Staff report 9-28-15](#)  
[DRAFT Hudson Comprehensive Phase II Plans](#)  
[20151012 PC SR Comp Plan](#)  
[2015-24 Staff report for 10-12-15](#)

Mr. Richardson reviewed the history of the Comprehensive Plan Update and the recommendations for amendment that the Commission wanted to make. Mr. Richardson requested comment and recommendation that was suggested in the staff report.

Mr. Kagler asked for clarification on several items. The Commission discussed the staff report.

Mr. Kagler made a motion seconded by Mrs. Deutsch, that the Planning Commission recommends that City Council accept the recommendations of the Downtown Re-development and Improvement Phase II Ad Hoc Committee and the Comprehensive Plan Update Steering Committee to adopt the Hudson Comprehensive Plan as presented to the Planning Commission at the September 28, 2015 meeting with the following revisions:

1. Remove Downtown Phase II Plan from the title so that the title is simply “Comprehensive Plan”
2. Page 21, 3rd column, add Aurora Street – Hudson Aurora Road and Ravenna St/Rd after “Route 91”
3. Page 23, last column, last bullet, revise to “Identify the highest and best use”
4. \* Page 25, 5th column, revise “Single family attached units” to “Multi-family units” should mostly be located within or near Downtown Hudson.
5. Page 31, fourth column remove “regional trails, parks, or commercial areas”, and replace with “commercial areas specifically identified in this plan”
6. Page 31, 5th column, replace “building code” with “Land Development Code”
7. Page 33, 1st column, first paragraph revise to add “...and expand the district and add landmark properties if appropriate”
8. Page 34, Re-designation of Route 8 to I-380 – add “relieve Hudson of maintenance responsibilities” at the end of the sentence
9. Page 35, 4th goal – revise “make a statement” to “demonstrate Hudson’s high standards”
10. Page 35, 11th goal, remove “such as Little Tykes and JoAnn Fabric and Craft Stores”
11. Page 35, 18th goal, same as #8 above.
12. Page 38, 2nd column, revise Terex Drive to Terex Road
13. Page 38, 2nd column, revise “hemmed in” to “surrounded”
14. Page 39, 5th column, revise I-380 text to be the same as #8 above.
15. Page 48, 2nd column, add “between Owen Brown Street and the Villas of Hudson” after “the realignment of Morse Road”
16. Page 51, 5th bullet, add “(excluding the realignment of Aurora Street, Main Street, and Clinton Street intersection)” at the end of the sentence
17. Page 51, 7th bullet, remove “the South Hayden-Ogilby connector” from the map and text
18. Page 51, 12th bullet, revise I-380 text to be the same as #8 above
19. Page 52 and Page 53, change “principle arterial” to “principal arterial”
20. Page 59, 2nd goal, replace “thoroughly evaluate...constructing” with “Conduct a needs assessment for”

21. Page 59, remove the second to last bullet regarding watershed contamination
22. \* Page 63, correct the location of the proposed trail south of Oak Grove Park to be in alignment with Duffield Drive
23. Page 63, many proposed trails are shown where sidewalks exist. Revise map and text to note: "Trails along streets within the existing neighborhoods should be developed as a traditional sidewalk for pedestrian use with on-road enhancements for bicycle use."
24. Page 63, add a foot note indicating the two proposed trails on west side of Hudson that are not along a roadway are general representation such as "general vicinity of proposed trail"
25. Page 63, relocate the Leeway – Hudson Park Drive trail routing to LaScala – Herrick Park Drive.
26. Page 68, 1st column, revise "Fire and Emergency Medical Services" to "Fire, Emergency Medical Services (EMS)"
27. Page 68, 5th column Town Hall, revise "Department" to "Departments"
28. Page 69, 1st column, revise "currently" to "planned to be"
29. Page 69, 5th column, move the sentence "the site...Hudson Public Power" to the 6th column to replace the sentence "The comprehensive...salt dome."
30. Page 70, 3rd column, revise "reposition" to "repurpose"
31. Page 70, 4th and 5th columns, revise the Other Schools section to: "Hudson Montessori School (HMS) opened in 1962 in a one-room school house in downtown Hudson and now operates out of three buildings that have seen many expansions on a twelve acre property in north Hudson. It is the 13th oldest Montessori school in the nation. The school provides classes for 245 students from toddlers through 8th level students. The school has no immediate plans to expand, but might consider acquiring contiguous properties as they become available. HMS serves students from Hudson and over twenty surrounding communities. Seton Catholic School Seton was founded as a Catholic elementary school independent of any parish. Opening in 1997 to 83 students, the school presently has 430 students from 20 communities in kindergarten through eighth grade. It operates out of a large facility on a nine acre campus in east central Hudson. The school has no immediate plans to expand following its recent addition of a 17,000 square foot family center."
32. Page 70, 5th column, first paragraph, add language regarding HMS and SCS, similar to the preceding paragraph for WRA
33. Page 70, 6th column, delete "development patterns and"
34. Page 71 and 72, remove the service areas from the water and electric maps and their legends leaving the color-coded lines
35. Page 71, correct the location of the Cleveland water lines on the water map to the Ashbrooke and Chadds Ford Subdivisions
36. Page 73, add Case Barlow Farm as an other facility, No. 30 on the map legend.
37. \* Page 75, 1st column, revised "City of Council" to "City Council"
38. Page 76, 5th column, revise "current five year...(CIP)", to "Capital Improvement summary in the five year plan"
39. Page 79, add text under "The Ohio Community Reinvestment Area Program" above the text under "Community Reinvestment Act (CRA)" and remove the "Ohio" heading
40. Pages 81-85, revision various recommendations in the implementation matrix to correspond to the above
41. \* Page 81, LU&DP 4, delete one of the two "Hudson Chamber of Commerce" written under Potential Partners
42. Page 83, T&MP 17, change "Season" to "Seasons"
43. Page 84, POS&EFP 11, change "Parks Board" to "Park Board"
44. Page 84, POS&EFP 12, change "Historic" to "Historical"
45. Page 85, CF&SP 5, change "Fire and Police Stations" to "Safety Center and Police Station"
46. Letter or number goals and strategies in the implementation section of the plan for easy reference

The motion carried by the following vote:

Aye: 5 - Mr. Anglewicz, Mrs. Barone, Mrs. Deutsch, Mr. Kagler and Mr. Stratis

**VIII. Adjournment**

The Chair, Mrs. Barone, adjourned the meeting at 10:15 p.m.

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**Jennifer Barone, Chair**

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**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.*

**Public Hearings by the Commission will be undertaken for each case in the following order:**

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