



# City of Hudson, Ohio

## Meeting Minutes - Draft

### Planning Commission

*Robert S. Kagler, Chair*  
*Thomas Harvie, Vice Chair*  
*Gregory Anglewicz*  
*Michael Chuparkoff*  
*David Lehman*  
*Ron Stolle*  
*James Vitale*

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

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Monday, June 10, 2019

7:30 PM

Town Hall

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

Chair Kagler called to order the meeting of the Planning Commission of the City of Hudson at 7:33 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, Mr. Harvie, Mr. Kagler, Mr. Lehman, Mr. Stolle and Mr. Vitale

**Absent:** 1 - Mr. Anglewicz

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

Chair Kagler introduced City Planner, Mrs. Kris McMaster.

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

#### **IV. Correspondence**

There was no correspondence.

#### **V. Public Discussion**

Chair Kagler invited anyone wishing to ask any questions or make any comments on any item that is not on the agenda to address the Commission.

Ms. Kathy Girard, representing The League of Women Voters, stated she has spoken to City Council and the City Manager regarding Downtown Phase II environmental concerns. Ms. Girard then presented the League of Women Voters concerns to the Commission.

Mr. Thomas Good, 6173 Wessington Drive, spoke regarding the property purchased for the new city hall and questioned if this was approved by the Planning Commission. Mr. Good stated that traditionally, a decision like the purchase of a new City Hall would be required to go through PC to ensure adherence to the Comprehensive

Plan. Mr. Good feels that the location of new town hall is not compatible with the city plan, since it is not in the center of town, which is to be the center of the community.

Chair Kagler noted that the topic of Downtown Phase 2 is not before PC at this time, the comments of today will be included in future consideration. Mr. Kagler also stated that Mr. Good's question should be addressed to City Council.

Seeing no one else wishing to speak, Chair Kagler closed public comments.

## **VI. Old Business**

There was no old business.

## **VII. Public Hearings**

- A. [PC 2019-364](#) A request from applicant Robert Warner of Environmental Design Group, 450 Grant Street, Akron, OH 44311 for the property owner B. J. Taussig, Trustee, P.O. Box 239, Hudson, OH 44236, for the requested Preliminary Subdivision Plan for the single-family residential Subdivision known as Kilbourne Place for three (3) lots surrounding a cul-de-sac that will become the termination of Kilbourne Drive on parcel #3009982.

Mr. Robert Warner, Environmental Design Group, was present for the meeting.

Mrs. McMaster introduced the application for a preliminary plat for a three-lot subdivision to be named Kilbourne Place. The application has been reviewed by staff who states the codes are being met. Mrs. McMaster recommends approval with the four (4) conditions in the staff report.

Mr. Warner, on behalf of the property owner, presented a history of the property which was purchased in 1990 and developed with landscaping, trails and other features. The family is now interested in downsizing with a new home and providing a place for their children to build homes within the cul-de-sac.

Mr. Warner stated the owners have no issue with 3 of the 4 conditions but does not feel the easement for a path, to possibly be developed at a later date, should not be a condition since it will not connect to any other path. The street already provides connectivity through S. Hayden to 303 and a row of trees will be significantly damaged if a path is built.

Commission members and Mr. Warner discussed: Using existing streets for connectivity, the buffer zone between proposed Lot 3 and Gloria Die Lutheran Church and storm water issues which will be developed with the City engineer.

Chair Kagler noted he had a discussion with Mrs. McMaster and Mr. Vazzana earlier in the day regarding the 1965 platting of this property and the LDC of that era regarding creating substreets.

The Commission asked Mr. Warner if there is interest in providing for a permanent conservation easement? Mr. Warner stated he has not discussed this with the property owner.

Discussion took place regarding the lot split and how it is platted. Staff will verify with Mr. Vazzana this is being done correctly.

Chair Kagler invited anyone wishing to make public comment to address the Commission.

Ms. Abby Truesdail, 315 E. Streetsboro Street, who live across the street from the property spoke in favor of a land conservancy so that the land cannot be developed in the future.

Mr. Dan Wright, 83 S. Hayden, asked if there would be any disruption to sewer and water, any removal of trees on Kilbourne, and if so, would they be replaced? Mr. Wright also stated he is opposed to a foot path because of safety, security and privacy reasons. He would like to preserve the existing trees.

Mr. Tom Armbruster, 6398 Stow Road, stated he agreed with Chair Kagler's comments regarding the unintended consequences of changing the Land Development Code, however he supports the plan as presented. Mr. Armbruster also appreciates the care given to this green space for the owners use and the communities use. Mr. Armbruster also suggested an alternative space for a potential trail.

Chair Kagler seeing no one else wishing to speak closed public comments.

In response to the questions asked by Mr. Wright, Mr. Warner stated: If sanitary sewers are needed 1 tree will be removed, however alternative solutions are being explored which will keep all the trees. Tree removal for the Cul-de-sac will be 10 to 15 trees and 5 trees for the proposed lots.

The Commission members discussed: There is no compelling reason for a 20' easement since there is no access and South Hayden Street already provides connectivity. Since the property owner only plans to build 3 houses, no conservancy is needed and if the 40 acres is developed later, it will not be landlocked as there is access from West Streetsboro Street.

**Mr. Stolle made a motion, seconded by Mr. Harvie, that based on the evidence and representations to the Commission by the applicant, Robert Warner, Environmental Design Group, 450 Grant Street, Akron, OH 44311 for the property owner B. J. Taussig, Trustee, P.O. Box 239, Hudson, OH and City staff at a meeting of the Planning Commission held at Town Hall, 27 East Main Street, Hudson Ohio 44236 on June 10, 2019, the Planning Commission approve the Preliminary Subdivision Plan, Case Number 2019-364, for a three (3) lot subdivision known as Kilbourne Place surrounding a cul-de-sac that will become the termination of Kilbourne Drive, according to plans submitted on May 13, 2019 with the conditions that the applicant must address the following as part of the final plat and improvement plans submission:**

1. The applicant has submitted a preliminary plan which depicts the extent of grading; however, limits of disturbance must also be depicted in the final plan.
2. Applicant has indicated no wetlands are identified within the limits of this development as shown on the national wetland inventory maps. Provide a wetland delineation report.
3. Plans must address the preliminary comments of Nate Wonsick, Assistant City Engineer, from his letter dated May 31, 2019.

**A motion was made by Mr. Stolle, seconded by Mr. Harvie, that this Final Subdivision be approved with conditions. The motion carried by the following vote:**

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

## **VIII. Other Business**

Mrs. McMaster noted that Mr. Vazzana will not be coming to future Commission meetings, however he is available for questions or if requested by the Commission to attend a meeting.

**IX. Approval of Minutes****A. [PC 3-11-2019](#) Minutes of Previous Planning Commission Meeting: March 11, 2019**

Attachments: [PC Minutes March 11, 2019 - draft](#)

A motion was made by Mr. Harvie, seconded by Mr. Stolle, that the March 11, 2019 minutes be approved with 2 edits.

The motion carried by the following vote:

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

**Abstain:** 1 - Mr. Lehman

**X. Adjournment**

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

The motion carried by an unanimous vote.

Chair Kagler adjourned the meeting at 8:47 p.m.

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**Robert S. Kagler, 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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