



City of Hudson, Ohio

Meeting Minutes - Draft

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, September 26, 2016

7:30 PM

Town Hall

Rescheduled from 9/12/2016

I. Call To Order

Chair Barone called to order the rescheduled meeting of the Planning Commission of the City of Hudson at 7:30 p.m. in the meeting room of Town Hall, 27 East Main Street, Hudson, Ohio.

II. Roll Call

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

Absent: 1 - Mr. Stratis

Staff in attendance: Mark Richardson, City Planner; Gregory Hannan, City Planner; R. Todd Hunt, City Solicitor; Denise Soloman, Associate Planner

III. Swearing In

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

IV. Correspondence

There was no correspondence regarding matters not on the agenda.

V. Public Discussion

Mr. Richardson acknowledged the retirement of Account Clerk II Judy Westfall who has provided excellent staff support for Planning Commission and BZBA. He introduced Denise Soloman who will assume her role at the meeting.

VI. Public Hearings

- A. [PC 2016-23](#) **5778 Hudson Drive Request for Conditional Use: Government Facility and for Site Plan approval for a salt storage structure and school bus garage; Permanent Parcel Nos. 3001703 and 3009605 on Hudson Drive; District 8 - Industrial/Business Park; Submitted by the City of Hudson**

Attachments: [PC 2016-23 Staff Report with attachments 1 of 2](#)
[PC 2016-23 attachments 2 of 2](#)
[Site plan offset layout](#)

Mr. Hannan referred to the staff report and provided an overview of the application and applicable codes. He indicated that the Design Subcommittee for District 6 and 8 met tonight at 7:00 p.m. to discuss the plans for these structures. He said the subcommittee suggested design elements to subdue the building design and requested additional plantings to soften the view from the south.

Mr. Chris Papp, Assistant City Engineer, spoke on behalf of the City of Hudson and described the site and proposed improvements.

The Commission considered the staff report and applicant testimony. They requested clarification on the required wetland setback, the definition of government facilities, the amount of wetland to be disturbed, wetland credits to be purchased, and other locations the City considered for this proposal.

Mrs. Barone opened the meeting to public comment.

Shannon Casey, 1330 Barlow Road, commented on the proposed setbacks for the salt dome and bus garage and the early morning noise created by this use. She said the proposed bufferyard is not sufficient to address the potential noise issues and diesel emissions. She also expressed concerns with the impact on the wetlands and ground water.

Sue Williams, 1298 Barlow Road, commented on the issue of noise and light pollution. She said that she hoped all options for other locations have been exhausted before locating these structures near residential properties.

Mr. Charles Gray, 1317 Barlow Road, asked for the pros and cons of the other sites considered for this project.

Mr. Larry Kolb, 1360 Barlow Road, asked if the bus garage and parking could be redesigned to be drive through only to avoid the noise caused by backing up.

Mrs. Carol Gray, 1317 Barlow Road, said District 8 is for light industrial; however, this area is a residential neighborhood and asked the commission to consider the existing homes in this area.

Mrs. Barone closed the public hearing. Staff and the applicant responded to the questions raised by the public.

Mr. Frank Comeriato, Assistant City Manager, commented on the other city owned properties considered for this facility. He said the other potential sites were not large enough to accommodate these structures or this type of facility was not permitted within the zoning district.

Mr. Chuck Schilling, Hudson City Schools, addressed the questions related to noise and lighting. He said the school district will do its best to address any concerns from the neighbors.

The commission deliberated on the application. There were further questions and discussion on the proposed bufferyard, the use of a sound consultant, the storage of chemicals on site, the height and roof style of the proposed salt storage building and any special conditions applicable to a similar use as a private facility.

A motion was made by Mr. Harvie, seconded by Mr. Chuparkoff, that the Planning Commission approve the conditional use for Case No. 2016-23 for the City of Hudson salt storage facility and Hudson City Schools bus maintenance facility to be located at Parcel No.'s 3001703 and 3009605, Hudson Drive according to the plans and information submitted on or about August 8, 2016.

The motion carried by the following vote:

Aye: 5 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie and Mr. Kagler

Nay: 1 - Mr. Anglewicz

A motion was made By Mr. Harvie, seconded by Mr. Chuparkoff, that the Planning Commission approve the site plan in Case No. 2016-23 for the City of Hudson salt storage facility and Hudson City Schools bus maintenance facility to be located at Parcel No.'s 3001703 and 3009605, Hudson Drive according to the plans and information submitted on or about August 8, 2016 with the following conditions:

1. Planning Commission modifies the wetland setback to allow the limits of disturbance to be set at the limits of the wetland fill permit subject to the acceptance of the fill permit request from the Army Corp of Engineers.
2. Incorporate the following revisions related to landscaping:
 - a. Incorporate bufferyard E along the north property line adjacent to residential uses
 - b. Revise the planting schedule to replace the proposed smaller shrubs with additional evergreen trees.
3. Lighting plan including photometrics is required prior to the issuance of a zoning certificate.
4. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
5. The final design must be accepted by City Engineer Thom Sheridan.
6. The comments of Fire Inspector Shawn Kasson must be addressed per the September 6, 2016 correspondence.
7. Planning Commission requests the City of Hudson pursue reasonable steps to reduce noise impacts from the development and to involve the adjacent neighbors in the process.
8. 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.
9. 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: 5 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie and Mr. Kagler

Nay: 1 - Mr. Anglewicz

VII. Old Business

- A. [PC 2016-10](#) **Land Development Code Text Amendment - Amendments to the Charter of the City of Hudson, Adopted in 2015; Submitted by the City of Hudson.**

Attachments: [PC 2016-10 Staff Report for 9-12-16](#)

Mr. Richardson provided an update on the proposed text amendments. He said Council granted an extension on Planning Commission review of this case until the October meeting. He explained the changes made to the amendments based on a public comments and a joint meeting of members of PC and AHBR.

The Commission requested clarification on the authority of AHBR, the review of sign applications and the intent of an application for site work only.

A motion was made by Mr. Kagler, seconded by Mr. harvie, that the Planning Commission recommend that Council adopt Ordinance 16-57 “An Ordinance Amending Chapters 1202, “Administrative and Review Rules,” 1203, “Development and Site Plan Standards,” and 1213, “Definitions,” of the Land Development Code to Implement the Amendments to the Charter of the City of Hudson Adopted in 2015 according to the revisions attached to the Planning Commission staff report dated September 7, 2016.

The motion carried by the following vote:

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

Mr. Kagler expressed gratitude for the comments and insight from Mr. David Drummond and Ms. Allyn Marzulla, the Chair and Vice-Chair of the Architectural and Historic Board of Review and for the amount of work contributed by staff.

VIII. Approval of Minutes

- A. [PC 8-8-16](#) **MINUTES OF PREVIOUS PLANNING COMMISSION MEETING AUGUST 8, 2016.**

Attachments: [PC Minutes August 8, 2016](#)

A motion was made by Mr. Chuparkoff, seconded by Mr. Harvie, that the August 8, 2016 Minutes be approved as submitted. The motion carried by the following vote:

Aye: 5 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie and Mr. Kagler

Abstain: 1 - Mrs. Barone

IX. Adjournment

Chair Barone adjourned the meeting at 9:13 p.m.

Jennifer Barone, Chair

Denise Soloman, Associate Planner

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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