



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, March 14, 2016

7:30 PM

Town Hall

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: 7 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

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. Old Business

There was no old business.

VII. Public Hearings

- A. [PC 2016-04](#) **Conditional Use of a Model Home located at 6558 Chestwick Lane, Parcel #3009815, District 2 - Rural Residential Conservation; Submitted by Prestige Homes**

Attachments: [PC 2016-04 Staff Report](#)

A public hearing was held.

Mr. Hannan introduced the project for conditional use approval of a model home in the Estates at Canterbury Subdivision. He noted previous approval of a model home located at 6578 Chestwick which has been sold.

Mr. Jon Russell, representing Prestige Homes, 17 W. Streetsboro Street, Hudson, Ohio 44236, applicant and owner, stated that he agreed with the staff report generated by the City. Mr. Russell introduced Mr. Garrett Walker, 6546 Chestwick Lane, a trustee representing the Homeowners Association, who said that Prestige Homes has the full support of the neighborhood regarding this request.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

There being no comments, Mrs. Barone closed the public hearing.

The Commission further discussed the application with the staff and applicant.

A motion was made by Mr. Harvie, seconded by Mr. Kagler, that the Planning Commission approve the application for Conditional Use Approval for the Model Home at 6558 Chestwick Lane in the Estates of Canterbury Subdivision. The applicant must comply with the model home conditions contained in Section 1206.02(c)(18)(A-E) of the Land Development Code.

PC Case No. 2016-04 was approved by the following vote:

Aye: 7 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

- B. [PC 2016-02](#) **Merino Block - Conditional Use request for multifamily residential housing and Final Site Plan for proposed redevelopment; 53 First Street; Parcel #'s 3203943, 3204008, 3204007, 3204006, and 3204005, District 5 - Downtown District; Submitted by David Wimer**

Attachments: [PC 2016-02 Staff Report](#)
[PC 2016-02 Plan Submittal](#)

A public hearing was held regarding PC Case No. 2016-02.

Mr. Hannan reviewed the request for a conditional use and site plan review approval for the redevelopment of the Merino Block. The site plan has been revised since the initial presentation to the Planning Commission on November 9, 2015.

Mr. David Parrish, RDL Architects, Inc., 16102 Chagrin Blvd., Suite 200, Shaker Heights, Ohio 44120, representing the applicant and owner, Mr. David Wimer, 3813 Middlebury Road, Watertown, CT 06795, with Chuck Grasser, Landscape Engineer, Rich Cantanrity, Civil Engineer, and Greg Soltis also from RDL, discussed the revisions to the project by first noting that the site slope made it difficult to support the formerly proposed ground floor retail spaces under Building A. The realization led to a focus on downtown residential housing.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

Todd Zedak, 28 Bradley Drive, expressed his opinion that the project would not add to the overall value of the community and that making the entire Merino Block an expansion of the Green would benefit the community.

Julie Ann Hancsak, 60 Division Street, and representing the Heritage of Hudson Association, expressed her appreciation that the foundation height of Merino House could be kept at the same height as the original when moved to prevent the house being lower and appearing smaller and more subordinate to the brick Prestige Building and the new construction. She stated her concerns regarding building heights and sitelines.

Nora Jacobs, 34 Division Street, stated that she felt the scale is quite large and requested accurate elevations. She stated that this location is the front door of Hudson and cautioned that thoughtfulness and care be taken during the consideration of the project.

Angela Stracha, 30 Division Street, asked for caution going forward with the project. She stated her concerns regarding the massing of the buildings and the size of existing retail space related to proposed retail space.

Marybeth Murphy, 85 Division Street, noted concerns regarding the elevation of the property and the height of the tallest building; the arrangement of the buildings resulting in the appearance of separate entities rather than one seamless transition downtown; the development of the property located on Park Lane across from the new building; the resulting view of this development from the Green; the seeming unimportance of the historical structure; and the traffic issue resulting from the growth of the downtown area.

Steve Reudrich, 35 E. Main Street, stated causes of his concerns to be parking and traffic, the size and scale of the new structure and that it dwarfs the historic home whether in its current location or moved to the south.

Barbara Breedon, 422 N. Main Street, said that the decision to move the Baldwin Buss Merino house and then construct the three story L shaped brick building behind it is a plan that has the potential to bring regret to the community.

Frank Perrotta, 156 Elm Street, expressed his agreement with the thought that the Commission should take its time while considering this project. He also presented a letter to the Commission from Dee Strickland, 164 Elm Street, urging Commission members not to approve the proposed three story building.

Mrs. Barone closed the public portion of the meeting.

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

A motion was made by Mr. Kagler, seconded by Mr. Harvie, to continue the applications for Conditional Use and Final Site Plan approval to the April 11, 2016 meeting of the Planning Commission provided that the applicant submits information in sufficient time for the staff to review and unless the applicant requests additional time for consideration at a later date.

The motion was approved unanimously:

Aye: 7 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

VIII. Other Business

- A. [PC 2016-06](#) **LDC Text Amendment - Sign Code - Internal Illumination; Submitted by Dean Hoover**
This item was withdrawn at the request of the applicant on May 9, 2016.
Attachments: [PC 2016-06 Staff Report for 5-9-16](#)

Mr. Hannan presented an overview of the proposed Land Development Code Text Amendment of Section 1207.17 Sign Code and 1207.13 Definitions.

Mr. Hoover, Reveille IV LLC, 5 Atterbury Blvd., Ste. #3, Hudson, Ohio 44236, applicant and property owner, reviewed the precipitating events that led to this proposed amendment.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

There being no comments, Mrs. Barone closed the public hearing.

PC Case No. 2016-06 was discussed. Comments and feedback were presented to the applicant for his study and perusal so that the applicant can decide how to modify the proposal.

IX. Approval of Minutes**A. [PC 2-8-16](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS 2-8-16.**

Attachments: [February 8, 2016](#)

Mr. Harvie made a motion seconded by Mr. Chuparkoff to approve the minutes of the February 8, 2016 meeting of the Planning Commission as submitted. The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis

X. Adjournment

The Chair, Mrs. Barone, adjourned the meeting at 10:50 p.m.

Jennifer Barone, 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.

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