



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, May 9, 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

Mrs. Barone noted that Mr. Dean Hoover notified the Commission and staff today that he was withdrawing Case No. 2016-06, a Land Development Code Text Amendment regarding the Sign Code.

V. Public Discussion

There was no public discussion.

VI. Public Hearings

- 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This item was withdrawn at the request of the applicant on May 9, 2016.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](#)

Staff informed the Planning Commission that PC Case No. 2016-06 was withdrawn on May 9, 2016 by the applicant, Mr. Dean Hoover. The case received no further consideration.

- B. [PC 2016-09](#) 185 W. Streetsboro Street - Conditional Use request to establish a shared driveway at 185 W. Streetsboro Street, Permanent Parcel No. 3200940, District 4 - Historic Residential Neighborhood; Submitted by Joseph Matava, Peninsula Architects
Attachments: [PC 2016-09 Staff report](#)

A public hearing was held regarding PC Case No. 2016-09.

Mr. Hannan introduced the project which is part of a proposal to develop two single family detached dwellings at 185 W. Streetsboro Street.

Mr. Matava, Matava Architects, 1775 Main Street, Peninsula, Ohio 44264, applicant, and representing Melissa M. Ickes, 5267 Case Avenue, Lyndhurst, Ohio 44124, property owner, said that Mr. Hannan had summarized the project well and that he was available to provide additional information if needed.

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 case with the applicant.

Mr. Kagler made a motion seconded by Mr. Anglewicz that the Planning Commission approves the application for Conditional Use for a shared driveway at 185 West Streetsboro Street (Parcel No. 3200940) per Case No. 2016-09 according to plans submitted March 30, 2016 based upon a findings of fact that the plans are in conformance with the nine general Conditional Use Standards in the Land Development Code and subject to the following condition:

- 1. An access easement for the shared driveway must be reviewed and accepted by the City of Hudson as part of the lot split application.**

The motion was approved by the following vote:

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

- C. [PC 2016-11](#) **Lawnmark Drive - Final Plat and Improvement Plans approval for Lawnmark Drive, located west of Darrow Road and extending north of Norton Road 800 feet, Parcel No. 3009953 on Darrow Road, District 8 - HB Senior Housing Overlay, and District 9 - Darrowville Commercial Corridor; Submitted by Redwood Acquisitions LLC**

Attachments: [PC 2016-11 Staff report with attachments](#)
[Lawnmark Drive Plat and Improvements Plans](#)

A public hearing was held regarding PC 2016-11.

Mr. Hannan presented PC Case No. 2016-11 which is an application for Final Plat and Improvement Plan approval for Lawnmark Drive, located on the west side of and parallel to Darrow Road.

Mr. Travis Crane and Mr. Jeremy Sack, TGC Engineering, 1310 Sharon Copley Road, P.O. Box 37, Sharon Center, OH 44274, representing the applicant, Redwood Acquisition LLC, 387 Medina Road, Suite 600, Medina, OH 44256, and the property owner, Trails of Hudson Two, LLC, 23775 Commerce Park, Ste. 7, Beachwood, OH 44122, stated that they were available to answer questions regarding the project, noting that construction will begin as soon as approvals and permits have been granted.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing. There being no comments, Mrs. Barone closed the public portion of the meeting.

The Commission continued their discussion with the staff and applicant.

Mr. Harvie made a motion seconded by Mr. Kagler that the Planning Commission approve the Final Plat and Improvements Plans for Case No. 2016-11 for Lawnmark Drive according to plans dated as received April 5, 2016 and subject to the following conditions:

- 1. The Final Subdivision Improvement Agreement must be accepted and signed by the City and Developer.**
- 2. The final landscape plan must be accepted by City Arborist Tom Munn and include applicable notes, specifications, details, and plant lists.**
- 3. Plans must address the comments of City Engineer Thom Sheridan P.E. as stated in the review letter dated April 22, 2016.**
- 4. Plans must address the comments of Asst. City Solicitor Aimee Lane as listed on page three of the staff report dated May 9, 2016.**
- 5. Coer Properties LLC must sign the final plat as the proposed temporary cul-de-sac and utility easements are partially located on Parcel No. 3009974.**
- 6. A work agreement must be established with Coer Properties LLC to grant access to the site for the limited grading work proposed.**

7. **The Final Plat document must be revised to incorporate a 10 foot utility easement parallel to and outside of the public right of way.**
8. **The Final Plat document must incorporate applicable signature lines for City of Akron Water, Summit County Department of Environmental Services, Coer Properties, and City of Hudson Planning Commission.**
9. **A performance bond or other financial guarantee shall be posted by the applicant for the purpose of assuring the installation of improvements at or before a time the Final Subdivision Improvement Agreement is executed.**
10. **No clearing or grading of any kind shall commence prior to the issuance of a zoning certificate.**

The motion was approved by the following vote:

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

D. [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 7-11-16](#)

Mr. Richardson reviewed the proposed Land Development Code text amendment the purpose of which is to implement changes to the City Charter which were part of the charter amendments adopted by voters in November 2015. This case was introduced at the April 11, 2016 Planning Commission meeting. Mr. Richardson noted that a big change would allow staff to act on minor improvements to commercial property in addition to residential property.

Jane Howington, City Manager, provided some background and additional information regarding the text amendment. She noted the effort to streamline the LDC and procedures. Staff requested that the case be continued so the amendment could be developed further.

Mr. Harvie made a motion seconded by Mr. Anglewicz to continue PC Case No. 2016-10 to the June 13, 2016 meeting.

The motion was approved by the following vote:

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

VII. Approval of Minutes**A. [PC 3-14-16](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING MARCH 14, 2016.**

Attachments: [PC Minutes March 14, 2016](#)

Mr. Harvie made a motion seconded by Mrs. Deutsch to approve the minutes of the March 14, 2016 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

B. [PC 4-11-16](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING APRIL 11, 2016.

Attachments: [PC Minutes April 11, 2016](#)

Mr. Harvie made a motion seconded by Mrs. Deutsch to approve the minutes of the April 11, 2016 Planning Commission meeting 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

VIII. Adjournment

The Chair, Mrs. Barone, adjourned the meeting at 8:35 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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