



# City of Hudson, Ohio

## Meeting Minutes - Draft Planning Commission

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

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

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Wednesday, May 30, 2018

7:30 PM

Town Hall

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### Special Meeting

#### I. Call To Order

Chair Kagler called to order the special meeting of the Planning Commission of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Staff in attendance: Gregory Hannan, Community Development Director;

#### II. Roll Call

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

**Absent:** 2 - Mr. Anglewicz and Mrs. Deutsch

#### III. Swearing In

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

#### IV. Correspondence

Mr. Kagler noted an email received from Mr. Ned Kendall, staff will send the email to the Commission members on the website.

#### V. Public Discussion

Chair Kagler invited anyone wishing to speak on any subject that is not on the agenda to come forward. No one came forward.

#### VI. Old Business

There was no old business.

## VII. Public Hearings

- A. [PC 2018-3487](#) Downtown Phase II Planned Development - Preliminary Plan submitted by Mota Design Group, 2335 Second Street Suite A, Cuyahoga Falls, Ohio.

Attachments: [PC 2018-3487 Staff Report May 30, 2018 Meeting](#)  
[TMS Engineers Traffic Study](#)  
[Walker Consultants Parking Study](#)  
[PC submittal from Mota Design Group](#)

Mr. Hannan stated that tonight would be a discussion on the preliminary plan of the Phase II development which will then be reviewed and discussed by City Council.

Mr. Joel Testa, President of Testa Companies, discussed his company's commitment that Phase II will honor the past of Hudson as it meets the needs of the future of Hudson.

Assistant City Manager Mr. Thom Sheridan, reviewed the 2016 traffic study conducted by TMS which studied thirty-six intersections, nine of which will be impacted by Phase II. Mr. Sheridan displayed a matrix provided by TMS that shows the intersections: 1) as they are today, 2) as they will be at the completion of Phase II if the recommended improvements are not done, 3) and the intersections as they will be if the recommendations are followed.

Mr. Hannan reviewed the parking analysis conducted by Walker Parking Company that included downtown and a wider area. He also spoke of management improvements through better signage, enforcement, education of stakeholders and the potential use of private parking. Mr. Hannan noted this study is available to the Commission and public on the City's website.

Mr. Kagler opened the meeting for public comments:

Mr Todd Zedak of 7706 Oxgate, spoke that he has not heard from people or community groups who are in favor of the development and feels that doing nothing in this area is a reasonable action that will minimize cost to the city. Mr. Zedak also feels that profit is driving the plan, not the needs of people today.

Mr. Eric Blemaster of 4 Brandywine Drive, spoke that the area of Phase II is an eyesore and does not reflect the character of the Western Reserve. Through the years Hudson has sprawled out into what was the township with developments, it is now time to take care of the core of Hudson. Mr. Blemaster also believes that Phase 2 will support Main Street and that the environmental impact of Phase II will be less than taking virgin land and developing it.

Ms. Nancy Domeck of 257 N. Main Street, expressed concern about the Windstream sale of property and the moving of their trucks into the existing parking lot on North Main Street with a new eight-foot high fence.

Ms. Marybeth Murphy of 85 Division Street, agreed with Mr. Zedak's comments and is concerned with traffic issues and the recommendations to accommodate the additional traffic.

Mr. Sheridan commented that Hudson has no plans for traffic roundabouts or dual lanes through downtown. Mr. Sheridan did reference adaptive signals that will help with traffic and that at Oviatt and 303 a signal would do same service as a round about.

Ms. Julie Lindner of 7548 Valerie Lane, asked that care be taken with specific words in the comprehensive plan stating that today's good intentions may be turned into something else tomorrow. Ms. Lindner also feels that the Owen Brown Street plan is a mess and many of the current idea will turn into a disaster for the street. She also

indicated that downtown will be shifted to the north and leave the historic downtown behind.

Mr. Gary Klein of 61 E. Streetsboro Street, acknowledged we are still a long way from how the finished Phase II will look. He requested that the PC, when making recommendations, maintain the dignity and historic significance of Owen Brown Street which is part of American history and study the issue of the railroad bridge. Mr. Klein said the challenge is to keep the integrity of Hudson.

Mr. Ronald Strobl of 24 Owen Brown Street, would like to see a development that is like the Villas. Mr. Strobl feels too many of the proposed units are multi-story residential and do not meet the needs of the community. Mr. Strobl stated that the downtown plan should not be what is profitable, instead the prevailing thought should be, what is good for the community.

Ms. Mary Bowersock of 44 S. Hayden Parkway, stated that this is the third comprehensive plan that called for increased traffic through Hayden Parkway, thankfully the PC took it out of the plan. Ms. Bowerstock said she does not want change to come to Hudson neighborhoods, schools, traffic, downtown or the very nature of Hudson. She would like Phase II to draw people to downtown for family activities.

Mr. George Roth of 105 E. Streetsboro, does not feel the process for the development of Phase II is as strong as it was for Phase I. Mr. Roth is also concerned about infrastructure costs that need to be incorporated into the project and the density of the current plans. He also indicated that Phase II should be put up to a vote of the people.

Mr. Robert Marshal of 36 Baldwin Street, noted that the citizens of Hudson are the owners of the property and that the PC needs to be responsive to the citizens wishes. Mr. Marshal is also concerned about the debt the city will be incurring for the utilities and the unintended consequences on traffic and other issues.

Mr. Richard James of 2749 Darian Drive, expressed concern over the expansion, traffic and congestion that will come with the development and a new hotel. Mr. James also indicated this should be a ballot issue.

Ms. Nora Jacobs of 34 Division Street, said that the parking study referenced a parking deck of five levels that she staggers to think about.

Ms. Virginia Rogers of 175 Aurora Street, is concerned about the three story parking deck that will impact the look of downtown. Ms. Rogers is also concerned that AHBR will not have as intensive of a review of the planned development as it would normally have for a new development.

Ms. Beth Innamorato of 27 Steepleview Drive, thanked PC for the work done. She stated that beautification of the area would be nice, what is there now is not beautiful. Ms. Innamorato would like to hear about traffic in the area, not around. She would also like to see the plan voted on by public and revise the plans with Mr. Testa.

Ms. Marsha Race of 18 Hudson Commons, asked how traffic will impact Owen Brown Street and the intersection of Lennox and 303? Ms. Race encouraged minimal housing in Phase II and questioned how the units on Atterbury are selling and stated if those are not being filled, how will we sell more? Ms. Race also asked if the new development will increase the tax base and stated "that we seem to have enough trouble filling First and Main Street". She also stated she would like more, one story housing and a recreation center and that a traffic study should be done as a work day ends. Ms. Race also stated that there was recently a foot of water on Atterbury after a storm.

Ms. Martha Bubb of 301 Cutler Lane, stated that Costco has caused an increase in traffic on Morse Road and indicated she does not want roundabouts in Hudson.

Mr. Dennis Wagner of 145 Clairhaven Drive, said he has not heard of a reason for the Phase 2 development. For Phase 1, it was tax dollars that were probably not met. Mr. Wagner said we were told at the time of voting for Phase I that we would not have any more increases in taxes because of all the money Phase I would bring to

Hudson. Mr Wagner questioned if making money was worth the sacrifice? Mr. Wagner asked why the parking count was taken up to 500 feet, as former studies were 300 feet. Was the change to include more parking and does this parking include spaces at Western Reserve Academy?

Ms. Jessica Obert of 76 Parmelee Drive, stated concern over the residential absorption rate and said millennials are buying houses when they come to Hudson. Ms Obert stated that Testa has Section 8 housing because their units cannot be rented or sold and is concerned that Testa will have Section 8 housing in Hudson. She also stated that her children cannot ride their bikes on Owen Brown Street during high traffic times. Ms. Obert is also concerned that Brandywine Creek will be overflowing more often. She encouraged a public vote on Phase II. Ms. Obert stated her support for a small boutique hotel.

Mr. Jack McNeill of 6860 Kings Way, encouraged the development to have units like Cutler Lane for empty nesters who are still active and would like to remain in Hudson.

Ms. Molly Falasco of 286 N Main Street, stated that what is planned, reminds her of Solon, which may be a little bit of a warning to us. Ms. Falasco said she wants a neighborhood not infinite retail.

Mr. Angus McArn of 6981 Stow Road, said the devil will be in the details of this project and include: traffic, parking and density.

Ms. Diane Topper of 145 Clairhaven Drive, asked if the federal government is helping with this development and stated that many of Testa's properties have Section 8 housing. She also stated that Phase I was supposed to be pedestrian friendly, but it is not and encouraged the PC to fix Phase I before beginning Phase II.

The Public Comments concluded at 9:24 pm with Chair Kagler thanking all for coming and stating this community activity is part of Hudson and is part of what makes Hudson what it is, including the non-paid, appointed members of the Planning Commission.

Chair Kagler invited Mr. Testa to respond to the speakers, his comments included: Caring about the project, the community and the citizens of Hudson, and understanding when a project hits home and change comes it is difficult. Mr. Testa's company has spent 18 months to get to the planning stage, none of this plan has just been thrown out there. If this was just about profit they would be building all housing because there is less risk and more profit. The density of the proposed plan is in the Hudson comprehensive plan, it is what the city asked us to do. Mr. Testa also stated that flooding and traffic are problems they will address and that Testa has no Section 8 housing.

Chair Kagler asked staff to answer questions that were raised by the speakers. Mr. Hannan briefly commented on the following:

1. No round-abouts are being considered nor is the realignment of Clinton and Aurora Street.
2. The City owns or will own the property. It is to be determined what agreements will be made regarding future ownership.
3. What the city will get and what will it pay are to be determined by City Council as part of a development agreement.
4. A five story parking deck is not being considered, 300 spaces are proposed which will be a two or three deck.
5. Dual lanes on Rt. 303 or Rt. 91 are not being considered.
6. Information that is given to the Planning Commission is available on the City's Website.
7. The reason for building comes out of the 1995 and 2016 Comprehensive Plans that requested a diversity of housing, quality office space, less emphasis on retail, connectivity, an extension of the Veterans Way Trail into downtown and to keep Hudson's character and heritage.
8. A recreation center was discussed, but it was determined downtown was not the place for a facility of this large size.
9. Meetings have and will take place with the residents of Owen Brown Street with traffic as a key discussion point.

- 10. Since this is a planned development it will go through AHBR for a significantly more extensive review than a standard project since the City owns this property.
- 11. Phase 2 is to provide additional support and customers to First and Main and Main Street.
- 12. Stormwater management still has additional work and details to develop, but the current property was developed before there were regulations. In the new development the current rules will be in followed allowing for improved stormwater management.

**A public hearing was initiated.**

**Mr. Chuparkoff moved that the public hearing be continued as an agenda item at the June 11, 2018 meeting. The intent on June 11 will be to establishing a date for another special meeting of the Planning Commission at which time the public hearing will continue.**

**The motion was approved by the following vote:**

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

**VIII. Other Business**

There was no other business.

**IX. Approval of Minutes**

There were no minutes to approve.

**X. Adjournment**

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

**The motion carried by the following vote:**

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

Chair Kagler adjourned the meeting at 9:52 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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