



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, November 9, 2015

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: 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Stratis
Absent: 1 - Mr. Anglewicz

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

- A. [PC 2015-26](#) **PC No. 2015-26 Danbury of Hudson; Conditional Use and Site Plan for a proposed continuing care retirement community
Permanent Parcel #3204066, District 6, Western Hudson Gateway
Submitted by Lemmon & Lemmon, Inc.**

Attachments: [2015-26 Staff Report](#)
[2015-26 Staff Report attachments \(1 of 3\)](#)
[2015-26 Staff Report attachments \(2 of 3\)](#)
[2015-26 Staff Report attachments - Development Plans \(3 of 3\)](#)
[2015-26 Staff Report 11-9-15](#)

Mr. Hannan reviewed the background of the project noting that the project was tabled at the meeting on October 12, 2015 and carried over to the November 9, 2015 meeting. He noted clarifications and revisions submitted after the October meeting.

Mr. Costin, representing the applicant, Lemmon & Lemmon, Inc., 1201 South Main Street, North Canton, OH 44720, and the property owner, Hudson Omni III, LTD, 26310 Emery Road, Ste. 250, Cleveland, OH 44128, stated that he has met with the neighbors and recognizes their areas of concern.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

Mary Ann Johnson, 6537 Westpoint Drive, expressed appreciation to the Commission and applicant for the revised landscape plan. She reiterated her concern regarding the park, traffic and multipurpose path.

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 public hearing was held regarding PC Case #2015-26.

A motion was made by Mr. Kagler, seconded by Mr. Harvie, that the Planning Commission approves the site plan for Case 2015-26 for The Danbury of Hudson, a Continuing Care Retirement Community, to be located at Omni Lake Parkway according to the plans and information submitted on or about October 28, 2015 with the following conditions:

- 1.Planning Commission modifies the setback to allow the proposed development at a 15 foot setback to the delineated edge of the wetland at the southeastern edge of the limits of disturbance.**
- 2.Submit the Army Corp of Engineers authorization to disturb wetland areas A,E, F, and G and the authorization to excavate wetland A.**
- 3.Revise the landscaping plan to incorporate the following:**
 - a.Interior island landscaping for the parking fields must meet minimum planting standards.**

4. The comments of City Engineer Thom Sheridan must be addressed per the September 29, 2015 correspondence.
5. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the design of the architectural design of the development with the additional requirement to incorporate windows at the south elevation free standing garage building.
6. The comments of Fire Inspector Shawn Kasson must be addressed per the October 5, 2015 correspondence.
7. 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.
8. 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.

This matter was approved with the following vote:

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

Nay: 1 - Mrs. Deutsch

Mr. Kagler made a motion seconded by Mr. Harvie that the Planning Commission approve the conditional use for Case 2015-26 for The Danbury of Hudson, a Continuing Care Retirement Community, to be located at Omni Lake Parkway according to the plans and information submitted on or about October 2, 2015 and subject to the following condition:

1. The facility must conform to the restrictions noted in the LDC definition of a Continuing Care Retirement Community including the requirement that each dwelling unit shall be occupied by no more than two residents at least one of whom shall be 55 years of age or older.

This matter was approved with the following vote:

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

Nay: 1 - Mrs. Deutsch

VII. Public Hearings

- A. [PC 2015-30](#) PC No. 2015-30 Conditional Use request as a place of religious worship within the existing building at 86 Owen Brown Street
Permanent Parcel #3201121, District 5
Submitted by David J. Lewis

Attachments: [2015-30 Staff Report 11-9-15](#)

Mr. Hannan introduced the application for a conditional use as a place of worship at 86 Owen Brown Street, noting that the existing parking spaces provide adequate parking as the peak hours for the church will be Sunday mornings.

Mr. David Lewis, 7 Tanager, Hudson, Ohio, applicant, said that vesper services would be held at the church on Saturday evening. Mr. Lewis also said that the church would occupy about 1,976 sq. feet of the building.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

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

The Commission further discussed the application with the applicant.

A public hearing was held regarding PC Case #2015-30.

Mr. Chuparkoff made a motion seconded by Mr. Stratis that the Planning Commission approve the application for Conditional Use for Saint Herman's of Alaska Eastern Orthodox Church at 86 Owen Brown Street per Case No. 2015-30 according to plans submitted October 16, 2015.

This matter was approved with the following vote:

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

- B. [PC 2015-27](#) **PC No. 2015-27 Preliminary Site Plan for the relocation of the structure at 36 N. Main Street; the demolition of 53 First Street; and the construction of a proposed 10,000 sq. ft. footprint, two story building with first floor commercial and upper level residential uses**
Permanent parcel #'s 3203943, 3204008, 3204007, 3204005 and 3204006
Submitted by David Wimer
Attachments: [2015-27 Staff Report 11-9-15](#)**

Mr. Hannan reviewed this request for acceptance of the concept plan prior to submittal for final site plan approval.

Gregory Soltis, RDL Architects, 16102 Chagrin Blvd., Suite 200, Shaker Heights, Ohio, representing the applicant, David Wimer and the property owner, Richard Merino, both of 381 Middlebury Road, Watertown, CT, explained that the house was being moved so that other portions of the site could be utilized for the mixed use development and would offer the house a greater prominence from the green.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

Barbara Breedon, 422 N. Main Street, Hudson, Ohio, said that the house is a significant historic structure and that moving the sandstone foundation of the house lessens the historic completeness and significance of the structure. Regarding the viewscape, Ms. Breedon said that the west side of the green would support commercial development for the first time in its history.

Julie Ann Hancsak, 60 Division Street, Hudson, Ohio, resident and current president of Hudson Heritage Association, noted the complexity of the project that includes new development along with the restoration of an extremely significant structure in the heart of Hudson's historic district. Mrs. Hancsak stated three concerns: 1) changes to this property will greatly affect the public realm; 2) research needed on the amount of currently vacant retail and dining space in Hudson; and 3) notice to community needed in addition to legal notice.

Mrs. Barone closed the public hearing.

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

A site plan review for this matter will be considered at a future Planning Commission meeting.

PC Case No. 2015-27 was discussed.

- C. [PC 2015-28](#) **PC No. 2015-28 Site for a proposed 15,000 sq. ft. storage building to be located at the American Fireworks, 7041 Darrow Road Permanent Parcel #3004219, District 1 Submitted by EM Construction LLC**
Attachments: [2015-28 Staff Report 11-9-15](#)

Mr. Hannan introduced this project for a proposed warehouse at American Fireworks. The project includes site improvements including a stormwater retention basin, restoration to the existing parking lot and improvements to the access drive adjacent to the proposed building.

Steve Marshall, EM Construction Company, P.O. Box 1092, Bath, Ohio, applicant, indicated that the 15,000 sq. ft. warehouse would not house any explosives but would consolidate warehouse facilities. The indoor loading dock would decrease load times and reduce traffic within the fenced in area. The building will also include 2,000 sq. ft. of office space.

Matthew Weber, Civil Engineer, Weber Engineering Services, 2555 Hartville Road, Suite B, Rootstown, Ohio and Roberto Sorgi, as property owner for Nancy Sorgi Trustee, 7041 Darrow Road, Hudson, Ohio, were included in the discussion that followed.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

There being no public comment, Mrs. Barone closed the public portion of the meeting.

The Commission further discussed the application with the applicant.

A public hearing was held regarding PC Case No. 2015-28.

A motion was made by Mr. Chuparkoff, seconded by Mr. Kagler, to approve the application for site plan approval for American Firewords at 7041 Darrow Road per Case No. 2015-28 according to plans submitted October 29, 2015 with the following conditions:

1. Provide the existing and proposed total square footage within the fence enclosure.
2. Submit a landscape plan providing Bufferyard D (25feet, substantial) to the adjacent single family residential development to the north.
3. Label the existing buildings and equipment which are proposed for removal as part of the project.
4. The City Engineer must approve the final plans.
5. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved limits of disturbance, which shall be maintained by the applicant.
6. 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.

This matter was approved by the following vote:

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

VIII. Other Business

A. [PC 2015-31](#) PC No. 2015-31 LDC Text Amendment: Agricultural Use

Attachments: [2015-31 Staff Report 11-9-15](#)
[2015-31 Staff Report 12-14-15](#)

Mr. Hannan, City Planner, introduced this case concerning a draft text amendment to provide expanded allowances for small scale agricultural uses including the keeping of chickens and similar animals on residential property.

The Commission considered the staff report and comments by Mr. Richardson, Community Development Department Director.

This case will be considered at a future Planning Commission meeting.
PC Case 2015-31 was discussed.

IX. Approval of Minutes

A. [PC 9-14-15](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING 9-14-15.

Attachments: [September 14, 2015](#)

Mr. Harvie made a motion seconded by Mrs. Deutsch to approve the minutes of the September 14, 2015 meeting of the Planning Commission as submitted. The motion carried by the following vote:

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

B. [PC 09-28-15](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING 9-28-15.

Attachments: [September 28, 2015](#)

Mr. Harvie made a motion seconded by Mr. Stratis to approve the minutes of the September 28, 2015 meeting of the Planning Commission as submitted. The motion carried with the following vote:

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

X. Adjournment

The Chair, Mrs. Barone, adjourned the meeting at 10:35 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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