



City of Hudson, Ohio

Meeting Minutes - Draft Planning Commission

Ronald Stolle, Chair
David Lehman, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Melissa Jones
David Nystrom
Erik Vaughan

Greg Hannan, Community Development Director
Nicholas Sugar, City Planner
Matthew Vazzana, City Solicitor

Monday, May 10, 2021

7:30 PM

Via Video-Conference & Live-Stream

I. Call to Order

Chair Stolle called to order the 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.

II. Roll Call

Present: 7 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

III. Swearing In

Chair Stolle swore in staff and Mr. Gabe Kirksey.

IV. Correspondence

There was no correspondence.

V. Public Discussion

There was no public discussion.

VI. Approval of Minutes

[PC 4-12-21](#) Minutes of Previous Planning Commission Meeting: April 12, 2021

Attachments: [PC Meeting Minutes April 12, 2021 \(DRAFT\)](#)

A motion was made by Mr. Lehman, seconded by Mr. Chuparkoff, that the April 12, 2021 Minutes be approved as submitted. The motion carried by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

VII. Old Business

There was no old business.

VIII. Public Hearings

[PC 2021-419](#) A Conditional Use request of a model home for the River Oaks Subdivision by Pulte Homes at 5825 Timberline Trail (Parcel #3010070), located in Zoning District 3 (Outer Village Residential Neighborhood).

Attachments: [Staff Report 2021-419](#)

Mr. Sugar introduced the application by displaying the location and photos of the existing model home and accessory parking lot which received a two-year approval in June of 2019. Mr. Sugar also reviewed the staff report and previous conditions of approval.

Mr. Gabe Kirksey, Pulte Homes, stated he anticipates using the model home for about one more year and then selling it as a normal home.

The Commission members had no questions regarding the application.

Mr. Lehman made a motion, seconded by Mr. Vaughan, based on the evidence and representations to the Commission to approve the Conditional Use Request for a Model Home in Case 21-413 for 5825 Timberline Trail according to plans received April 20, 2021 with the following conditions:

- 1. The request is subject to the model home conditions stipulated in Section 1206.02(c)(18)(A-E), "Operation Standards" of the Land Development Code.**

The motion was approved by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

[PC 2021-524](#) Revised Landscaping Plan to amend the previously approved site plan for Fleet Response at 696 Boston Mills Road (Parcel #3203767), located in District 6 (Western Hudson Gateway).

Attachments: [Staff Report 2021-524](#)
[Revised Site Plan](#)
[Previously Approved Plans](#)
[Revised Landscaping for Meeting](#)

Mr. Sugar introduced the application by displaying the site plan, noting that a landscaping plan was approved on August 10, 2020 by Planning Commission and that part of the previous plan included the land between the two driveways. Since that approval the applicant has determined a more professional appearance will be achieved by the updated plan which Mr. Sugar described, noting additional trees will be planted and stated staff recommended approval.

Mr. Brandon Moore, Geis Construction, noted the existing trees do not provide the quality of appearance the owners desire, therefore this revised landscaping plan was developed. Mr. Domencic Lauria, Vizmig Landscaping, displayed and

described the proposed landscaping plan including mounding and an additional gravel path.

The Commission, applicants and staff discussed the approximate additional cost of \$30,000 to \$40,000 for this landscaping plan and the low maintenance required for the trees, plants and yearly mulching. Mr. Sugar noted this application is more selective with regard to the types of trees and plantings than the previous plan and Hudson Engineering stated it will not affect stormwater management.

Mr. Vaughan made a motion, seconded by Mr. Nystrom, based on the evidence and representations to the Commission to approve the Site Plan for revised landscaping in Case 21-524 for 695 Boston Mills Road according to plans received April 21, 2021 with the following conditions:

- 1. A minimum Bufferyard E shall be installed along the frontage of the property.**

The motion was approved by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

[PC 2021-432](#) A Text Amendment to the Land Development Code Chapters 1202, “Administrative and Review Roles,” 1204, “General Review Standards”, 1205, “Zoning Districts-City of Hudson Zoning Map”, and 1207, “Zoning Development and Site Plan Standards” to implement certain amendments to the Charter of The City of Hudson adopted in 2020.

Attachments: [LDC-Charter Update - PC Memo 6.8.21](#)
[Staff Report 2021-432](#)

Mr. Sugar introduced the application by describing Planning Commission’s role in ensuring the charter changes voted on are not in conflict with other Land Development Codes. Mr. Sugar then noted minor changes include the makeup of boards and density changes.

The Commissioners and staff discussed the Commission's ability to recommend changes to staff’s review of the Charter Amendment changes, potential conflicts with the Fair Housing Act and other federal laws, the planned development language as concerns density in LDC 1204.02, the requirement for a vote of six council members to increase the density in a district as well as changing the text of the code. The Commissioners also discussed a recommendation to Council that the requirement for six votes of council be included in the Land Development Code and the City Charter, that bonus densities have been stricken throughout the LDC, that City Staff would maintain the right to make minor allowances to the LDC, the definition of qualified when referring someone serving on a Board or Commission.

The Board discussed requesting clarification from the City Solicitor before proceeding with a recommendation to Council.

Mr. Anglewicz made a motion, seconded by Mr. Lehman, to continue the application to the next meeting. The motion was approved by the following vote:

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones, Mr. Lehman, Mr. Nystrom, Mr. Stolle and Mr. Vaughan

IX. Other Business

There was no Other Business.

X. Staff Update

The Commissioners and staff discussed the location and nature of future meeting and that there will be a hybrid

June meeting.

XI. Adjournment

A motion was made by Mr. Anglewicz, seconded by Mr. Vaughan, that the meeting be adjourned. The motion carried by an unanimous vote.

Seeing no further business, Chair Stolle adjourned the meeting at 8:47 p.m.

Ronald H. Stolle, Chair

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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