



# 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*

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Monday, August 9, 2021

7:30 PM

Town Hall  
27 East Main Street

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#### 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:** 4 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones and Mr. Stolle

**Absent:** 3 - Mr. Lehman, Mr. Nystrom and Mr. Vaughan

#### III. Swearing In

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

#### IV. Correspondence

Mr. Sugar stated correspondence was received from many people, all have been sent to the Commissioners.

#### V. Public Discussion

There were no public comments for items not on the agenda.

#### VI. Approval of Minutes

##### A. [PC 7-12-21](#) Minutes of Previous Planning Commission Meeting: July 12, 2021

Attachments: [PC Meeting Minutes July 12, 2021](#)

A motion was made by Ms. Jones, seconded by Mr. Anglewicz, that this Minutes be approved as submitted. The motion carried by an unanimous vote.

**B. [PC 7-26-21](#) Minutes of Previous Planning Commission Meeting: July 26, 2021**

Attachments: [PC Meeting Minutes July 26, 2021](#)

This matter was postponed to a date certain Planning Commission , due back on 9/13/2021

**VII. Old Business****A. [PC 2021-539](#) A conditional use request of a 16-unit townhome development at parcel 3010258 near the intersection of Argyle Drive and Barlow Road.**

Attachments: [Staff Report 21-539](#)  
[Site Plan](#)  
[Department Reviews and Studies](#)  
[Correspondence Received](#)  
[Elevations](#)

Mr. Sugar introduced the application which was discussed at the previous PC meeting and reviewed staff comments regarding items the Commission directed be updated including the: Drive alignment, landscaping plan, pond and how it functions, buffer yards, trees to preserve, added parking spaces, five-foot sidewalk along the east side, orientation of units one and sixteen to face and parallel Barlow Road, front-facing garage doors, environmental report and traffic information report.

Mr. Dave Grunenwald, applicant, 1643 Barlow Road, noted after working with city staff the front facing garage doors remains a continuing issue. Mr. Grunenwald also discussed his willingness to work with staff and the neighbors on continuing issues including: The large amount of traffic on Barlow Road, an improved landscaping plan, a fence on the south side of the property, the request for two sidewalks in the development, the added parking spaces, alternatives to unit 16 being parallel to Barlow, meeting the environmental, wetlands and open space requirements and a discussion of the six recommendations from City staff with a focus on the front facing garage doors.

Chair Stolle opened the meeting for public comment.

Ms. Kristen Schell, 1510 Barlow Road, noted the proposed density of townhomes are not allowed, encouraged the LDC standards be upheld and the proposed development be in keeping with the existing neighborhood standards including the orientation of the two units parallel to Barlow Road. Ms. Schell also displayed photos of trees on her property that are part of the landscaping plan, some of which are or may be cut down. Regarding the guest parking spaces Ms. Schell requested they be further back on the development.

Mr. Neil Thackenberg, 1535 Barlow Road, noted a developer ought to have plans in compliance with the City codes instead of presuming plans be approved. Mr. Thackenberg stated he feels the proposal as presented fails to meet the District 3 LDC, the Conditional Use Code and the Townhouse Code. He then elaborated on the reasons for feeling the proposal does not meet the codes. Mr. Thackenberg stated he believes the staff report is in error when finding the proposal is in keeping with the neighborhood character and again elaborated why.

Seeing no one else wishing to speak Chair Stolle closed public comment.

The Commission, staff and applicant discussed the role of Planning Commission in looking at the LDC and the nine criteria, including: 1206.08 regarding a lack of landscaping and screening and 1206.02.9, the density of the proposal as compared to the existing neighborhood. The Commissioners also noted the proposal as presented is not what may actually be built and the Hudson Comprehensive Plan identifies this property for commercial use. The Commission and Mr.

Thackenberry discussed other permitted conditional uses of this property which meet the LDC requirements and that the proposal as presented may be modified in subsequent Planning Commission meetings.

Mr. Nate Wonsick, City of Hudson Assistant City Engineer, stated the peak flow out of the storm ponds could be reduced and the storm water plan will need to benefit the neighborhood. Staff noted at this stage of the conditional use review only an overview of the landscaping plan is reviewed with a more detailed plan later in the process. Mr. Sugar also noted the density calculations take into consideration the wetlands, other factors of the site and the process of filling in wetlands. Staff and the Commission discussed the applicant's comments.

City staff reviewed: The process of this application if the approved, other Districts that allow town homes, the parameters of adequate off street parking and does the applicant have the right to the proposed density level. Mr. Grunenwald discussed the difficulty and alternatives to making unit 16 parallel to Barlow Road and future property purchases.

Mr. Grunenwald noted the resident's trees are not part of the submitted landscaping, the density as provided by the LDC, the sidewalks and front facing garage rules not applying for a private drive and water issues which will be improved in the revised proposal.

Mr. Grunenwald requested the motion be tabled. Mr. Hannan noted tabling the motion again is not permitted because the Planning Commission shall take final action within 60-days.

**Ms. Jones made a motion, seconded by Mr. Chuparkoff, based on the evidence and representations to the Commission by David Grunenwald and Matthew Neff, M. Neff Consultants, and City staff at a public meeting of the Planning Commission held at the regular meeting on August 9, 2021, to deny the conditional use request for a sixteen (16) unit townhome development in Case 21-539 for parcel 3010258 along Barlow Road according to plans received July 26, 2021.**

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

**The board finds the proposal does not comply with the Conditional Use Standards stipulated in Section 1206.02 of the Land Development Code, particularly the requirements for screening, orientation, architecture, and density compatibility.**

**Aye:** 3 - Mr. Anglewicz, Mr. Chuparkoff and Ms. Jones

**Nay:** 1 - Mr. Stolle

## **VIII. Public Hearings**

- A. [PC 2021-804](#) A request for tree clearing authorization and preliminary site plan review for construction of a medical office building at 231 Seasons Road, Parcel # 3000016, 3100058, and 3009880 in District 8-Industrial Business Park.**

**Attachments:** [Staff Report 21-804](#)

Mr. Sugar introduced the application by displaying the site, describing the parcel, reviewing the request of the applicant and the staff comments while noting the application is for tree clearing.

Mr. Bob Howell, Thorson Baker and Associates, noted the building size has been reduced to 60,000 square feet which reduces the required parking space numbers. Mr. Howell also noted he would like to submit a revised clearing proposal as the grading of the property develops and requested clarification regarding modifications of the wetlands setbacks by Planning Commission.

The Commission discussed the parcels, lack of a full site plan and changing plans for the Commission to review. Mr. Howell discussed the desire to begin the project by October 1. Mr. Sugar informed the Commission that phased approvals have taken place in the past, Mr. Hannan noted tree clearings such as this have been approved by the Commission in the past and since this is in District 6 and 8, the LDC allows for a streamlined approval process.

Mr. Hannan noted if there were no plans for development, the owner of the property would have the right to clear trees.

**Mr. Chuparkoff made a motion, seconded by Mr. Angelwicz, based on the evidence and representations to the Commission by Robert Howell, Thorson Bake Associates, and City staff at a public meeting of the Planning Commission, to approved tree clearing in Case 21-804 for 231 Seasons Road according to plans received July 12, 2021 with the following conditions:**

- 1. Applicant shall submit documentation verifying the proposed tree clearing will be in accordance with Summit Soil and Water Conservation District (SSWCD) and the Army Corp of Engineers.**
- 2. Adjust the tree clearing limits to maintain a 10-foot setback to the east to aid in the preservation of trees on the adjacent property.**
- 3. The comments of Assistant City Engineer, Nate Wonsick regarding tree clearing must be addressed per the August 2, 2021 correspondence.**
- 4. 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. 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.**
- 5. Applicant to provide an update to the status of the tree clearing at the time of site plan review.**

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

**Aye:** 4 - Mr. Anglewicz, Mr. Chuparkoff, Ms. Jones and Mr. Stolle

- B. [PC 2021-827](#) A Text Amendment request to Land Development Code Chapters 1201, “General Provisions,” 1205, “Zoning Districts-City of Hudson Zoning Map”, 1206, “Use Regulations,” 1207, “Zoning Development and Site Plan Standards,” 1213, “Definitions,” and Appendix D, “Architectural Design Standards” to implement certain updates to the City of Hudson Land Development Code associated with agricultural uses**

**Attachments:** [Staff Report 21-827](#)  
[Draft Ordinance 9.7.21](#)  
[Public Comments](#)

Mr. Sugar introduced the application by reviewing the proposed text amendments and purposes behind the proposed changes.

The Commission and staff discussed and clarified the proposed changes.

Ms. Michelle Colopy, Executive Director of League of Pollinators, encouraged the Commission members to further study the Urban Agriculture Ordinances, contact Ms. Beth Noor at the Summit Food Commission and to rework the bee ordinances as proposed.

Mr. Steve Hendricks, 8660 Brandywine Dr, presented problems with the proposed ordinance.

Mr. Dan Stidel thanked the PC for the proposed changes which may make understanding the LDC regarding hobby farms easier to understand. Mr. Stidel also encouraged the revisions to include more animal types.

Mr. Chuparkoff encouraged updates to the code to include density issues in the future.

**This matter was discussed**

## **IX. Other Business**

## **X. Staff Update**

There will be cases for the September meeting.

Mr. Hannan said he will update the Commission on Route 91 improvements.

**This matter was discussed**

## **XI. Adjournment**

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

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**Ronald H. Stolle, 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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