



City of Hudson, Ohio

Meeting Minutes - Draft

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, December 14, 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: 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

There was no correspondence regarding matters not on the agenda.

V. Public Discussion

There was no public discussion.

VI. Public Hearings

[PC 2015-29](#) **PC 2015-29 Founders Lane; Site Plan for a proposed 10 unit single family attached residential development**

Permanent Parcel No. 3201515, District 5, Village Core District

Attachments: [2015-29 Staff report 12-14-15](#)

Mr. Hannan introduced the project for a ten unit single family attached development with each dwelling being proposed with approximately 1500 square feet of living space, covered front and side porches, two-car attached garages, and access from a shared driveway.

Allan M. Sveda, property owner, 13 E. Main Street, Hudson, Ohio 44236, described his efforts to build smaller houses in the City of Hudson prior to this proposed development.

Robert Mastriana, Heritage Homes of Hudson, 4251 Glenwood Avenue, Boardman, Ohio 44512, applicant and Joseph Cantanzriti, also of Heritage Homes of Hudson, explained that the units would be condominiums and would provide housing for residents down-sizing to smaller homes while remaining as residents in Hudson.

Joseph A. Mosyjowski, Mosyjowski & Associates Engineers, LLC, 2615 Swartz Road, Hartville, Ohio 44632 provided detail regarding the site plan.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing.

Larry Watson, 1655 Groton Drive, Hudson, Ohio 44236, owner of 84/86 Ravenna Street which is next door to the referenced property, expressed concerns regarding buffering, grading and drainage, power line rerouting and the Oviatt Extension.

Dave Ferek, 94 Ravenna Street, Hudson, Ohio 44236, questioned whether the units would be built and then sold or vice versa and how much deviation from the proposed plans would owners be allowed.

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 No. 2015-29.

Mr. Kagler made a motion seconded by Mr. Harvie that the Planning Commission approve the site plan in Case 2015-29 for the proposed ten unit Founders Lane single family attached development according to plans received November 2, 2015 with the following conditions:

1.Revise the impervious surface coverage table to clearly indicate the pre and post impervious surface coverage.

2. Revise the engineering plan submittal to incorporate the following items depicted on the revised architectural layout submitted December 2, 2015:
 - a. Revised orientation for units 9 and 10.
 - b. Walkway from the entrance of unit one directly to Ravenna Street.
 - c. Relocated mail kiosk.
3. Relocate the overhead power lines along the perimeter of the development and obtain authorization from applicable utility providers.
4. Revise the plan submittal to indicate compliance with the emergency access standards of section 1207.13(J) including applicable turning radius, bearing capacity, and maximum grade.
5. The comments of Fire Marshal Shawn Kasson must be addressed per the December 7, 2015 correspondence.
6. The comments of City Engineer Thom Sheridan must be addressed per the December 1, 2015 correspondence.
7. A lighting plan, including fixture cut sheets and photometric layout, shall be submitted and approved for compliance with applicable standards of Section 1207.14.
8. 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.
9. 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.
10. Draft homeowners association documents shall be submitted for review and acceptance by the City Solicitor including some provision for cross access between the existing house at 78 Ravenna Street and the proposed development.

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

VII. 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 reviewed revisions to the amendment based on discussion at the November 9, 2015 Planning Commission meeting.

Mr. Richardson stated if the amendment receives a generally favorable reaction, the amendment would be introduced to Council.

The Commission considered the staff report. It was the consensus of the Commission that the amendment be forwarded to City Council for consideration.

PC Case 2015-31 was discussed.

VIII. Approval of Minutes**A. [PC 10-12-15](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING 10-12-15.**

Attachments: [October 12, 2015](#)

Mr. Stratis made a motion seconded by Mrs. Deutsch to approve as revised the minutes of the October 12, 2015 Planning Commission meeting.

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

Abstain: 1 - Mr. Harvie

IX. Adjournment

The Chair, Mrs. Barone, adjourned the meeting at 9:45 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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