



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

Mark Richardson, Community Development Director
Greg Hannan, City Planner
Matthew Vazzana, Assistant City Attorney

Monday, September 11, 2017

7:30 PM

Town Hall

I. Call To Order

Chair Kagler called to order the meeting of the Planning Commission of the City of Hudson at 7:32 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 6 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Absent: 1 - Mr. Anglewicz

Staff in attendance: Mark Richardson, Community Development Director; Matt Vazzana, Assistant City Attorney; Denise Soloman, Associate Planner.

III. Swearing In

No one was sworn in since there would not be a public hearing.

IV. Correspondence

There was no correspondence.

V. Public Discussion

Chair Kagler opened the meeting to public discussion. There were no comments from the public.

VI. Other Business**A. [2017-1018](#) Preliminary Review - Land Development Code Amendment to Allow Senior independent Living in District 8 as a Conditional use.**

Mr. Richardson provided an overview of this private party initiated Land Development Code text amendment. He said the purpose of the preliminary review is to provide guidance to the applicant on how to proceed with their request. He explained this applicant is interested in a site specific development; however, a code amendment would apply to all properties within District 8. Mr. Richardson and Mr. Vazzana responded to questions from the Commission regarding enforcement of age restrictions, the meaning of a continuing care facility and alternatives the applicant could consider.

Mr. Kevin Detroy, attorney for the applicant, commented on the staff report and the applicant's concerns with the alternative options provided. He responded to the questions raised by Commission regarding the current and future demand for this type of housing, the quality of building design and the third party home health provider on site to meet the needs of the residents.

Mr. Dave Mitchell, representing LTC Realty, Barlow Road Holdings, and LTC Realty Development, also responded to questions from the Commission. He said they were looking at all of their properties in this area as one big complex and explained the applicant's concern with the continuing care facility designation.

The Commission discussed issues with amending the code to suit one development, the desire for non-residential development in District 8 to increase the tax base, the demand for this housing type and the quality of the design and building type. They encouraged staff to consider the need and appropriate zoning districts for this housing type in the code update.

VII. Approval of Minutes**A. [PC-2991](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS. JUNE 12, 2017**

Attachments: [PC Minutes June 12, 2017](#)

A motion was made by Mr. Chuparkoff, seconded by Mr. Vitale, to approve the minutes of the June 12, 2017 meeting as submitted.

Aye: 4 - Mr. Chuparkoff, Mr. Kagler, Mr. Stolle and Mr. Vitale

Abstain: 2 - Mrs. Deutsch and Mr. Harvie

B. [PC-2994](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS. AUGUST 14, 2017

Attachments: [PC Minutes August 14, 2017](#)

A motion was made by Mr. Harvie, seconded by Mrs. Deutsch, to approve the minutes of the August 14, 2017 meeting as submitted.

Aye: 5 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Vitale

Abstain: 1 - Mr. Stolle

VIII. Adjournment

Chair Kagler adjourned the meeting at 8:57 p.m.

Robert S. Kagler, Chair

Denise Soloman, Associate Planner

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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