



City of Hudson, Ohio

Meeting Minutes - Final Planning Commission

Robert S. Kagler, Chair
Thomas Harvie, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Erica Deutsch
Ron Stolle
James Vitale

Greg Hannan, Community Development Director
Kris McMaster, City Planner
Matthew Vazzana, Assistant City Attorney

Monday, December 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 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Staff in attendance: Mr. Greg Hanna, Community Development Director; Mrs. Kris McMaster, City Planner; Matt Vazzana, Assistant City Attorney.

II. Roll Call

Present: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

III. Swearing In

Mr. Vazzana placed everyone under oath who would be giving testimony during the meeting.

IV. Correspondence

There was no correspondence regarding any matter.

V. Public Discussion

Chair Kagler invited anyone who wished to speak to the Board about any item not on the agenda to come forward. There were no public comments.

VI. Public Hearings

- A. [PC 2017-2196](#) Conditional Use request from Kevin Detroy, 255 East Fifth Street Suite 1900, Cincinnati, Ohio for approval of a Conditional Use for a Continuing Care Retirement Community.

Attachments: [2017-2196, 2234 Continuing Care Retirement Community](#)
[2017-2196 1221 Barlow Road Senior housing](#)

Chair Kagler stated that this case is being carried over from the November meeting when the public hearing was conducted. At that time the Commission closed the public hearing and continued the application. Mr. Kagler stated the reason for the continuance was to request additional information.

Mr. Hannan commented on questions the Commission had from the November meeting:

Mr. Kevin Detroy representing the applicant, Cameron General Contractors, was present for the meeting and discussion, he introduced Mr. Bob Lewis and Mr. Ben Latoche of Cameron General Contractors, Ms. Jennifer Schumacker of Hammontree Engineers, Mr. Jim Brenneman of Hammontree Engineering.

Mr. Detroy informed the Commission that the Land Development Code grants authority to the City Manager and staff for a determination regarding whether or not this application qualifies as a CCRC. Since the application combines independent and assisted living, meets the age requirements, has communal dining, recreation and entertainment and will offer medical, grooming and transportation and health services through a Home Health Agency, the application does qualify as a CCRC. Mr. Detroy stated that this 130 unit building is the typical building size needed to make this model financially viable for senior living since the amenities cannot be reduced.

Mr. Bremmen stated that a traffic study based on 130 occupied units was completed. He then showed a trip generation chart that showed this applicant will generate fewer trips than other permitted uses.

Ms. Schumacher displayed a facility map showing the location of the generator, truck loading area and dumpsters on the North West side of the building and a sidewalk going around the facility which is buffer by wetlands. The map also showed the removal of two parking spaces and moving the garage out of the 50 foot buffer area and views from various areas and houses.

Mr. Ben Latoche representing HZW Wetlands Consultants spoke regarding submittals to Army Corps of Engineers.

Mr. Kagler opened the meeting to public comments stating that all previous discussion will be considered in decision making.

Ms. Shannon Casey, 1330 Barlow stated that she does not feel this building belongs in a residential neighborhood.

Mike Ryba, 1239 Barlow spoke to the growth in the City of Hudson as a result of these 130 units which will mean City services will be impacted. Also that as this area grows the neighborhood is being affected and is concerned over the limited siteline near the railroad. Mr. Ryba also stated concern over the past projects by the applicant.

Discussion took place regarding staff's definition of a CCRC: density the buffer and wetland areas.

Mr. Harvie moved to approve Application 2017 - 2196 subject to the following conditions, Mr. Stolle seconded the motion:

1. Applicant shall maintain compliance with the use definitions of a continuing care retirement community by providing both independent living as well as assisted living including residence for the elderly (defined as 62 and older) that provide meals, personal care and self-administered medication at all times.

2. Incorporate Bufferyard E Abutting the rear yard of the adjacent residential uses and continue Bufferyard D along the full boundary of the adjacent property at 1289 Barlow Road and along the frontage of the proposed retention basin. Additionally, the one acre wooded area along Barlow Road should be preserved until development of the frontage occurs.

A motion was made by Mr. Harvie, seconded by Mr. Stolle that this Conditional Use be approved.

The motion carried by the following vote:

Aye: 5 - Mr. Anglewicz, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Nay: 2 - Mr. Chuparkoff and Mrs. Deutsch

- B.** [PC 2017-2234](#) Site Plan Request from Kevin Detroy, 255 East Fifth Street Suite 1900, Cincinnati, Ohio, for a Continuing Care Retirement Community site plan at 1221 Barlow Road, Hudson, Ohio.

Attachments: [2017-2196, 2234 Continuing Care Retirement Community](#)
[2017-2196 1221 Barlow Road Senior housing](#)

A motion was made by Mr. Vitale, seconded by Mr. Harvie that Application 2917 - 2234 be approved, subject to the following conditions:

1. The comments of City Engineer Thom Sheridan must be addressed per the November 6, 2017 correspondence.
2. The applicant shall submit applicable traffic impact analysis to be reviewed and accepted by the City Engineer.
3. Submit a demolition plan for the full acreage to address surrounding structures which may need removal and restoration.
4. Incorporate Bufferyard E abutting the rear yard of the adjacent residential uses. Bufferyard D along the full boundary of the adjacent property at 1289 Barlow Road and along the frontage of the retention basin. The one acre wooded area along Barlow Road should be maintained until development of the frontage occurs.
5. Establish a shared access drive easement for the benefit of the full site acreage including the ability for the drive to continue northward to allow for possible extension to adjacent acreage in the future.
6. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.
7. The comments of Fire Inspector Shawn Kasson must be addressed per the November 7, 2017 correspondence.
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.

A motion was made by Mr. Vitale, seconded by Mr. Harvie, that this Site Plan be approved.

The motion carried by the following vote:

Aye: 5 - Mr. Anglewicz, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Nay: 2 - Mr. Chuparkoff and Mrs. Deutsch

- C. [PC 2017-2314](#) Zoning Map Amendment.
Permanent Parcel #3003023,3003021,3000574,3003024,3003025,3003164,3010153,
and a portion of 3000571. District - 2 Rural Residential Conservation to District 6 -
Western Hudson Gateway.

Attachments: [PC 2017-2314 Map Amendment](#)
[2017 Map Amendment](#)

Ms. Jane Howington, City Manager stated that this application was submitted with a long range view. Four or five years ago the city hired a consultant who determined the highest and best use of the property. In order to accomplish the highest and best use, the City determined to: Discover needed remediations, complete a market analysis and rezone the attached development, which is the purpose of this application.

Mr. Jim Stiffler, Economic Director of the City of Hudson stated the property is not being publically marketed although there is national and international interest in purchasing the property.

The Commission questioned if the property is changed to District 6, is it possible to put limits on how the property is used? Ms. Howington and Mr. Stiffler stated a reluctance to limiting possible uses. However, Ms. Howington said she doubted that a manufacturing facility would choose a site like this in Hudson. This is part of the reason that Hudson is controlling who purchases the property.

Mr. Kagler opened the meeting to public comments.

Mr. Michael Kotarsky of 782 E. Hines Hill Road questioned selling the site now and advised that the City keep the property for later.

Ms. Jennifer Till of 795 E. Hines Hill Road stated she would like peace of mind by limiting what can be built on the property.

Ms. Shannon Casey, 1330 Barlow Road read a business card from a council member pointing out the mission of Hudson which she believes is in conflict with this rezoning.

Ms. Howington and Mr. Stiffler responded to the questions:
Council has directed staff to put together a plan for this property which includes marketing and rezoning. We want everything organized for the right buyer. Parts of the land already have a conservation easement stating that the land cannot be developed. The easement areas were shown and explained.

Mr. Harvey, moved and Mr. Stolle seconded the motion to approve the application with following condition:

1. Planning Commission suggests City Council establish a statement of intent regarding the range of uses to be targeted for the property.

A motion was made by Mr. Harvie, seconded by Mr. Stolle, that this Map Amendment be approved.

The motion carried by the following vote:

Aye: 6 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Stolle and
Mr. Vitale

Nay: 1 - Mrs. Deutsch

VII. Other Business

Mr. Vazzana stated that a meeting of City Council and the Planning Commission to discuss the Land Development Code is set for January 22nd at 7:30 p.m.

The Commission discussed requesting City Council review the definition of a CCRC as part of the LDC update.

VIII. Approval of Minutes**A. [PC-3232](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS.
November 13, 2017**

Attachments: [PC MINUTES 11-13-2017](#)

Mr. Stolle moved and Mr. Anglewitz seconded a motion to approve the November 2017 minutes.

A motion was made by Mr. Stolle , seconded by Mr. Anglewicz,that this Minutes be approved.

The motion carried. by an unanimous vote.

Aye: 7 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler,
Mr. Stolle and Mr. Vitale

IX. Adjournment

Chair Kagler adjourned the meeting at 11:17 p.m.

Robert S. Kagler, 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.

* * *