



# 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*

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

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Monday, April 9, 2018

7:30 PM

Town Hall

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#### **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: Gregory Hannan, Community Development Director; 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**

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

#### **IV. Correspondence**

There was no correspondence.

#### **V. Public Discussion**

Chair Kagler opened the meeting for public discussion for any item on or not on the agenda. There was no discussion.

#### **VI. Old Business**

There was no old business.

#### **VII. Public Hearings**

- A. [PC 2018-3228](#) Conditional Use request from Sweet Kiddles/On Demand Childcare, LLC, 165 Pearl Road, Strongsville, Ohio 44136, as applicant and Premier Development Partners, LLC, 5301 Grant Avenue, Suite 100, Cleveland, Ohio 44125, property owner, for approval of a Conditional Use for the tenant Sweet Kiddles/On Demand Childcare, LLC., 725 W. Streetsboro Street, Unit A, Hudson, Ohio 44236, to establish a child care use within District 6, Western Hudson Gateway.

Attachments: [PC 2018-3228 Staff Report](#)

Mr. Anglewitz recused himself from this case because of a business relationship with the applicant.

Mrs. McMaster introduced this case regarding conditional use for an on demand child care center of 6321 square feet in a multi-tenant building. Mrs. McMaster stated that all buffering requirements are met and a trip generation traffic study will need to be updated.

Mr. Bruce Taylor the architect and Ms. Andrea Kimble, the founder and CEO of Sweet Kiddles/On Demand Childcare were present for the meeting and discussion. Ms. Kimble stated this is the fourth location for Sweet Kiddles which is a premium childcare center that will have up to 75 children at a given time and over 100 through a given day. When fully mature the business will have 12 employees.

Discussions centered on impervious surface requirements, storm water review, parking, lighting, landscaping, fencing and the playground surface.

Mr. Kagler opened the meeting for public comment, there was none.

**Based on the evidence and representations to the Commission by the architect Mr. Bruce Taylor and Ms. Andrea Kimble the CEO and founder of Sweet Kiddles/On Demand and staff, at the meeting of the Planning Commission held April 9, 2018, Mr. Chuparkoff made a motion, seconded by Ms. Deutsch to approve a Conditional Use for the tenant, Sweet Kiddles/On Demand Childcare, LLC., to establish a childcare use according to the plans submitted on March 14, 2018, with the following conditions:**

- 1. The use shall contain no overnight accommodations.**
- 2. Certifications or licensing by the sponsoring state or federal government agency shall be required and submitted to the city prior to the opening of the daycare.**
- 3. A copy of the annual report with evidence of continuing certification shall be submitted to the Community Development Director in January of each year.**
- 4. Storm water management of the property to be submitted to the City Engineering Department for review and approval.**
- 5. Trip generation report is to be submitted based on this tenancy and if warranted a traffic study is to be submitted to the City Engineering Depart for review and approval.**

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

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

## VIII. Other Business

### A. [PC 3437](#) Capital Improvement Projects Review - Thom Sheridan, Assistant City Manager

Attachments:     [2018 Capital Improvement Projects Review](#)  
[2018 Capital Improvement Plan - Transportation](#)  
[2018 Capital Improvement Plan - Utilities](#)

Assistant City Manager Mr. Thomas Sheridan presented the capital projects plan with a concentration on the two-year outlook. Topics covered included:

- Route 8 improvements which will cause north and southbound traffic to be combined on one of the roadways for the next three years.
- Veterans Trail phase 3 along Barlow Road has been funded and will begin.
- South Main Street from Starbucks to CVS is in the design phase for Veterans Trail, projected for 2022.
- Route 303 and Route 91 intersection improvements possibly being able to use adaptive signals.
- Veterans Trail phase 2 on Valley View from Hunting Hollow to Prospect is in the design stage.
- Route 91 from Brandywine to Middletown will receive turn lanes and a bike path.
- The two-year street rating and asphalt repaving programs were discussed with the ‘worst first’ road work explained.
- The high priority of storm water and the lowering of Barlow retention ponds.
- New water lines on Hudson Drive and Hudson Gate Drive.
- The brine well to be built at the water plant.
- The bus garage and salt dome requiring related wetlands permits.
- Downtown phase 2 will be receiving comments on April 30, 2018 and a public hearing on May 14, 2018.
- The Connectivity Plan will be reviewed by Council on May 8, 2018.
- Where storm water flows in and through Hudson.
- The traffic and parking studies which are online for viewing by the public.
- Commission members questioned:
  - The input the Planning Commission will have in reviewing the Downtown Phase 2 plans?
  - With College Street closed, why are vehicles and equipment parked outside the closure area?

## IX. Approval of Minutes

### A. [PC 2-12-2018](#) Minutes of Previous Planning Commission Meeting: February 12, 2018

Attachments:     [PC Minutes February 12, 2018 - Draft](#)

A motion was made by Mr. Stolle, seconded by Mr. Harvie, that the February 12, 2018 minutes be approved.

The motion carried by the following vote:

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

**Abstain:** 1 - Mr. Anglewicz

## Board Discussion

The Commission determined that the April 30 public hearing for Downtown Phase 2 will be an information only meeting with speaker timelimits and advertising that will emphasize the format of the meeting.

After questioning regarding the Planning Commission's role with Downtown Phase 2, Mr. Hannan stated that the project is being designed according to the codes.

## X. Adjournment

Chair Kagler adjourned the meeting at 8:46 p.m.

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**Robert S. Kagler, 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.*

**Public Hearings by the Commission will be undertaken for each case in the following order:**

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