



# City of Hudson, Ohio

## Meeting Minutes - Final-revised

### 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*

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Monday, April 13, 2015

7:30 PM

Town Hall

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#### 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. Oath of Office

Mrs. Lane administered the Oath of Office to Erica Deutsch as a new Commission member.

#### III. Roll Call

**Present:** 6 - Mrs. Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, and Mr. Stratis  
**Absent:** 1 - Mr. Anglewicz

Officials Present: Mark Richardson, Community Development Director; Greg Hannan, City Planner; Kris McMaster, Associate Planner; Aimee W. Lane, Assistant City Solicitor; Jane Howington, City Manager; Dave Basil, Council Liason; Chuck Wiedie, Economic Development Director.

#### IV. Swearing In

Mrs. Barone, the Chair, placed everyone under oath who would be giving any testimony during the meeting.

#### V. Correspondence

There was no correspondence regarding matters not on the agenda.

**VI. Public Discussion**

There was no public discussion.

**VII. Public Hearings**

**A.        [PC 2015-05](#)        **1 Academy Lane, Western Reserve Academy Storage Building**  
**Submitted By Neville Architects**  
**Parcel #3200224, District 3****

Mr. Hannan reviewed the staff report regarding the site plan for a 4,800 square foot storage building to be located within the interior of the campus at Western Reserve Academy.

Mr. James Neville, Neville Architects, 3570 Warrensville Center, Shaker Heights, Ohio 44122, the applicant and Jeffrey Jacot, representing the property owner, Western Reserve Academy, 115 College Street, Hudson, Ohio 44236, presented aerial photos of the site which illustrated that the structure would not be visible to surrounding properties due to its low elevation and a setback of more than 1000 feet.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing. There being no comments, Mrs. Barone closed the public hearing.

**A motion was made by Mr. Harvie, seconded by Mr. Chuparkoff, to approve the site plan for the Western Reserve Academy Storage Building at 1 Academy Lane, per Case No. 2015-05 according to plans received March 2, 2015 with the following conditions:**

- 1. The City Engineer must approve the final plans.**
- 2. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved limits of disturbance, which shall be maintained by the applicant.**
- 3. 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.**

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

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

**B.        [PC 2015-06](#)        **200 Laurel Lake Drive - Laurel Lake Retirement Community Bistro Addition**  
**Submitted By Perspectus Architects**  
**Parcel #3203045, District 3****

Mr. Hannan reviewed the staff report regarding a proposed 2,974 square foot addition adjacent to the main entrance at the Laurel Lake Retirement Community.

Mr. James Wallis, Perspectus Architecture, 13212 Shaker Square, Suite 204, Cleveland, Ohio 44120, the applicant and representing the owner, Laurel Lake Retirement Community, 200 Laurel Lake Drive, Hudson, Ohio 44236, said that the addition is for use by the residents only.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing. There being no comments, Mrs. Barone closed the public hearing.

**A motion was made by Mr. Kagler, seconded by Mr. Harvie, to approve the application for site plan and conditional use for Laurel Lake Retirement Community at 200 Laurel Lake Drive per Case No. 2015-06 according to plans submitted March 2, 2015 with the following conditions:**

- 1. The City Engineer must approve the final plans.**
- 2. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved limits of disturbance, which shall be maintained by the applicant.**
- 3. 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.**

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

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

**C. [PC 2015-07](#)**

**5640 Hudson Industrial Parkway, Gemco Medical Parking Expansion  
Submitted By Geis Companies  
Parcel #3009204, District 8**

Mr. Chuparkoff recused himself from this case due to a possible perception of a conflict of interest because his firm has performed and continues to perform occasional legal work on behalf of Geis Companies.

Mr. Hannan reviewed the staff report regarding a proposed parking expansion of 48 parking spaces for Gemco Medical to the north of the facility.

Mr. Gregory Seifert, Geis Companies, 10020 Aurora-Hudson Road, Streetsboro, Ohio 44241, as applicant and representing the property owner, TJE Real Estate LTD, 5640 Hudson Industrial Parkway, Hudson, Ohio 44236, reported that due to expansion Gemco Medical requires additional employee parking.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing. There being no comments, Mrs. Barone closed the public hearing.

**A motion was made by Mr. Kagler, seconded by Mr. Harvie, to approve the site plan in Case 2015-07 for expansion of the parking at 5640 Hudson Industrial Parkway for Gemco Medical according to plans received April 6, 2015 with the following conditions:**

- 1. Planning Commission grants the applicant's request to waive the requirement for sidewalks on Hudson Industrial Parkway.**
- 2. Planning Commission modifies the setback to allow the proposed parking expansion at a 50 foot setback to the delineated edge of the wetland.**
- 3. The City Engineer must approve the final plans.**
- 4. Revise the lighting design to reduce hot spots as suggested by City staff.**
- 5. Incorporate the minor revisions to the parking lot layout as discussed at the Planning Commission meeting if deemed practical.**
- 6. 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.

**7. 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.**

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

**Aye:** 5 - Mrs. Barone, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, and Mr. Stratis

**Abstain:** 1 - Mr. Chuparkoff

**D. [PC 2015-08](#) **Growth Management Annual Report  
Submitted by City of Hudson****

Mr. Richardson introduced the City Manager's Growth Management Residential Development Allocation System Annual Review Report. He said that each year Planning Commission is charged with making a recommendation to Council as to the number of allotments City staff is authorized to award. He recognized Kris McMaster, Associate Planner, the principal author of the Growth Management Residential Development Allocation System Report. He introduced Jane Howington, City Manager, who presented the report. She cautioned Commission members to be mindful of the changing and shifting housing demands while contemplating the number of allocations to recommend. Mrs. Howington noted that in the past allocation years only 33% of the awarded allocations have been used. She suggested that the Commission may consider carrying over past unused allocations from 2014 - 2015 into 2015 - 2016. She noted that the housing demands in Hudson are changing and suggested the need for flexibility. She questioned whether the current Growth Management Allocation System supports that flexibility. She also noted the City's greatly improved infrastructure since the beginning of Growth Management and continued demand for allotments.

Commission members discussed with staff and the City Manager at length regarding the continuing need for the Growth Management Allocation System and the number of allocations to allow for the 2015 - 2016 year.

Mrs. Barone opened the public hearing.

Mr. Chuck Wiedie, Economic Development Director, City of Hudson, said that there is the hope that young professionals will be attracted to housing in the Downtown Phase 2 development as well as those current residents who want to remain in Hudson but want to downsize their living space.

Mr. David Basil, City Council member and liason to the Planning Commission, responded to a statement made by the Commission and noted that there is a target acreage for parks and open space within the community. Mr. Basil stated that at this point, the combination of park land and open space owned by the City and that is owned and managed by the Summit County Metro Parks is very close to or over that goal.

Mrs. Barone closed the public hearing.

The Commission considered the staff report, applicant testimony and public

comment.

**Mr. Kagler made a motion seconded by Mr. Harvie to accept the City Manager's Growth Management Residential Development Allocation System Annual Review Report dated March 27, 2015 and recommends City Council establish the number of residential allotments at two hundred and forty (240) dwelling units for the allotment year August 1, 2015 through July 31, 2016. His recommendation was made with the condition that the:**

**1. Final number of two hundred forty (240) allotments should be distributed so that one hundred twenty (120) allocations are available in the first semi-annual allocation period and one hundred twenty (120) allocations are available in the second semi-annual allocation period.**

**The vote carried unanimously.**

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

**E. [PC 2015-09](#)**

**LDC Text Amendment - Continuing Care Retirement Facilities in District 6 Submitted by City of Hudson District 6**

Mr. Richardson introduced the amendment of Section 1205.09(d)(2) of the Land Development Code to allow continuing care retirement facilities and other like uses in District 6 north of Boston Mills Road.

The Commission considered the staff report and applicant testimony.

Mrs. Barone opened the public hearing. There being no comments, Mrs. Barone closed the public hearing.

**Mr. Kagler made a motion seconded by Mr. Chuparkoff to recommend City Council adopt Ordinance No. 15-43, An Ordinance Amending Subsection (d)(2) of Section 1205.09 of the Land Development Code to permit the principal permitted uses in Zoning District 6 of Assisted Living, Continuing Care Retirement Community, and Institutional Residential for the Elderly and Handicapped to be located north of Boston Mills Road in District 6 as drafted with the following changes:**

- 1. Revise page 2, subsection 2 of Ordinance No. 15-43 as follows: Only office, office business park, day care center, medical clinic, research laboratory uses, assisted living, continuing care retirement community, or institutional residential for the elderly and handicapped (for 9 or more people) shall be permitted as the principal use of each building on parcels or lots "fronting on and or" north of Boston Mills Road.**
- 2. Revise the title of Ordinance No. 15-43 to reflect changes due to the revision of Item 1 in this recommendation.**

**The motion passed unanimously.**

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

**VIII. Other Business**

There was no other business.

**IX. Approval of Minutes****A. [15-0041](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS.**

**Mr. Harvie made a motion seconded by Mr. Stratis to approve the minutes of the March 9, 2015 meeting of the Planning Commission as submitted. The motion carried by the following vote:**

**Aye:** 5 - Mrs. Barone, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, and Mr. Stratis

**Abstain:** 1 - Mrs. Deutsch

**X. Adjournment**

**The Chair, Mrs. Barone, adjourned the meeting at 9:34 p.m.**

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**Jennifer Barone, Chair**

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**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.**