



City of Hudson, Ohio

Meeting Minutes - Final

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, February 8, 2016

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

Mr. Anglewicz entered the meeting at 7:45 p.m.

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. Election of Officers

Mr. Harvie made a motion to nominate Jennifer Barone as Chair for 2016. There being no other nominations, Mrs. Barone closed the nominations.

The Commission unanimously elected Mrs. Barone as Chair for 2016.

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

Excused: 1 - Mr. Anglewicz

Mr. Chuparkoff nominated Mr. Kagler as Vice Chair for 2016. There being no other nominations, Mrs. Barone closed the nominations.

The Commission unanimously elected Mr. Kagler as Vice Chair for 2016.

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

Excused: 1 - Mr. Anglewicz

IV. Swearing In

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

V. Correspondence

Mrs. Barone acknowledged the receipt of a letter regarding Case No. 2016-01 in support of the applicant's request for a Conditional Use: Agricultural. There was no correspondence regarding matters not on the agenda.

VI. Public Discussion

There was no public discussion.

VII. Old Business

There was no old business.

VIII. Public Hearings

- A. [PC 2016-01](#) **PC 2016-01 Conditional Use - Agricultural for chickens, peafowl and goats
1621 W. Prospect Street; Permanent Parcel No. 3010138, District 3, Outer
Village Residential Neighborhood
Submitted by Carol LaSpina**
Attachments: [Staff report with attachments](#)

Mr. Hannan introduced the project for a Conditional Use: Agricultural which is proposed to include chickens, a rooster, goats and peafowl.

Mrs. LaSpina, applicant and property owner, presented information about noise level comparisons.

Mr. Pavlontos, 4731 Fishcreek Road, Stow, Ohio 44224, friend of the applicant, shared his experience raising both chickens and goats.

The Commission discussed the staff report and applicant testimony.

A public hearing was held regarding PC Case No. 2016-01.

Mrs. Barone opened the public hearing.

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

The Commission further discussed the application with the applicant. Mrs. LaSpina indicated that she was willing to forego her request for peafowl.

Mr. Kagler made a motion seconded by Mr. Anglewicz that the Planning Commission approve the application for an accessory agricultural use at 1621 W. Prospect Street per Case No. 2016-01 according to plans, a letter and a site plan dated December 28, 2015, with the following conditions:

- 1. The approved agricultural use is limited to 20 chickens and five goats.**
- 2. One rooster may be permitted on the property provided the rooster is kept inside at night.**
- 3. A zoning certificate may not be issued for the agricultural use and associated coop-enclosure until the Planning Commission has approved the project and any conditions of the Commission have been addressed.**

This matter was approved with conditions and with the following vote:

Aye: 4 - Mr. Anglewicz, Mrs. Barone, Mrs. Deutsch and Mr. Kagler

Nay: 3 - Mr. Chuparkoff, Mr. Harvie and Mr. Stratis

**B. [PC 2016-03](#) PC 2016-03 Preliminary plan and Tree Clearing for a proposed eleven (11) subplot subdivision;
7738 Darrow Road, Permanent Parcel No. 3004050, District 1, Suburban Residential Neighborhood**

Attachments: [Staff Report with Attachments](#)

Mr. Hannan reviewed the proposal for the eleven subplot subdivision on the 11.25 acre parcel located at 7738 Darrow Road.

Mr. Carse, representing the applicant, LDA Land Group, LLC, 6683 Olde Eight Road, Peninsula, Ohio 442646-9744 and the property owner, 7738 Darrow Road, Hudson, Ohio 44236 said that he accepted the staff's recommendations and that a trip generation report has been scheduled.

Dennis Stoffer, Project Engineer, was available to answer engineering questions regarding stormwater management.

The Commission considered the staff report and applicant testimony.

A public hearing was held regarding PC Case No. 2016-03.

Mrs. Barone opened the public hearing.

Alex Joseph, 7591 Berks Way, commented on stormwater concerns and asked that tree clearing not be approved until final approval from the Engineering Department is granted.

Craig McLean, 1919 E. Haymarket, noted concerns regarding stormwater runoff control and disrupting the wetlands this winter without anything to control the water flow.

Sue Swidarski, 7574 Elderkin Court, asked that no trees be taken down until the engineering plans are final. Mrs. Swidarski additionally commented on the stormwater, traffic impacts and the anticipated size of the homes.

Tom Swidarski, 7574 Elderkin Court, spoke regarding the need for a traffic impact study.

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.

Mr. Kagler made a motion seconded by Mr. Harvie that the Commission at the request of the applicant continue the application for tree clearing approval for Case No. 2016-03 for the Lake Christine Subdivision according to plans dated as received January 29, 2016 until the Commission's next meeting on March 14, 2016. The motion was unanimously approved.

Mr. Harvie made a motion seconded by Mr. Kagler that the Planning Commission approve the Preliminary Subdivision Plan for Case No. 2016-03 for the Lake Christine Subdivision according to plans dated as received January 29, 2016 with the following conditions:

- 1. Address the following regarding the Open Space requirements of Section 1207.05:**
 - a. Applicant must state how the applicable public open space requirement will be met.**
 - b. Preserve existing vegetation within Open Space Parcel #1 to the maximum extent possible. Along the approximately 200 foot length of open space to the west of subplot 5 where the emergency overflow and storm line are proposed, preserve a 25 foot natural buffer or install Bufferyard C (25 ft. moderate).**
- 2. Depict concept garage orientation, driveway placement, and entry door locations to demonstrate it is possible to comply with the applicable standards.**
- 3. Plans must address the preliminary engineering comments of Assistant. City Engineer Brad Kosco from his letter dated January 8, 2016. In addition to the engineering comments noted within the January 8, 2016 letter, the following must be addressed:**
 - a. The location of applicable gas well and tank battery service lines and easements must be shown on the plan with authorization from the easement holder provided as the proposed utilities are proposed within the vicinity of the gas well.**
 - b. Submit written documentation from an environmental consultant regarding potential impacts to jurisdictional wetlands from the waterline extension along Darrow Road.**
 - c. The proposed storm water management system must be designed to an increased standard requiring a 25 year post developed peak discharge to be a 1 year pre-developed peak discharge.**
 - d. A trip generation report is required for submittal as part of the final plan application.**

The matter was approved by the following vote:

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

Nay: 1 - Mr. Chuparkoff

IX. Other Business

There was no other business.

X. Approval of Minutes**A. [PC 11-9-15](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING 11-9-15.**

Attachments: [November 9, 2015](#)

Mr. Harvie made a motion seconded by Mrs. Deutsch to approve the minutes of the November 9, 2015 meeting as submitted.

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

Abstain: 1 - Mr. Anglewicz

B. [PC 12-14-15](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING 12-14-15.

Attachments: [December 14, 2015](#)

Mr. Harvie made a motion seconded by Mr. Anglewicz to approve the minutes of the December 14, 2015 meeting as submitted.

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

XI. Adjournment

Mrs. Barone, the Chair, adjourned the meeting at 10:15 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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