



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, August 8, 2016

7:30 PM

Town Hall

I. Call To Order

The Vice-Chair, Mr. Kagler, 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: 5 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie and Mr. Kagler

Absent: 2 - Mrs. Barone and Mr. Stratis

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. Swearing In

Mr. Kagler, Vice-Chair, placed everyone under oath who would be giving any testimony during the meeting.

IV. Correspondence

Regarding PC Case No. 2016-14, Site Plan Review for an enclosed patio at 77 N. Main Street, Kepners Tavern, previously heard by the Commission on June 13, 2016 and continued to the August 8, 2016 meeting, Mr. Richardson reported the applicant has withdrawn the application. Receipt of a letter from Mr. Dave Drummond regarding PC Case No. 2016-10 which is on tonight's agenda was noted. There was no other correspondence regarding matters not on the agenda.

V. Public Discussion

There was no public discussion.

VI. Public Hearings

- A. [PC 2016-21](#) **Site Plan Review for Laurel Lake Retirement Community, Inc., for an indoor pool addition at 200 Laurel Lake Drive, Parcel #3203045, District 3 - Outer Village Residential Neighborhood; Submitted by Perspectus Architecture LLC**
Attachments: [Staff report](#)

A public hearing was held regarding PC Case No. 2016-21.

Mr. Hannan said that the project would accommodate a relocated and expanded indoor pool facility and some landscaping enhancements within the courtyard. He stated that the improvements are located within the interior of the main building.

Mr. Urbansky, Perspectus Architecture LLC, 13212 Shaker Square, Suite 204, Cleveland, Ohio 44120, applicant, on behalf of property owner, Laurel Lake Retirement Community, 200 Laurel Lake Drive, Hudson, Ohio 44236, said that the pool is being relocated to the other side of the building and that the square footage is being increased while remaining within the existing courtyard. He indicated that no additional parking would be added.

The Commission considered the staff report and applicant testimony.

Mr. Kagler opened the public hearing.

There being no comments, Mr. Kagler closed the public hearing.

A motion was made by Mr. Harvie, seconded by Mr. Chuparkoff, that the Planning Commission approve the application for site plan approval for Laurel Lake Retirement Community at 200 Laurel Lake Drive per Case No. 2016-21 according to plans submitted June 27 and July 13, 2016 with the following conditions:

- 1.The final plans must be approved by the City Engineer.**
- 2.Silt fencing and/or polypropylene fencing to mark and protect the approved limits of disturbance shall be installed and 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 passed with the following vote:

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

B. [PC 2016-22](#) Conditional Use - Agricultural Use at 7153 Darrow Road, Hudson Ohio 44236, Permanent Parcel No. 3001695 and 3002416, District 1 - Suburban Residential Neighborhood; Submitted by Barbara K. Warfield

Attachments: [Staff report](#)

A public hearing was held regarding PC Case No. 2016-22.

Mr. Hannan described the scale of the proposed use to include keeping two cows within an existing field where a fenced pasture and 200 sq. ft. barn/shed would be installed. He stated that the limited scale agricultural use is proposed as accessory to the single family residence and is compatible with the surrounding development, and that existing wooded areas would appropriately screen the proposed pasture from adjacent uses.

Mrs. Warfield, 7153 Darrow Road, Hudson, Ohio, applicant and property owner, said that the project originated with her daughter's interest in dairy science.

The Commission considered the staff report and testimony of the applicant.

Mr. Kagler opened the public hearing.

Virginia Barnish, 1975 W. Highgate Drive, Hudson, Ohio, spoke regarding the the side effects of a manure pit including drainage into the stormwater system, noise generated by the bulls, screening and that the use does not meet the standard of being physically and operationally compatible with the surrounding neighborhood.

Thomas Verderico, 7680 Herrick Park Drive, Hudson, Ohio, spoke regarding the disposal of manure and the odor.

Brian See, 1983 W. Highgate Court, Hudson, Ohio, expressed a concern about the odor and that it could affect property resale value.

Phillip Miller, 7210 Jonathan Drive, Hudson, Ohio, said that trees and fences do not stop odors; that the proposed pasture is not large enough to support two steers; that the proposed fence would not contain the steers; and that delivery trucks would generate an increase in traffic.

Mr. Kagler closed the public hearing.

The Commission discussed comments raised in the public testimony and further discussed the application with the applicant. Mr. Hannan said that no research had been done regarding the disposal of manure. Mrs. Warfield said she anticipates deliveries being made by her daughter's pickup truck; that manure disposal would be located toward the center of the wooded area to keep the smell from adjacent properties; and that currently there was no runoff from the property into the storm sewer system. Commission members indicated the need for factual information prior to making a decision.

Mr. Harvie made a motion seconded by Mr. Anglewicz that Planning Commission continue PC Case No. 2016-22 to the September 12, 2016 regular meeting of the Planning Commission.

The motion passed with the following vote:

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

VII. Old Business

A. [PC 2016-10](#) Land Development Code Text Amendment - Amendments to the Charter of the City of Hudson, Adopted in 2015; Submitted by the City of Hudson.

Attachments: [PC 2016-10 Staff Report for 9-12-16](#)

Mr. Richardson explained that this case is the continuation of proposed code amendments that will implement changes to the charter and that were approved by the citizens of Hudson last November. Mr. Richardson said that the amendments should serve to improve the efficiency and predictability of site plan approval and added regulations to protect increases of impervious surface coverage in more densely developed parts of the City. Mr. Richardson reviewed revisions made after the July 11, 2016 Planning Commission meeting.

Commission members considered the staff report.

Mr. Kagler opened the public hearing.

Mr. Phillip Miller, 7210 Jonathan Drive, Hudson, Ohio, spoke regarding the significant impact minor projects can have on structures.

Mrs. Jane Howington, City Manager, City of Hudson, noted that these amendments are a change to the process, not a change to criteria.

Allyn Marzulla, 5381 Brooklands Drive, Hudson, Ohio, stated her support of the letter the Commission received from Mr. Dave Drummond, Chairman, Architectural and Historical Board of Review, whose major concern is the expansion of the City Manager's authority to approve minor non-residential improvements that are presently subject to AHBR review including fences, alterations, and additions less than 1,000 square feet and the proposed authority for less than 500 square feet for residential additions and accessory structures.

Mr. Kagler closed the public hearing.

The Commission discussed the comments raised in the public testimony and further discussed the application with staff.

Mr. Chuparkoff made a motion seconded by Mr. Anglewicz to request that Council allow Planning Commission an additional period of time until the regularly scheduled October 10, 2016 meeting to review the draft ordinance that was presented at this meeting.

The motion passed with the following vote:

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

VIII. Approval of Minutes

A. [PC 6-13-16](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING JUNE 13, 2016.

Attachments: [PC Minutes June 13, 2016](#)

Mr. Harvie made a motion seconded by Mrs. Deutsch to approve the minutes of the June 13, 2016 meeting of the Planning Commission as submitted. The motion carried with the following vote:

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

B. [PC 07-11-16](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETING JULY 11, 2016.

Attachments: [PC Minutes July 11, 2016](#)

Mr. Harvie made a motion seconded by Mrs. Deutsch to approve the minutes of the July 11, 2016 meeting of the Planning Commission as submitted. The motion carried with the following vote:

Aye: 4 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie and Mr. Kagler

Abstain: 1 - Mr. Anglewicz

IX. Adjournment

Vice-Chair, Mr. Kagler, adjourned the meeting at 10:05 p.m.

Robert Kagler, Vice Chairman

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.

