



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, December 12, 2016

7:30 PM

Town Hall

I. Call To Order

Chair Barone called to order the regular meeting of the Planning Commission of the City of Hudson at 7:30 p.m. in the meeting room of Town Hall, 27 East Main Street, Hudson, Ohio.

II. Roll Call

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

Staff in attendance: Mark Richardson, Community Development Director; Gregory Hannan, City Planner; Aimee Lane, Assistant City Solicitor; Denise Soloman, Associate Planner

III. Swearing In

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

IV. Correspondence

Mrs. Barone stated that she received an email from Mr. Stratis indicating he will be leaving the board. She said his service on Planning Commission was appreciated and wished him luck in future endeavors.

V. Public Discussion

There were no comments from the public.

VI. Old Business

VII. Public Hearings

[2016-28](#)

Conditional Use and Site Plan request for reapproval of a 72 room hotel,

presently known as the Inn on Barlow 1213 Barlow Road Permanent Parcel No. 3010137, District 8, Submitted by the Aventis Development Co., LLC

Attachments: [PC 2016-28 Staff Report](#)

Mr. Hannan referred to the staff report and provided an overview of the case. He explained that the previous approvals for this project have expired.

Jason Rice, Aventis Development Co. represented the application.

Mr. Anglewicz entered the room.

Mr. Rice described the project and responded to questions from the Commission regarding the business and hotel facility. Staff responded to questions on the conditions of the previous conditional use and site plan approval. Mr. Rice confirmed their intent to comply with all previous conditions.

Chair Barone opened the public hearing.

Shannon Casey, 1330 Barlow Road, commented on changes in the area including the new school bus garage in close proximity since the last approval and deed restrictions related to ground water extraction. She provided copies of the deed and questioned how another pond could be added on this property.

Sue Williams, 1298 Barlow, commented that a three story building would change the neighborhood. She said this property has not been maintained in recent years and expressed concerns with the appropriateness of a hotel in this location. She questioned if feasibility of a hotel at this site was studied.

Chair Barone closed the public hearing.

Mrs. Lane commented on the documents provided by Mrs. Casey. She said it appears the main intent of the restriction was to avoid a well for drinking water. She added that the City does not enforce deed restrictions.

There was further discussion on the deed restrictions, and a condition to acknowledge the storm water management easement and shared access easement with the parcel to the east.

A motion was made by Mr. Harvie, seconded by Mr. Kagler, that the Planning Commission approve the site plan for Case No. 2016-28 for a lodging facility presently known as the Inn on Barlow to be located at 1213 Barlow Road with the following conditions:

- 1. The project remains subject to the applicable conditions of the site plan approvals of November 10, 2014 in Case No. 2014-17 and July 13, 2015 in Case No. 2015-16.**
- 2. The recording of shared access driveway and shared storm water management easements must be confirmed or established for the two subject parcels.**
- 3. An updated site plan accurately depicting the current property lines must be submitted.**
- 4. Satisfaction of the above conditions prior to scheduling 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: 7 - Mr. Anglewicz, Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Stratis

A motion was made by Mr. Harvie, seconded by Mr. Kagler, that the Planning Commission approves the conditional use for Case No. 2016-28 for a lodging facility known as the Inn on Barlow to be located at 1213 Barlow Road, Parcel Nos. 3010137 and 3009936 according to the plans and information approved by the Planning Commission on November 10, 2014 in Case No. 2014-17 with the following conditions:

- 1. The approval is based upon a hotel not to exceed 72 rooms as proposed.**
- 2. The approval is based upon a plan in general configuration to the site plan as modified and approved by PC July 13, 2015.**

The motion carried by the following vote:

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

[2016-29](#) Conditional Use and Site Plan request for a short term hospital care facility at Parcel No. 3009749 on Hudson Crossing Parkway, District 6 Western Hudson Gateway, Submitted by Premier Development Partners

Attachments: [PC 2016-29 Staff Report](#)

Mr. Anglewicz stated that his company does work for Premier Development Partners; however, he was not aware of this project and there was no conflict of interest.

Mr. Hannan referred to the staff report and provided an overview of the proposed use and site. He said the architectural design was subject to design subcommittee review. He said the subcommittee recommended approval with the condition that the landscaping at the foundation and the shade trees shown on the architectural plans be incorporated in the final landscape plan.

Spencer Piszczak, Premier Development Partners; Duane Long, CEO of Assurance Health System; Ross Farrow, the developer of the project and Jeff Certo, the architect, represented the project. Mr. Certo described the project and responded to questions regarding the building and site. Mr. Long commented on the facility and services provided.

There was discussion on a pedestrian connection from the parking area to the street.

Chair Barone opened the public hearing. There were no comments from the public.

A motion was made by Mr. Kagler, seconded the Mr. Harvie, that the Planning Commission approve the conditional use for Case No 2106-29 for an acute care short term hospital facility to be located at Permanent Parcel #3009749 according to the plans and information received November 18, 2016.

The motion carried by the following vote:

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

A motion was made by Mr. Kagler, seconded be Mr. Anglewicz that the Planning Commission approve the site plan in Case 2016-29 for Parcel #3009749, Hudson Crossing Business Park according to plans received December 5, 2016 with the following conditions:

1. Depict the limits of disturbance on the plans.
2. A final landscaping plan must be submitted and accepted to comply with applicable front yard, street tree, perimeter parking lot, and interior island landscaping requirements.
3. An exterior lighting plan including photometrics must be submitted in compliance with applicable standards of Section 1207.18(g).
4. The proposal is subject to the review and approve of City Engineer Thom Sheridan for compliance with the City of Hudson Engineering Standards.
5. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the building design.
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. The sidewalk from the building will be extended through the parking area out to the street with a suitable crosswalk subject to Engineering Department approval.
8. 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: 7 - Mr. Anglewicz, Barone, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Stratis

VIII Other Business

[TMP-2454](#) 2017 Meeting Schedule

Attachments: [2017- PC SCHEDULE](#)

IX. Approval of Minutes

[TMP-2448](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS.

Attachments: [PC MINUTES 11-14-2016 DRAFT](#)

A motion was made by Mr. Harvie, seconded by Mr. Stratis, to approve the minutes of the November 14, 2016 meeting.

The motion carried by the folloiwng vote:

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

Abstain: 1 - Mr. Anglewicz

Mr. Richardson recognized Mrs. Barone for her years of service and congratulated her on twelve years as member of the Planning Commission. He added the Mr. Stratis was also leaving the board and thanked them both for their service.

X. Adjournment

Hearing no further business, Chair Barone adjourned the meeting at 8:58 p.m.

Jennifer Barone, Chair

Denise Soloman, Associate Planner

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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