



City of Hudson, Ohio

Meeting Minutes - Final

Planning Commission

Robert S. Kagler, Chair
Thomas Harvie, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Erica Deutsch
Ron Stolle
James Vitale

Mark Richardson, Community Development Director
Greg Hannan, City Planner
Matthew Vazzana, Assistant City Attorney

Monday, April 10, 2017

7:30 PM

Town Hall

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.

II. Roll Call

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

Staff in attendance: Mark Richardson, Community Development Director; Gregory Hannan, City Planner; Matt Vazzana, Assistant City Attorney; Denise Soloman, Associate Planner.

III. Swearing In

Mr. Vazzava placed everyone under oath who would be giving testimony during the meeting.

IV. Correspondence

There was no correspondence.

V. Public Discussion

There were no comments from the public.

VI. Old Business

VII. Public Hearings

A. [2017-06](#) Conditional Use approval for expansion of a restaurant within 200 feet of a residential use. 11 Atterbury Boulevard, Permanent Parcel #3204109, District 4

Attachments: [PC 2017-06 Staff Report](#)

Kagler called the case and explained a potential conflict of interest. He recused himself from review of the application at the recommendation of Mr. Vazzana and left the meeting room. Mr. Harvie took over as Acting Chair. Mr. Richardson referred to the staff report and provided an overview of the case.

Chris Russo of Brew Kettle and Don Highlander of Connecting Spaces represented the project. Mr. Russo described the restaurant and responded to questions from the Commission.

Mr. Richardson replied to questions regarding the parking area at the church property and its distance from the restaurant.

Mr. Harvie opened the public hearing.

Brian Ruel, 15 Atterbury Boulevard, asked for clarification on parking counts and whether the on-street parking along Atterbury Boulevard is for the townhomes or the restaurant. He said he was concerned with the loss of green space due to additional parking, the hours of operation and proximity of the business to residential properties. He said Varsity had less seating and activity than he expects Brew Kettle will have, and he was concerned with additional noise.

Brain Weber, 2531 Deer Hollow, owner of this building, said he previously met with church and they also have a need for additional parking. He indicated the trees on the City owned parcel were mostly dead; however, they intend to save some of the trees and will add meaningful landscaping for screening. He said the patio and outdoor seating already existed and no outdoor construction was being proposed. He added that all inside seating was existing and there had been no complaints on noise or parking when the previous restaurant was full. Mr. Weber responded to questions from the Commission.

Mr. Harvie closed the public hearing.

Mr. Vazzana commented on the City owner parcel and the potential long term lease for parking.

Mr. Russo responded to questions from the public regarding the restaurant. Mr. Highlander commented on the actual seating counts and parking calculations.

The Commission deliberated on the case.

A motion was made by Mr. Vitale, seconded by Mrs. Deutsch, that the Planning Commission approves the application for conditional use approval in Case No. 2017-06 for Brew Kettle, a restaurant within 200 feet of a residential use, to be located at 11 Atterbury Boulevard according to the submission made March 6, 2017 with the following condition:

1. A final shared parking agreement providing for at least 27 additional parking spaces must be executed before a zoning certificate may be issued.

The motion carried by the following vote:

Aye: 4 - Mrs. Deutsch, Mr. Harvie, Mr. Stolle and Mr. Vitale

Nay: 2 - Mr. Anglewicz and Mr. Chuparkoff

Recused: 1 - Mr. Kagler

VIII. Other Business

A. [2017-80](#) Site Plan Review for Hudson Crossing Parkway for a proposed construction of an industrial building to be occupied by ForTec Medical.

Attachments: [PC 2017-08 Staff Report](#)

Mr. Kagler returned to the meeting and called the case. Mr. Anglewicz recused himself from review of the application and left the meeting room, at the recommendation of Mr. Vazzana, due to a conflict of interest.

Mr. Hannan referred to the staff report and provided an overview of the case. He said the Design Subcommittee for District 6 and 8 recommended approval of the building design subject to a sight line study to confirm the roof mounted mechanical units would not be visible.

Jeff Certo of Davison Smith Certo Architects described the project. A revised rendering was provided at the meeting. Mr. Kagler asked if the applicant agreed to all staff recommendations. Mr. Certo agreed to all staff comments.

Mr. Kagler opened the public hearing. There were no comments and the public hearing was closed.

The Commission deliberated on the case.

A motion was made by Mr. Harvie, seconded by Mr. Vitale, that the Planning Commission approve the site plan in Case 2017-08 for Parcel #3009750, Hudson Crossing Business Park according to plans received March 13, 2017 with the following conditions:

- 1. An administrative lot split application must be approved by the City of Hudson for the proposed lot split.**
- 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. The comments of City Engineer Thom Sheridan must be addressed per the April 4, 2017 correspondence.**
- 4. The comments of Fire Marshal Shawn Kasson must be addressed per the April 3, 2017 correspondence.**
- 5. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project 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. 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:

B. [PC-2673](#) Amendments to the Planning Commission Administrative Rules

Attachments: [Administrative Rules](#)

Mr. Richardson summarized the proposed changes to the administrative rules and said this was the first of two readings. The Commission had no questions for staff.

This matter was continued

C. [PC -2684](#) **“Appointment to the Design Subcommittee for Development in District 6 and 8”**

A motion was made by Mr. Harvie, seconded by Mr. Anglewicz to appoint Mr. Kagler as member of the Design Subcommittee for District 6 and 8.

The motion carried by the following vote:

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

Abstain: 1 - Mr. Chuparkoff

IX. Approval of Minutes

A. [PC-2690](#) **MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS.**

The minutes will be approved at the next regular meeting.

X. Adjournment

Chair Kagler adjourned the meeting at 9:21 p.m.

Robert S. Kagler, 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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