



# 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*

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Monday, June 12, 2017

7:30 PM

Town Hall

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### 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:** 4 - Mr. Anglewicz, Mr. Chuparkoff, Mr. Kagler and Mr. Stolle

**Absent:** 3 - Mrs. Deutsch, Mr. Harvie 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. Vazzana placed everyone under oath who would be giving testimony during the meeting.

### IV. Correspondence

There was no correspondence.

### V. Public Discussion

There was no public discussion.

### VI. Old Business

**VII. Public Hearings****VIII. Other Business****[PC 2017-09 A](#) Preliminary Review- Land Development Code Official Zoning Map Amendment.**

**Attachments:**      [2017-09 Zoning Map Amendment](#)  
[Proposed Ordinance No. 17-111](#)

Mr. Richardson provided an overview of the process for review of a zoning map and code amendment. He referred to the staff report and summarized the proposed request to rezone a parcel from District 1 to District 3 . He commented on the number of units permitted based on the current code and with the proposed amendment.

Mr. Brad Nelson and Mr. Bill Kinney of Benbery LLC and Ms. Adrien Elliott of Red Door Living, represented the application. Ms. Elliott described the property and site locations and commented on the proposed request to increase the number of housing units pennitted. She responded to questions from the Commission regarding age restriction, square footage of the units, the isolated location of the property, and whether the project was viable without the requested code change.

Mr. Kagler opened the public hearing.

Kathy Olszewski, 2810 Stonebridge Court, said she was concerned the property was too isolated and would not sell well to seniors. She was concerned with increased traffic and accidents near the high school and access for ambulances and safety services during school activities. She said this is not the place for this type of development.

Bill Rudy, 7205 Dillman Drive, commented that the current zoning is very delineated with the turnpike. He questioned why the City would consider rezoning when this area was designed for the current density. He expressed concern with safety and traffic, and where water would be diverted since the property is currently wet.

Dr. Stuart Flechner, 2821 Stonebridge Court, said the map speaks for itself. He said shoe-horning housing is not the answer for this property and with the noise from the turnpike, no one will want to live there. He added that this was a big lot but not a good area for housing.

Steve Snyder, 7216 Hayward Road, said he disagreed with a density increase and was opposed to the request.

Sue Flechner, 2821 Stonebridge Court, said this development would deeply effect her property and changing the zoning would be a mistake.

Mr. Richardson and Mr. Vazzana responded to questions raised by the public.

Mr. Kagler closed the public hearing. He said that any property owner has the right to develop and use property in accordance with the Land Development Code. He explained the limited role of Planning Commission at this meeting and said there would be no motion. He requested information from staff on the front facing garage issue and other properties with similar zoning north and south of the turnpike.

[PC-2017-09](#)**Preliminary Review- Land Development Code Amendment to Section 1213.****Attachments:**[2017-09 Stow Admendment](#)[Proposed Ordinance No. 17-112](#)

Mr. Richardson provided an overview of the approval process and the proposal to amend the Land Development Code. He commented that this request was not site specific. He explained the definition of net density currently excludes all easements, and the proposal would add an exclusion for aerial easements. He responded to questions from the Commission regarding net density calculations and easement definitions.

Ms. Adrien Elliott represented the application. She explained the proposed amendment, and said that by deleting easements from the total area of a site to calculate density, the owners ability to use the land was limited.

Mr. Kagler opened the public hearing.

Kathy Olszewski, 2810 Stonebridge Court, referred to a memo from Greg Hannan dated January 31, 2017 which referenced sixty units. She questioned how the density was calculated.

Steve Snyder, 7216 Hayward Road, said the property owner indicated they have the ability to build under power lines. He commented that if one owner is to benefit financially at the expense of others, it is reasonable that the density requirements should stand. He said the existing properties that are in compliance should be benefited. He questioned if the gas well is also an excluded area.

Mr. Kagler closed the public hearing. The Commission further discussed the proposal.

Mr. Kagler asked staff to confirm how buildout population was calculated and how easements were enforced related to density in other recent developments.

**IX. Approval of Minutes****A. [PC-2799](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS.  
May 8th 2017.****Attachments:**[PC Minutes May-8-2017](#)

A motion was made by Mr. Stolle, seconded by Mr. Anglewicz, to approve the minutes for the May 8, 2017 meeting as submitted. The motion carried by the following vote:

Bye: 3 - Mr. Stolle, Mr. Anglewicz, and Mr. Kagler

Abstain: 1 - Mr. Chuparkoff

**X. Adjournment**

Mr. Kagler adjourned the meeting at 9:40 p.m.

