



# 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, August 14, 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 7:31 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

### II. Roll Call

**Present:** 6 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Vitale

**Absent:** 1 - Mr. Stolle

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

#### A. [PC 2017-09](#) Amendments to the Official Zoning Map at Permanent Parcel 3009781 from District 1 to District 3 and to the Land Development Code Concerning the Definition of "Net Density"

Attachments: [2017-09 PC Staff Report](#)

Mr. Kagler said the applicant for Case #PC 2017-09 has requested the application be tabled and not be considered at tonight's meeting.

**A motion was made by Mr. Harvie, seconded by Mr. Anglewicz, to table the application.**

**The motion carried by the following vote:**

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

### III. Swearing In

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

### IV. Correspondence

There was no correspondence.

### V. Public Discussion

There were no public comments.

### VI. Other Business

#### A. [PC -1416](#) Site Plan Review for expansion at Meyer Distributing Company at 6333 Hudson Crossing Parkway

Attachments: [PC 2017-1416 Site Plan Review](#)

Mr. Anglewicz recused himself from review of this application due to a conflict of interest and left the meeting room at 7:40 p.m.

Mr. Hannan referred to the staff report and provided an overview of the project. He said the Design Subcommittee for District 6 and 8 reviewed the plans prior to this meeting and recommended design approval as submitted. Mr. Jeff Certo of Davidson Smith Certo Architects represented the application. Mr. Certo and staff responded to questions from the Commission regarding employee counts and parking requirements, traffic impact and fire access.

Mr. Kagler opened the public hearing and hearing none, closed the public comment portion of the meeting.

**A motion was made by Mr. Chuparkoff, seconded by Mr. Harvie, that Planning Commission approve the site plan in Case No. 2017-1416 for 6333 Hudson Crossing Parkway, according to plans received July 31, 2017 with the following conditions:**

- 1. The proposal is subject to the review and approval of City Engineer Thom Sheridan for compliance with the City of Hudson Engineering Standards.**
- 2. The proposal is subject to the review and approval of Fire Marshal Shawn Kasson.**
- 3. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8 and approves the project design.**
- 4. 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.**
- 5. 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:** 5 - Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Vitale

**Recused:** 1 - Mr. Anglewicz

**VII. Old Business****VIII. Public Hearings****B. [PC-1340](#) Land Development Code Amendment concerning the Prohibition of Marijuana related issues.**

Attachments:     [2017-1340 PC Staff Report](#)  
                              [20170620 Council Staff Report](#)

Mr. Anglewicz returned to the meeting at 7:53 p.m.

Mr. Richardson provided a summary of the proposed code amendment. Mr. Vazzana and Mr. Richardson responded to questions from the Commission.

Mr. Kagler opened the public hearing and hearing none, closed the public comment portion of the meeting. The Commission deliberated on the case.

**Mr. Anglewicz made a motion recommending denial of the application. The motion failed due to lack of a second.**

**A motion was made by Mr. Chuparkoff, seconded by Mrs. Deutsch, that Planning Commission in Case No. 2017-1340 recommends that Council approve draft Ordinance 17-99, An Ordinance Amending Sections 1206.01 and 1213.02 of the Planning and Zoning Code Concerning the Prohibition of Cultivation, Processing and Dispensing or Sale of Medical Marijuana.**

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

**Nay:** 1 - Mr. Anglewicz

**IX. Other Business****X. Approval of Minutes****[PC 2957](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS. JUNE 26, 2017**

Attachments:     [PC Minutes June 26, 2017](#)

**A motion was made by Mr. Harvie, seconded by Mr. Chuparkoff, to approve the minutes of the June 26, 2017 meeting as submitted. The motion carried by the following vote:**

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

**XI. Adjournment**

Chair Kagler adjourned the meeting at 8:23 p.m.

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**Robert S. Kagler, Chair**

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**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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