



# 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, October 9, 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:** 7 - Mr. Anglewicz, Mr. Chuparkoff, Mrs. Deutsch, Mr. Harvie, Mr. Kagler, Mr. Stolle and Mr. Vitale

Staff in attendance: Mr. Mark Richardson, Community Development Director; Mr. Greg Hannan, City Planner; Mr. Matt Vazzana, Assistant City Solicitor.

Minutes taken by Mr. Joe Campbell.

### **III. Swearing In**

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

### **IV. Correspondence**

Mr. Kagler inquired if there was correspondence from Board members or staff to be shared. There was no correspondence.

### **V. Public Discussion**

Mr. Kagler invited anyone in audience who would wish to speak to the Board about anything that is not on the agenda to come forward. Seeing no one, Mr. Kagler closed the public discussion.

**VI. Old Business**

There was no old business.

**VII. Public Hearings**

- A. [PC 2017-1018](#) **Public Hearing and Recommendation - Land Development Code Amendment to Allow Senior Independent Living in District 8 as a Conditional Use. *Staff recommends that Planning Commission continue this case to the November 13, 2017 meeting at the request of the applicant.***

Mr. Harvie motioned that the Planning Commission continue this case to the November 13, 2017 meeting at the request of the applicant, Mr. Stolle seconded the motion.

**This matter was approved by the following vote:**

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

- B. [PC 2017-1766](#) **Findings of Fact - An Assisted Living Facility at 1256 Barlow Road**

**Attachments:**     [2017-1766 Findings of Fact](#)  
                              [PC 1256 Barlow Road Staff Report](#)  
                              [Design Subcommittee Minutes - 10.6.17](#)

Mr. Hannan introduced the case.

Mr. Dave Mitchell representing Barlow Road Holdings was present for the meeting and discussion regarding this application.

Mr. Mitchell reported that application has been made with the Army Corp of Engineering to relocate approximately 150 feet of the intermittent creek further south on the property which will mitigate one-half acre of the wetlands. In response to questioning about parking Mr. Mitchell reported that 18 spaces are required by the code and the plan is to build 20 spaces.

Mr. Mike Wolwant of Wolwand Engineering addressed the storm water planning. He stated that the outlet structures will be modified on the existing ponds, additional ponds or changing the width or depth of the current ponds will not be needed. There is an existing culvert pipe under the driveway that will be used.

Discussion took place regarding the fire lane around the building. Questions will be directed to Fire Marshal Kasson regarding possible modification to the length of the fire lane. Mr. Mitchell stated that the fire lane will require a curb cut on Barlow that will have signage stating 'Emergency Vehicles Only'.

Mr. Hannan stated that discussion regarding the sidewalk requirement has centered on Barlow Road Holdings contributing funds to the planned project that will run on the North side of Barlow Road from Rt. 91 to Terex Road.

A public hearing was held:

Ms. Bobbi Becker residing at 1148 Barlow Road stated that the creek sometimes has massive amounts of water that is eroding the creek. Ms. Becker also expressed concerns with relocating the creek and would like an additional retention pond.

Mr. Dale Williams residing at 1298 Barlow Road spoke to his concern that this residential neighborhood will be surrounded by a bus garage, a nursing home that never shuts down and now another nursing home. He also stated that the creek is eroding and expressed concern that the proposed changes will contribute to further erosion. Mr. Williams questioned if the fire access road going all the way around the building was necessary, if the lighting on the East side of the building would take the neighborhood into consideration and if there would be a generator and how often it would be tested.

Mrs. Sue Williams also residing at 1298 Barlow Road requested that the developers keep the neighborhood in mind as plans are made. Specifically Mrs. Williams requested that the project be as far west as possible with environmentally friendly lighting pointed down and that smoking areas be as far as possible from the residents.

Ms. Shannon Casey residing at 1330 Barlow Road expressed concern that this project will dwarf the residential homes in the neighborhood and requested that the planning commission consider buffers to stop the encroaching on the developments.

Chair Kagler closed the public portion of the meeting.

The Planning Commission addressed comments raised during public meeting.

After further discussion by the Planning Commission, Mr. Harvie made a motion seconded by Mr. Anglewicz to approve the conditional use, subject to findings by Mr. Vazzana.

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

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

**A motion to approve the site plan request was made by Mr. Chuparkoff and seconded by Mr. Stolle, subject to the following conditions:**

1. Planning Commission accepts the recommendation of the Design Subcommittee for Development in Districts 6 and 8.
2. Depict the limits of disturbance on the plans including a minimum 25-foot setback of the limits from the east property line.
3. Contribute applicable funds to the City of Hudson for installation of sidewalk along Barlow Road.
4. Extend the internal sidewalks north of the building to the public right of way and south of the building to connect to the existing sidewalk at the Heritage of Hudson facility.
5. Planning Commission modifies the setback to allow the proposed development at a 14-foot setback to the delineated edge of the wetland at the southern boundary of the development area.
6. Submit the applicable Army Corp of Engineers and Ohio EPA approval to disturb wetland areas and relocate the intermittent stream.
7. The proposal is subject to the review and approval of City Engineer Thom Sheridan for compliance with the City of Hudson Engineering Standards.

8. The proposal is subject to the review and approval of Fire Marshal Shawn Kasson with the request to consider a reduced fire lane along the south and east sides of the building to reduce wetland impacts in increase buffer areas adjacent to the east property line.
9. Submit a landscape plan incorporating Bufferyard D to the east, street trees along Barlow Road, perimeter landscaping to screen parking areas from Barlow Road, and a minimum of 10% of the front yard setback must also be landscaped.
10. A lighting plan, including fixture cut sheets and photometric layout, shall be submitted and approved for compliance with applicable standards of Section 1207.14.
11. Establish and record easements between the subject property and the adjacent Heritage of Hudson property (PP#3009937) for the shared access drive and shared stormwater management system.
12. 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.
13. 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.
14. Outdoor smoking areas to be located at the west side of the building.
15. Generator to be located at the west side of the building.

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

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

**C. [PC 2017-1797](#) Conditional Use - The Malted Meeple, an Indoor Entertainment Facility, at  
53 Milford Road**

**Attachments:** [PC 2017-1797 53 Milford Road](#)

Mr. Hannan introduced this case.

Mr. Jim Reed the owner of the Malted Meeple was present for the meeting and discussion.

There were no public comments.

The Commission discussed the parking lot, parking spaces, lighting and other issues.

Mr. Harvey made a motion seconded by Mr. Anglewicz to approve this request for conditional use for the Malted Meeple at 53 Milford Road.

**This matter was approved by the following vote:**

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

**D. [PC 2017-1809](#) Conditional Use - A Commercial Operation That Involves (Parking) of  
Vehicles at 1230 Hudson Gate Drive**

**Attachments:** [20017-1809 1230 Hudson Gate](#)

Mr. Mark Richardson presented this application.

Mr. Matthew Weber of Weber Engineering was present for the meeting and discussion.

There were no public comments.

A motion was made by Mr. Harvie, seconded by Mr. Vitale to approve this application for conditional use at 1230 Hudson Gate Drive, subject to the following conditions:

1. Landscape the storm water management basin to the extent possible to screen the sightline gap between the chain link fence and concrete wall.
2. Final plans must address any comments provided by the Engineering and Fire Departments.
3. Plans must be revised to address the comments in the staff report dated October 4, 2017 concerning screening details for outdoor storage areas.

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

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

## **VIII. Other Business**

There was no other business.

## **IX. Approval of Minutes**

### **A. [PC 3112](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS. September 11, 2017**

**Attachments:** [PC Minutes September 11-2017](#)

Mr. Stolle motioned to approve the September 11, 2017 minutes as submitted, Mr. Harvie seconded the motion.

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

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

## **X. Adjournment**

Mr. Anglewicz made a motion to adjourn the meeting at 9:31 p.m., Mr. Harvie seconded the motion.

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

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

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**Robert S. Kagler, Chair**

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**Joe Campbell, Executive Assistant**

**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.**

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