



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

Greg Hannan, Community Development Director
Kris McMaster, City Planner
Matthew Vazzana, Assistant City Attorney

Monday, January 8, 2018

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 7:33 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Oath of Office

Mr. Vazzana swore in Mr. Anglewicz as a member of the Planning Commission.

III. Election of Officers

Mr. Harvey nominated Mr. Kagler for a one year term as Chair of the Planning Commission for a term ending December 31, 2018, Mr. Anglewicz seconded the motion. Mr. Kagler was unanimously elected by a roll call vote.

Mr. Vitale nominated Mr. Harvey for a one year term as Vice Chair of the Planning Commission for a term ending December 31, 2018, Mr. Anglewicz seconded the motion. Mr. Harvey was unanimously elected by a roll call vote.

IV. Roll Call

Present: 5 - Mr. Anglewicz, Mrs. Deutsch, Mr. Harvie, Mr. Kagler and Mr. Vitale

Absent: 2 - Mr. Chuparkoff and Mr. Stolle

V. Swearing In

Mr. Vazzana swore in all persons wishing to speak.

VI. Correspondence

Chair Kagler congratulated Mr. Mark Richardson on his retirement and congratulated Mr. Hannan and Mrs. McMaster on promotions in Community Development.

Mr. Kagler expressed condolences on behalf of the Planning Commission to Mr. Chuparkoff and Mr. Stolle for losses in their families.

VII. Public Discussion

Mr. Hannan stated that the second public hearing item is an information hearing where public comment is not typically done. He anticipates a public hearing on this application on February 12, 2018.

Chair Kagler welcomed discussion on any item that is not on the agenda for the evening.

Mr. Skylar Sutton of 2243 Ravenna stated that he feels a precedence was set in the June 2017 meeting for public comments during an informational hearing.

VIII. Old Business

There was no old business.

IX. Public Hearings

- A. [PC 2018-2628](#) Preliminary Subdivision Plan Re-Approval for the Reserve at River Oaks single-family residential Open Space Conservation Subdivision and Final Plat and Site Improvement Plans for Reserve at River Oaks Phase III.

Attachments: [PC 2018-2628 Staff Report](#)

Mrs. McMaster introduced the two related applications from Pulte Homes and Prestige Homes which will require two motions. First the the preliminary site plan reapproval, phases one through five, of the Reserve at River Oaks. Second, the final plat and improvement plan for River Oaks phase 3. Mrs. McMaster stated that reapproval was needed because more than one year has elapsed since the original recording of the Phase II of River Oaks. Mrs. McMaster also briefly discussed the project, reports done or in process and staff recommendations.

Mr. Brad Piroli, Vice President of Land for Pulte Homes was present for the meeting and discussion. In response to questions Mr. Piroli stated that 72 of the anticipated 195 lots have been sold. In the first two phases, five lots were held back from sale because of well issues off of Majestic Oaks Drive. He anticipates that Pulte Homes will request approval of the final phase of this project at a later date. The reason for developing in phases is both economic and for marketing purposes. Mr. Piroli also stated that removal of trees for all phases was previously done at the same time. Mr Piroli also agreed to address the issue of trash left on the site.

Chair Kagler opened the meeting for public comments.

Mr. Curt VanBlarcum, 422 N. Main Street, Hudson, requested clarification if the trees have been removed from all five phases of the development. Mr. Hannan stated that the trees off of Route 303, which is phase 5, are the only trees that have not been cleared. Staff will report on the process for clearing of this land.

Chair Kagler closed the public comments.

Mr. Harvey moved to reapprove application Case Number 2018 - 2628 for the Preliminary Subdivision Plan approval for the single family residential open space conservation subdivision know as Reserve at River Oaks, phases one through five, according to the plan submitted and the materials reviewed. Mr.Vitale seconded the motion.

The motion was approved by the following vote:

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

Mr. Vitale moved and Ms. Deutsch seconded the motion to approve the application for Case No. 2018-2628 for Final Plat and Improvement Plans for The Reserve at River Oaks Phase III according to plans dated as received December 8, 2017 with the condition that the applicant must address the following:

1. The Final Subdivision Improvement Agreement must be accepted and signed by the City and Developer.
2. Improvements plans and the Traffic Impact study are subject to the review and acceptance of the City Engineer.
3. Submit a landscape plan depicting applicable bufferyard adjacent to sublots 113-117.
4. A performance bond or other financial guarantee shall be posted by the applicant for the purpose of assuring the installation of improvements at or before a time the Final subdivision Improvement Agreement is executed.
5. No clearing or grading.

The motion carried by the following vote:

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

X. Other Business

A. [PC 2018-2332](#) **APPLICATION WITHDRAWN AT THE REQUEST OF THE APPLICANT**

Zoning Map Amendment from District 2 to District 3

Permanent Parcel Nos. located North and South of Ravenna Street:

3003108, 3004553, 3002169, 3002375, 3004552, 3001397 and 3004555

Mr. Hannan introduced the Preliminary Review for a Map Amendment to revise 92.12 acres from District 2 to District 3. After this introduction City Council will do a first reading and refer the application to the Planning Commission to conduct a public hearing. Following the public hearing the Planning Commission will review the case and submit a recommendation to City Council which will then proceed with a third reading and public hearing then take action on the matter. Neither public notice nor the notification of adjacent property owners within 300 feet have been done as they are not required for the Preliminary Review. They will be notified as part of the public hearing. The intent of this meeting is for an introduction for the Commission and the public.

Staff does note the site specific plan is only a concept and the property owner may propose any use or development allowed in the applicable zoning district.

Mr. Brad Piroli, Vice President of Land for Pulte Homes was present for the meeting and discussion regarding the property that is 1.37 miles from the Village Core that will be developed to have fifty percent open space for active adults who Pulte defines as fifty years old and older. Pulte Homes believes there is a need in Hudson for this type of home.

The site plan is for 112 lots that are 80 by 140 feet owned by the buyer on 92 acres which is about 1.1 lots per acre with nearby utilities that will allow for connections. The existing property owner, Ms. Sorge's house is proposed to stay on 5.4 acre lot which we be split from the land. An Open Space Conservation Subdivision will be used and only 2.5 acres of the environmentally sensitive 8.8 acre wetlands will be impacted. A focal feature of the development will be a village green of .6 acres. Also proposed as part of the Hudson Connectivity Plan is a sidewalk of 2200 feet on the front property line with a 1300 foot path to the future Robinson Park.

In response to questions from Commission members Mr. Piroli stated that the project will not be age restricted but Pulte is open to further discussion regarding restrictions. It is Pulte's belief that the type of floor plan and homeowner's agreement will limit the potential buyers to active adults. In response to the question of Mr. Piroli's statement of a lack of demand for two story homes, Mr. Piroli stated that there is demand for any new housing in Hudson. Mr. Piroli said that the size of the homes is dependent on the width of the lots and may change dependent on the Land Development Code changing. The homes will feature first floor living with optional lofts. Pulte believes that the Hudson market desires the recommended homes which are similar to a current project in New Albany, Ohio. With the sewer and water being extended from North Hayden Street and Stow Road the 17 residents along Ravenna Street could tap in at their cost.

Chair Kagler spoke of the difficulty of the Planning Commission not looking at a site-specific plan in contemplation of the zoning change. It must be recognized that any permitted use in a district may be approved. In this application it is noteworthy that the current District 2 permits one unit per 2.5 acres, in the proposed change to District 3, 2.5 units per acre will be permitted which is a significant increase.

Mr. Hannan stated that the Comprehensive Plan does state that this area is to remain a low-density area of the community and conversion into more intensive development should

be prohibited, in addition any new development should protect the natural environment and embrace the rural character. The Comprehensive Plan also states that if this area is developed it should abide by a low impact plan.

The Board also noted that it does not want to create small districts surrounded by other district types.

Chair Kagler opened the meeting for public comments at this informational meeting and requested that those making comments not repeat what others have said.

Mr. Vazzana swore in all wishing to speak who were not previously sworn in.

Ms. Kim Cosma-Segedy of 2242 Ravenna Street stated concern over traffic, the green space which is wetlands and the railroad which is being considered greenspace.

Ms. Haley Arnold of 6378 Canterbury Drive referenced the Comprehensive Plan and questioned if this proposal was influenced by outside publicly traded companies?

Ms. Melissa Jones of 2232 Ravenna Street stated she purchased her home with the intent of living in and around District 2 and is now concerned about the lack of open land and development if the change to District 3 is approved. Ms. Jones is also concerned with spot zoning.

Mr. Tom Armbruster of 6398 Stow Road requested that the Commission keep the intent of the Comprehensive Plan in mind during this process.

Mr. Skylar Sutton of 2243 Ravenna Street stated that Hudson City Ordinance 1204.01 requires all rezoning changes to adhere to six standards one of which is the Comprehensive Plan which states that the proposed area it is low density and a denser residential development should be prohibited and future development should embrace rural character. Mr. Sutton does not believe the proposed District change or site plan meet the intent of those who developed the Comprehensive Plan. Mr. Sutton further notes the 1.7 miles distance from downtown and questions the desire of active seniors to walk that distance. Also the Robinson Park Trail is not in the 10 year plan making the sidewalk in front of the proposed development a sidewalk to nowhere. Mr. Sutton spoke of traffic concerns and the related expenses as well as flooding and storm water which is already a concern for this land that straddles 3 watersheds. Mr. Sutton also stated that the rezoning allows the property to be used any way that is permitted in the new district including a 600 percent increase in density. Mr. Sutton also stated that he was threatened by a member of the property owners family the he would "bury my land in a sea of water". Mr. Sutton does not trust the applicant. He stated he does not oppose new neighbors but this proposal and zoning request is wrong and dangerous.

Mr. Curt VanBlarcum of 422 N. Main Street encouraged the use of the City resources including the Comprehensive Plan to ensure the integrity of the future of Hudson. Mr. VanBlarcum does not feel this was done for the gateway development on Boston Mills Road and does not feel the proposed plan fits with District 2 rural protection requirements.

Mr. Rober K. Healey of 1491 Haymarket Drive stated that as a senior active adult he is looking for a place as described by Mr. Piroli to live in Hudson and is concerned about seniors leaving Hudson. He encourages the Commission to look for places in Hudson to build this type of home.

Mr. Vish Hegde of 6343 Canterbury Drive stated he not want this development in his backyard because of traffic and land use issues. If this is to be a senior living space then put age

restrictions in place because small houses will attract people who want Hudson schools.

Ms. Sara Hulbert of 2202 Ravenna Street stated that this development goes against the spirit of Hudson and the commitment to the Western Reserve ideal. She also believes the houses cannot be filled. Ms. Hulbert is also concerned about the quiet enjoyment of the neighbors on Ravenna Street and requested that the Commission consider the rights of people in these homes.

Ms. Rebecca Brown of 6244 Stow Road believes that cutting trees caused flooding of other properties and the property owner does not care about the environmental integrity of the area. Ms. Brown is opposed to the zoning change and desires to preserve the rural feel of the area.

Mr. Rick Wehrmann of 6100 Stow Road encouraged adherence to the Comprehensive Plan and is concerned about water runoff in this marshy, flat land at the juncture of 3 watersheds. Mr. Wehrmann is also concerned about the 12,000-square foot house in the middle of all the other houses which will be out of place.

Mr. Hannan spoke of his desire that throughout this process that all persons please remain respectful to the applicant and that a traffic study will be done by City Engineering. Also, that storm water will be addressed in the process.

Chair Kagler closed the informational meeting and said that he will forward all information to City Council and the issue may come before the Planning Commission at a later date.

A Commission member expressed concern over only single story homes being built in this neighborhood which may affect the long term viability of this neighborhood.

XI. Approval of Minutes

A. [PC-3261](#) MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS. December 11, 2017

Attachments: [PC Minutes Dec 11, 2017](#)

A motion was made by Mr. Harvie, seconded by Mr. Vitale, that December 2017 Minutes be approved as presented.

The motion carried by the following vote:

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

XII. Adjournment

Chair Kagler adjourned the meeting at 9:27 p.m.

Robert S. Kagler, Chair

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.

Public Hearings by the Commission will be undertaken for each case in the following order:

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