



# 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*

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Monday, May 14, 2018

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.

Staff in attendance: Gregory Hannan, Community Development Director; Matt Vazzana, Assistant City Attorney; Nicholas Sugar, Associate Planner.

#### **II. Roll Call**

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

**Absent:** 1 - Mrs. Deutsch

#### **III. Swearing In**

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

#### **IV. Correspondence**

Mr. Hannan noted two correspondences for the Planning Commission which were read into the record during the Public Hearing by Chair Kagler.

#### **V. Public Discussion**

Chair Kagler opened the floor for anyone wishing to speak on any topic which is not on the agenda. No one came forward to speak.

#### **VI. Old Business**

There was no Old Business on the agenda.

## VII. Public Hearings

- A. [PC 2018-3487](#) Downtown Phase II Planned Development - Preliminary Plan submitted by Mota Design Group, 2335 Second street Suite A, Cuyahoga Falls, Ohio  
*Application is on the agenda to establish a date for another special hearing of the Planning Commission. No Public Testimony nor discussion of the request will be conducted.*

Attachments:     [PC 2018-3487 Staff Report April 30, 2018 Meeting](#)  
                              [PC 2018-3487 Staff Report May 14, 2018 Meeting](#)

Chair Kagler noted that on April 30, 2018, Phase II was presented to the PC and public. Mr. Hannan reminded the audience that the meeting tonight is a preliminary plan hearing that will continue with another PC meeting and also go to City Council for a public hearing.

Mr. Hannan gave a summary of the staff report.

Mr. Mike Schwirkert, of CMS Engineering, 2112 Case Parkway, Twinsburg introduced the traffic study and explained that the study has evolved as Phase II has changed.

Mr. Andy Comer, Senior Engineer of CMS Engineering presented an executive summary of the traffic study which included thirty-six intersections. The study looked at traffic as it exists today, as it is projected to be at the build out of Phase II in 2021 and in the year 2041. The traffic studies included traffic during morning and evening peak hours. The study was followed by an analysis that includes where improvements or mitigations might be needed. A map was also shown that includes problem intersections and potential solutions.

The PC members asked questions about various intersections, signal timing, where changes in roads might redirect traffic, the effect of busses, bypassing downtown and the effect of various types of businesses on traffic.

Mr. Joel Testa the President of Testa Companies gave an overview of the Phase II project and stated the overriding goals were to be in keeping with the Comprehensive Plan, be open to public feedback and be financially viable.

Chair Kagler opened the Public Hearing:

Mr. Jeff Wells of 1825 Ashley Drive and Mr. Eric Hancsak of 60 Division Street, representing the Hudson Environmental Awareness Committee encouraged the PC to have good environmental, storm water and traffic management practices. They were also concerned about access to green space, reducing noise, litter and a number of other environmental concerns. They distributed a formal letter to the PC.

Ms. Inga Walker, 189 Aurora Street, Co-President of Hudson Heritage Association, stated her concern with the proposed changes to historic Owen Brown Street. Ms. Walker is also concerned that the proposed buildings will not be able to be repurposed for other uses as the years go by. Also that building forms and architecture need to fit Historic Hudson.

Mr. Donovan Husat of 5761 Nicholson Drive, Hudson Heritage Association Co-President, stated that he believes the developer does not have a complete understanding of the Heritage of Hudson and the the proposed plans are rather generic and not in keeping with downtown Hudson.

Ms. Beth Innamorato of 27 Steeple Drive complimented the plan but is concerned about increased traffic, the railroad bridge and Morris Road becoming a cut through for traffic.

Mr. Bob Drew of 66 E. Streetsboro Street encouraged the Commission not be diverted by small details and personal issues and to focus on making Phase II a great project.

Mr. Michael Flynn of 290 Main Street, after conducting a personal traffic study of the Owen Brown Street railroad underpass, stated his concern about traffic through the new development and other downtown streets.

Mr. Harvey Hanna Jr. of 153 E Streetsboro Street and owner of the Saywell Building encouraged the PC to do all necessary due diligence regarding parking and traffic for both today and tomorrow.

Mr. Curt Van Blarcum of 422 N. Main stated the development should be in balance with the existing site conditions of wetlands, trees and historic Hudson. Mr. Van Blarcum also noted concerns with the walkability of the new development to the west.

Mr. Kagler noted the Commission has received two other letters for the record:

Patricia S. Eldredge. Stated two concerns: 1. Maintenance of the small town feeling of Hudson and that a row of three story buildings with first floor retail space does not currently exist in Hudson. 2. Ms. Eldredge is also concerned that Phase II should compliment, not compete with existing businesses.

Julie S. Lindner submitted a letter recording concerns with burdening taxpayers with infrastructure requirements and the potential retail uses of the new buildings. She also believes that Owen Brown Street is the key transitional area.

Chair Kagler invited Mr. Testa to respond to any of the public comments.

Mr. Testa said he agrees with many of the concerns presented. He also stated that he does not believe the buildings will be seen as cookie cutter designs, however, as of now, none of the architecture has been planned, to date, the work is simply massing. He also stated his company will work diligently will all parties to make it right. Mr. Testa also agrees that traffic issues must be resolved. He feels that much of the opposition heard tonight was with the comprehensive plan, not this development

The Planning Commission discussed:

1. A copy of the traffic study presented at the meeting.
2. Information regarding the railroad bridge, vehicular and pedestrian traffic.
3. Information about projects adjacent to the Phase II area.
4. An overlay with Phase I and Phase II.
5. Further analysis regarding keeping Owen Brown Street open westbound.
6. The Commission members discussed who should be dealing with traffic and parking issues, is this a PC issue or a City Council and city staff issue? Would like staff to speak to this issue at the next meeting.

PC members expressed a desire to confine the traffic discussion to the actual project.

**A public hearing was initiated.**

**A motion was made by Mr. Stolle to continue this public hearing at the next Planning Commission meeting, the motion was seconded by Mr. Anglewicz.**

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

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

## **VIII. Other Business**

**IX. Approval of Minutes****A. [PC 4-9-2018](#) Minutes of Previous Planning Commission Meeting: April 9, 2018**

Attachments: [PC Minutes April 9, 2018 - Draft](#)

A motion was made by Mr. Harvie seconded by Mr. Vitale that the April 9, 2018 minutes be approved as submitted.

The motion carried by the following vote:

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

**X. Adjournment**

A motion was made by Mr. Anglewicz, seconded by Mr. Stolle, that the meeting be adjourned.

The motion carried by an unanimous vote.

Chair Kagler adjourned the meeting at 9:50 p.m.

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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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