



# 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, April 30, 2018

7:30 PM

Town Hall

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### Special Workshop

#### I. Call To Order

Chair Kagler called to order a special work session 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.

Staff in attendance: Mr. Greg Hannan, Community Development Director; Mrs. Kris McMaster, City Planner; Mr. Matthew Vazzana, City Attorney.

#### II. Roll Call

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

**Absent:** 2 - Mr. Anglewicz and Mr. Stolle

#### III. Swearing In

Chair Kagler thanked all in attendance and stated that the meeting was being conducted for informational purposes only to provide the Planning Commission and the general public an opportunity to be updated on the Downtown Phase II development project. The PC will not be receiving public comment this evening and will not take any action regarding the application. Chair Kagler encouraged the public to learn more about the project this evening and to review the City website for expanded information on the project and then bring any public comment to the upcoming public hearing on May 14, 2018 at 7:30 pm at Town Hall.

Chair Kagler stated that while this was not a public hearing, it is the practice of the Planning Commission to have any testimony or comments that are brought before the Commission to be sworn testimony. The applicant's representatives as well as the City staff that will be speaking this evening are asked to rise and be sworn by the Assistant City Attorney Matthew Vazzana.

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

**IV. Correspondence**

There was no correspondence.

**V. Public Discussion**

Chair Kagler invited anyone wishing to speak to the Planning Commission on any item that is not on the agenda to come forward. No one came forward to speak.

**VI. Old Business**

There was no old business.

**VII. Public Hearings**

This is not a public hearing.

**VIII. Other Business**

There was no old business.

- A. [PC 2018-3487](#) Informational presentation regarding the Downtown Phase II Planned Development - Preliminary Plan submitted by Mota Design Group, 2335 Second Street Suite A, Cuyahoga Falls, Ohio. Public comment to be received at the May 14, 2018 public hearing.

Attachments: [PC 2018-3487 Staff Report](#)  
[Downtown Hudson Parking Study](#)  
[Chapter 06 Downtown Phase II Plan](#)

Mr. Hannan noted this is an opportunity for the Planning Commission and public to be updated as the project moves from a concept plan to a preliminary development project. The Plan Development includes both a preliminary plan which will lay out the job framework for the entire project. As specific phases are fully designed for construction they will come to the Planning Commission for a final plan stage. The Planning Commission and City Council will both hold public hearings at each step along the way.

City Manager, Ms. Jane Howington, briefly reviewed the historical context of the Downtown Phase II planned development. Ms. Howington noted this is a public, private partnership. Hudson owns the property and Testa Company will do the development. Ms. Howington explained this project has been in the plans for over a decade. In 2014, the City began site coordination of the land owned by the City and City Schools to take the underutilized uses off City property and into a relocated area. From 2014 to 2017, the City began acquiring other parcels of land with a final acre in negotiations at present. EPA Phase II assessments were completed and the requests for qualifications for a private developer established. The last two years have seen public education and outreach while keeping the website up to date with public information. This year the parking and transportation studies have been done, the concept plan has been refined and a partner agreement with the developer has been drafted with the final dollar amounts still to be determined.

Ms. Howington reviewed: The Guiding Principles, Land Use Framework, Proposed Densities, Development Impacts and the Phasing/Next Steps from the Comprehensive Plan, which are all on the City website.

Mr. Joel Testa, the President of Testa Companies, spoke of the partnership between the City and his company with the stated goal of bringing the vision of the City and the Comprehensive Plan to life.

Mr. Testa described the various blocks of the plan explaining the concept use, potential density and amenities such as green spaces and pocket parks. Regarding the planned hotel, Mr. Testa said that developers do not believe that a hotel is economically viable because of the limited number of rooms.

Mr. Bob Warner, representing Environmental Design Group, explained the planned utilities, storm water, sanitary sewer and wetlands. Mr. Warner said that the sanitary sewers will not require a lift station and will work with gravity.

Mr. Hannan described the traffic study conducted by TMS Engineering based on the concept plan of August 2017. This study is being updated to reflect changes in the updated concept plan. Mr. Hannan also described various considerations to the rail underpass and stated the possibility of maintaining it as is, making it one lane with a pedestrian walkway or using traffic signals to coordinate traffic.

The parking study, conducted by Walker Parking Consultants, was expanded from Phase II, to include the existing downtown area. Walker Parking Consultants included possible actions to improve the parking situation. Following buildout of Phase II, which includes a 350 parking space parking deck, a shortage of 50 parking spaces will exist. It is hoped that surface parking lots or on street parking can remedy this situation. A shared parking demand analysis will be conducted to give a more complete picture of parking.

Responding to question from the Commission, Mr. Testa stated that all utilities will be underground.

Mr. Brett Moses, with Moses Design Group, stated that a diversity of homes will be built that includes 1, 2, and 3 bedroom structures that will range from approximately 1,200 to 2,800 square feet.

Discussion was held regarding Owen Brown Street and various traffic calming measures that may be taken. Mr. Testa stated that the current traffic study anticipates a hotel, which may not be built. If it is not built, the traffic study will be altered.

Staff and Mr. Testa were unaware if the Phase II area is a 'quiet zone' for trains.

Mr. Testa said the garage will be built so that if the full 350 spaces are not needed in years to come, the top deck can become a green space. He also said that three sides of the parking deck will be hidden by other buildings.

Discussion was held on the density of the residential areas and whether this density should be based on the full twenty-acres of the development or just the areas where the residences are built. Also discussed was if the City determined the number of residences or if this was determined by the developer? Ms. Howington spoke to this issue by saying the Comprehensive Plan has driven the design of the development combined with input from citizens.

Mr. Testa said that the lighting plan in Phase II has not been developed, but lighting will be different in the residential and commercial areas and will include smart lighting.

In response to questions about rentals and home ownership, Mr. Testa said that only the 30 apartments in Block G are anticipated be dedicated rental units.

Mr. Testa described the commercial area of Phase II as looking like Main Street with professional business. He said it will be an environment that encourages interaction between the professionals who occupy the space with the public. Above the commercial offices may be other offices or residences.

Mr. Testa said, flexible space means it could be retail, commercial or residential which will be determined by the market.

## **IX. Adjournment**

**A motion was made by Mr. Harvie, seconded by Mr. Chuparkoff, that this special meeting be adjourned.**

**The motion carried by an unanimous vote.**

**Chair Kagler adjourned the meeting at 10:08 pm.**

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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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