



## Planning Commission and Neighborhood Comment Responses

We are appreciative of the engagement both by the Commission and the neighborhood at our initial submission meeting in April. We have categorized and studied the comments from that meeting and have drafted brief responses below:

**Neighborhood engagement and feedback:** We plan to engage and invite the neighborhood to an event on June 24, 2025 in order to answer questions and foster relationships with the community.

**Noise information:** See the safety review for noise information in connection with athletic and recreational events similar to those that currently take place on our field and will take place in the future.

**Exceeding accessory-structure limit:** The addition of the restroom building would not take us above the exceeding accessory structure limit. The accessory structure limit is 4. There is one accessory structure currently so the addition of the restroom building would bring this total to 2.

**Side-yard variance:** We will pursue a side yard variance for the restroom building through the board of Zoning Appeals upon Planning Commission's approval of this submission. This proposed building will be lower than 18' tall therefore we will not be seeking a height variance for this building.

**Eight-foot perimeter fence variance:** We are not pursuing an eight-foot fence, and will instead utilize a 6-foot fence as outlined in our submission.

**Turf-fields and injury prevalence:** Consult the submitted Safety Review and associated research for turf-related injury information.

**Need for this considering existing city fields:** This athletic field has already been in use as described in this submission. Additionally, current demands on other city fields are incredibly high and field space is at a premium. We don't want to contribute to that problem by attempting to use other fields for our programming.

**Impervious surface calculation:** The impervious surface calculation can be found on the civil drawings and is 39% which is well within allowable thresholds.

**Storm-water and flooding impacts:** Please consult the submitted civil drawings. The plans include the construction of a detention basin on the north side of the field to aid in proper storm-water drainage, pushing the flow of storm water away from the neighborhood to the north.

**Emergency vehicle access:** Shawn Kasson, the Hudson Fire Department Fire Marshal, has been consulted on the emergency and safety plans for our field and have approved them.



The fire access lane was widened to 20' per his suggestion but he had no other concerns about safety or access.

**Spectator accommodation:** There is adequate room in and around the perimeter of the field for the number of spectators that would likely attend an event to utilize their own lawn chairs or other personal seating to view events. Please refer to the spectator seating diagrams for additional information.

**Child safety near Terex Road:** There is a minimum of 100 feet from the edge of the field to Terex Road spanning the entire distance of the field's width. In addition, we will be constructing a mound and a 6-foot fence to prevent potential danger. Please refer to the submitted Safety Review as well as the submitted Safety Diagram.

**Lighting:** We plan to install 3'-6" high bollard lighting that is intended to provide egress lighting for the walking path. These lights are not intended to provide sufficient lighting for field activity, and field activities will conclude at dusk. These lights will be programmed to shut off at 10 PM each evening. Please refer to the submitted 3D Lighting Diagram for additional clarification.

**Field Usage:** The installation of turf will not change the appreciable scope of programming taking place on the athletic field. Please consult the purpose and programming information for a more full explanation of the current and intended usage of the field. Program age limits: The field is sufficiently sized (50 x 80 yds) to host two U10 soccer games simultaneously or one U12 soccer game. The turf installation will not change the appreciable scope of CCC's already existing sports and recreational programming. Walking-path Surface: The path is a rubberized surface with a high degree of durability and comfort, designed for light walking and running.

**Public access and Security:** The field area will operate under a "closes at dusk" policy which is consistent with the practice of similar spaces within the city of Hudson. Signage will be installed to indicate this. Restroom buildings and nearby structures will be locked each day upon area closure.

**Dust, noise and sediment controls during construction:** The construction manager, Olivieri Construction, will be responsible to control these items as a part of the overall construction plan. In addition, noise and sediment controls are to be regulated and approved by the State of Ohio EPA. Please refer to the submitted civil plans for additional information.

**100-Year Flood-Path Mapping:** Please refer to CESO Engineering's report and civil drawings.

**Temporary Stage:** If we conduct events that require temporary staging, we will work with city staff in regards to those events. Currently, we only have one outdoor service planned for summer 2025.



**Scoreboard/PA plans:** There will be no electronic scoreboard or PA system installed on this field.

**Will an AED be Provided:** An AED will be mounted on the exterior wall of the nearby restroom building, as indicated on the submitted restroom building floor plan and submitted Safety Diagram. The floor plan states that the final mounting location of the AED is to be coordinated with the fire department.

**Types of Whistles Used During Games:** Coaches will provide their own whistles.

**Concessions for Field Spectators:** There will be no concessions provided.

**Where will Portable Goals Be Stored:** Game-day goals will be stored on the field and pulled to the side if needed. During the off season, the nets from the game-day goals will be stored indoors but the goals themselves will remain on the field. Practice or pop-up goals would be stored in the shed after every practice.

**Knox Box:** A knox box will be mounted on the exterior wall of the restroom building, as indicated on the restroom building floor plan. The plan states that the final mounting location of the knox box is to be coordinated with the fire department.

**Trash Receptacles:** Trash Receptacles are indicated on the submitted restroom building floor plan.



May 19, 2025

Nick Sugar  
City Planner, City of Hudson  
1140 Terex Road, Hudson, OH 44236

Re: Statement of Compliance for Christ Community Chapel's Planning Commission  
Submission for the Field and Outdoor Restroom

Dear Mr. Sugar,

SoL Harris/Day has reviewed the requirements set forth in Section 1203.05 of the Land Development Code and has provided the following Statement of Compliance based upon the City of Hudson's Conditional Use Standards and the Special Conditions for Places of Religious Worship:

**Conditional Use Standards:**

1. The use is consistent with the policies and intent of the corresponding plan district in which it is located, as set forth in the City Comprehensive Plan (as amended from time to time).
  - a. Response: Per the City of Hudson's Comprehensive Plan, Christ Community Chapel's property is located within the Public/Semi-Public land use designation. Upon review of the intended purpose of this designation, SoL Harris/Day feels that the proposed design fits within the intent and character of this designation. The church is also a part of zoning district 1 which allows for Places of Religious Worship.
2. The use is physically and operationally compatible with the surrounding neighborhood and surrounding existing uses. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including, but not limited to, conditions or measures addressing:
  - a. Location on a site of activities that generate potential adverse impacts such as noise and glare:
    - i. Response: The turf field, walking track, and restroom building are proposed in the church's existing grass field area. This location is ideally positioned to be minimally disruptive to neighbors as it faces the main roads (303 and Terex Road) rather than being positioned to disturb the residential neighbors to the south and east.
  - b. Hours of operation and deliveries:
    - i. Response: The field will be used as it is currently is for youth recreational purposes in the evening and on weekends.
  - c. Location of loading and delivery zones:
    - i. Response: There will not be deliveries associated with this use.
  - d. Light intensity and hours of full illumination:





- adequate sight distances are maintained for motorists entering and leaving the property proposed for the use.
- a. Response: No changes to access points are proposed with this scope.
5. On-site and off-site traffic circulation patterns related to the use shall not adversely impact adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
    - a. Response: No additional trips are anticipated for the field. Please refer to the Trip Generation Letter for additional information.
  6. The use will be adequately served by public facilities and services.
    - a. Response:
      - i. Sanitary - An existing sanitary sewer main is available for connection at the southern side of the site. Based on initial discussions with the DSSS, the existing sanitary sewer is expected to have capacity for the proposed Field Addition and forcemain connection.
      - ii. Water – An existing lateral is available on the Church campus for connection. A proposed connection is shown by boring and tapping into the existing lateral.
      - iii. Electric – Electric to be extended from existing Church building service.
  7. The use provides adequate off-street parking on the same property as the use, in compliance with standards set forth in Section 1207.12.
    - a. Response: No additional parking is proposed for this scope as sufficient parking is provided for the existing field and no additional parking demand is anticipated.
  8. Unless addressed in the special conditions and standards set forth below, the use will be screened with fencing and/or landscaping in excess of what is required in Section 1207.04, as appropriate, if the use may otherwise result in an adverse impact on adjacent property benefitting from such screening.
    - a. Response: The existing field is located in the northwestern corner of the property, near the adjacent public roads and commercially zoned properties. Landscape buffering and fencing will be provided to create additional buffering between the field use and the surrounding properties.
  9. The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties.
    - a. Response: The existing field is in the northwestern corner of the property, facing the public roads and commercially zoned properties. Landscape



buffering and fencing will be provided to create additional buffering between the field use and the surrounding properties.

**Special Conditions for Places of Religions Worship (Churches):**

1. The only dwelling on the property, if one is provided, shall be for the priest, deacon, minister, or rabbi associated with the place of worship, or for a facility's manager, caretaker, or maintenance person, and related family provided the underlying zoning district permits residential use.
  - a. Response: There are no dwellings on the property.
2. The parking area for the use shall be a minimum of fifty feet from adjacent properties used for residential purposes.
  - a. Response: No additional parking is proposed with this scope.
3. Safe areas for pick-up and discharge of persons shall be provided.
  - a. Response: A 20' wide fire lane is proposed for ambulance access to the field during its use for recreational events. This access has been reviewed by the Hudson Fire Department Fire Marshal, Shawn Kasson, who has indicated that he has no concerns with what is proposed.

Thank you for your time and consideration of this project proposal.

Sincerely,

Julie Ziga, AIA, LEED AP BD+C  
Project Architect  
SoL Harris/Day Architecture



### **CCC – Turf Field Upgrade Narrative**

Christ Community Chapel (CCC) takes great joy in serving our congregation and the greater Hudson community, aiming to strengthen family relationships, provide recreational opportunities, and enhance community engagement. To that end, CCC proposes upgrading our existing athletic field from grass to a high-quality artificial turf surface. This field, approved under our original conditional use, currently supports our active internal sports and family programming. Our goal with this upgrade is to enhance our ability to continue to provide reliable, year-round programming which serves and benefits the church congregation and Hudson community directly. This aligns with our current conditional use for our property, which was submitted and approved in 1998.

We hope to create a community-focused space where families gather seamlessly. We envision, for example, a father coaching his son's soccer team on the turf field while nearby siblings can play safely on the playground. Steps away, a mother comfortably walks and connects with a friend along our walking path all within an environment built to enrich family and community life.

Our grass field has been consistently utilized for recreational sports, church events, and family-oriented activities. We plan to continue using it in this manner, but are requesting to replace the grass surface with artificial turf. Weather and maintenance have frequently limited our ability to fully utilize this facility. The introduction of artificial turf will significantly reduce these interruptions, extending usability across all seasons and weather conditions, ensuring that CCC's sports, family, and recreational programs can operate consistently, effectively, and safely.

Artificial turf offers notable environmental benefits by eliminating the need for irrigation, fertilizers, and chemical treatments. Additionally, its consistent surface improves accessibility, making it easier for individuals of all abilities to participate comfortably in our recreational activities.

To complement the turf upgrade, thoughtfully landscaped areas will be developed around the field. These enhancements will integrate seamlessly with our existing playground, reinforcing our commitment to fostering community connections and family engagement.

This upgrade is driven by CCC's desire to provide a community-focused, aesthetically pleasing environment that strengthens community engagement. By enhancing our facility in this targeted and responsible way, CCC enhances our ability to effectively serve families and the wider Hudson community for years to come.



## **Turf Field Usage Plan**

### **1. Purpose**

The athletic field exists, approved under the original conditional use approved in 1998, to support Christ Community Chapel's (CCC) in house recreation and family ministries, serving the church and greater Hudson community. Typical activities include:

- Youth recreational soccer, flag football, and lacrosse activities
- Adult "open field" evenings and small sided pick-up games
- Summer day camps & children's programs that incorporate field games
- Occasional church wide events (e.g., picnics, family fun nights)

The change from grass to artificial turf will not change the appreciable scope of programming or programming strategy for CCC – however, it will reduce maintenance and program interruption due to weather or other considerations.

The current grass field's playable area is about 50 by 80 yards, and the playable field size will remain the same upon installation of turf. This is enough space for two U10 soccer games simultaneously in the north/south directions, or one U12 game in the east/west direction. For the sake of comparison, a full sized field is roughly 70 by 120 yards.

### **2. Limits of Possible Available Use**

The field will be available for possible use from 8:00 AM until dusk. Ambient walkway lights turn on at dusk and are automatically shut off by 10 p.m. They are pedestrian level fixtures that are not intended to light the field for activities, but rather provide sufficient light for path egress.

### **3. Athletic Attendance / Noise Considerations**

- Game participants on field: Approximately 50
- Game spectators: Approximately 100 (family members & friends). Refer to the provided Spectator Diagrams for additional information.
- No scoreboard or PA system; spectator noise is minor and is buffered by surrounding arterial roads.
- For further information in regards to noise, please refer to the provided Safety Review.

### **4. Supervision**

- Every activity is overseen by paid CCC staff or trained CCC volunteers.
- Children's programming is subject to CCC's Child Protection Guidelines (background checked leaders, secure check in/out, two adult rule).



- Sport programming volunteers hold current CPR / First Aid certification.
- Facilities personnel are on site whenever the field is scheduled.
- For further safety information, consult the Safety Review included with this submission.

## **5. Parking**

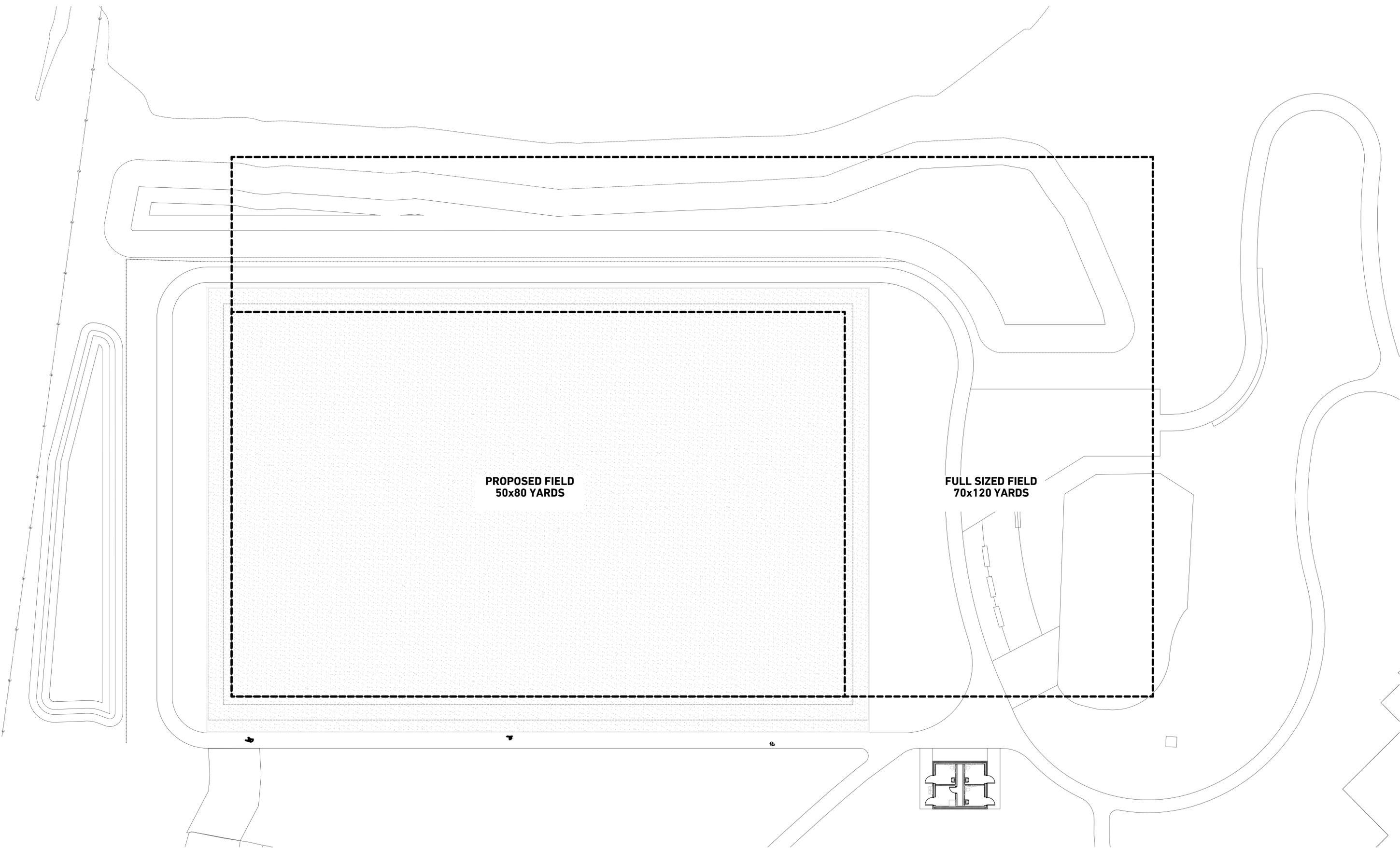
- Events will utilize CCC's current parking lot, which contains over 900 parking spaces, and established traffic patterns. Capacity far exceeds projected attendance, ensuring smooth ingress/egress without neighborhood impact.
- There will be no overlap between athletic events and Sunday morning services.
- For further parking information, refer to the Safety Review in addition to the provided Parking Diagram.

## **6. Lighting / Security**

- Pedestrian bollard lights along the walking path provide safe egress; they are not intended to light the field for activities.
- Lights are programmed off at 10 p.m.; potential security cameras would tie into CCC's existing campus system.

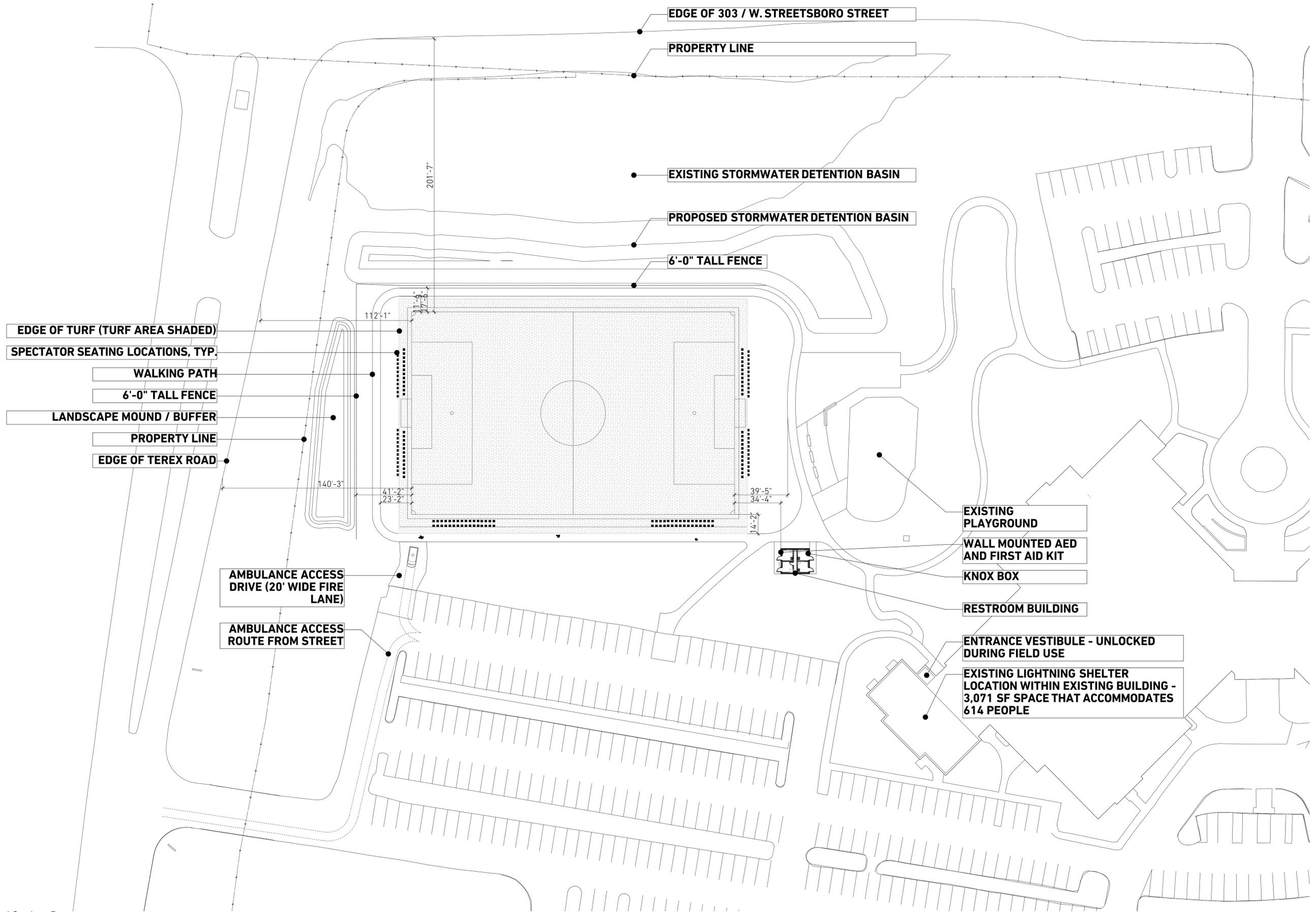
## **7. Summary**

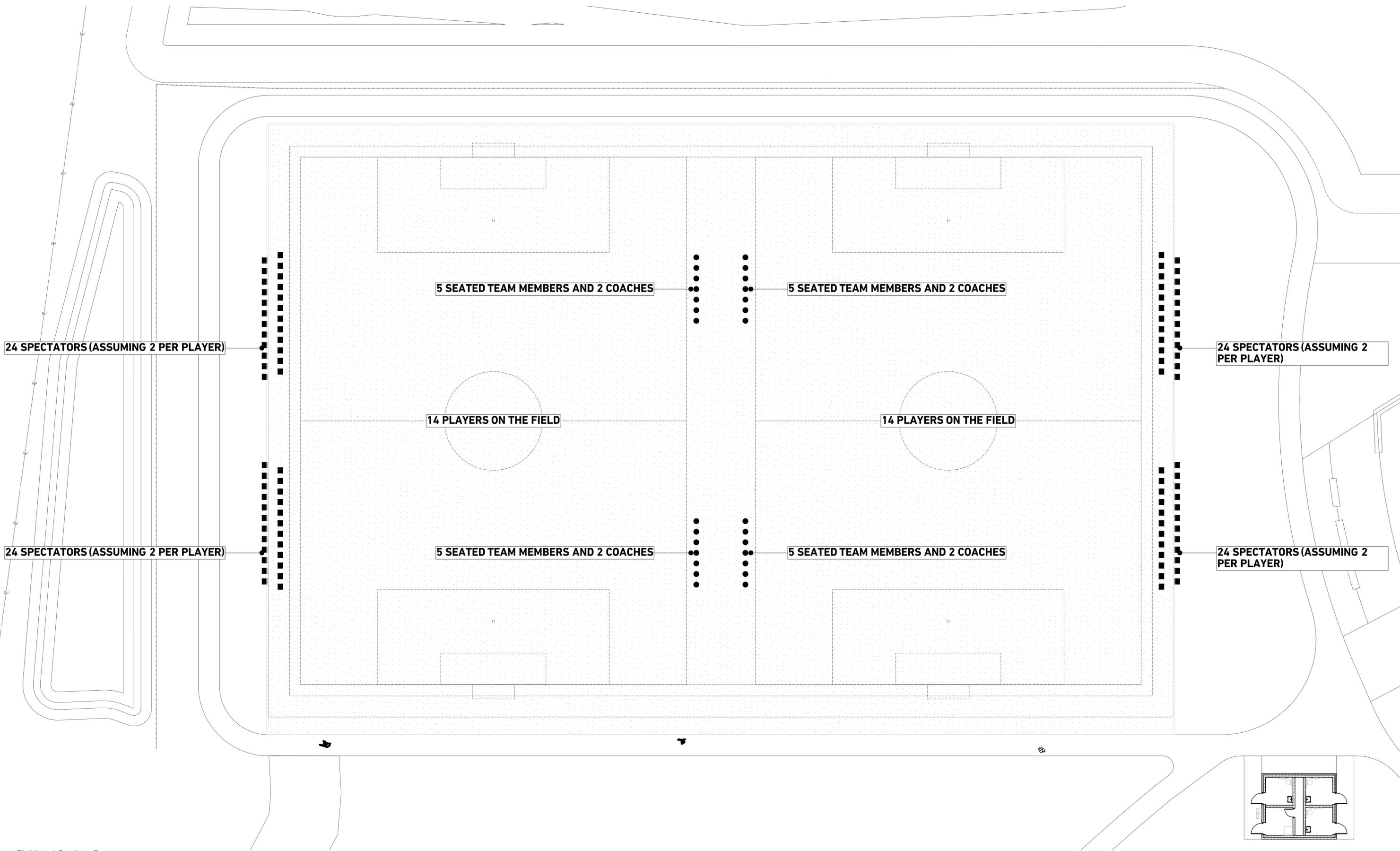
The proposed upgrade to install turf on CCC's grass athletic field—already covered by CCC's existing conditional use approval—modernizes a long-used ministry space so that families and community members can more fully enjoy multiple-season, weather resilient recreation. The current field is in a low point, lacks proper drainage, and is plagued by muddy spots and ruts. The proposed turf upgrade would provide a safer and more consistent surface. With modest attendance, ample parking, professional maintenance, and robust oversight, the facility will enhance CCC's mission while maintaining a quiet, orderly presence in the neighborhood.

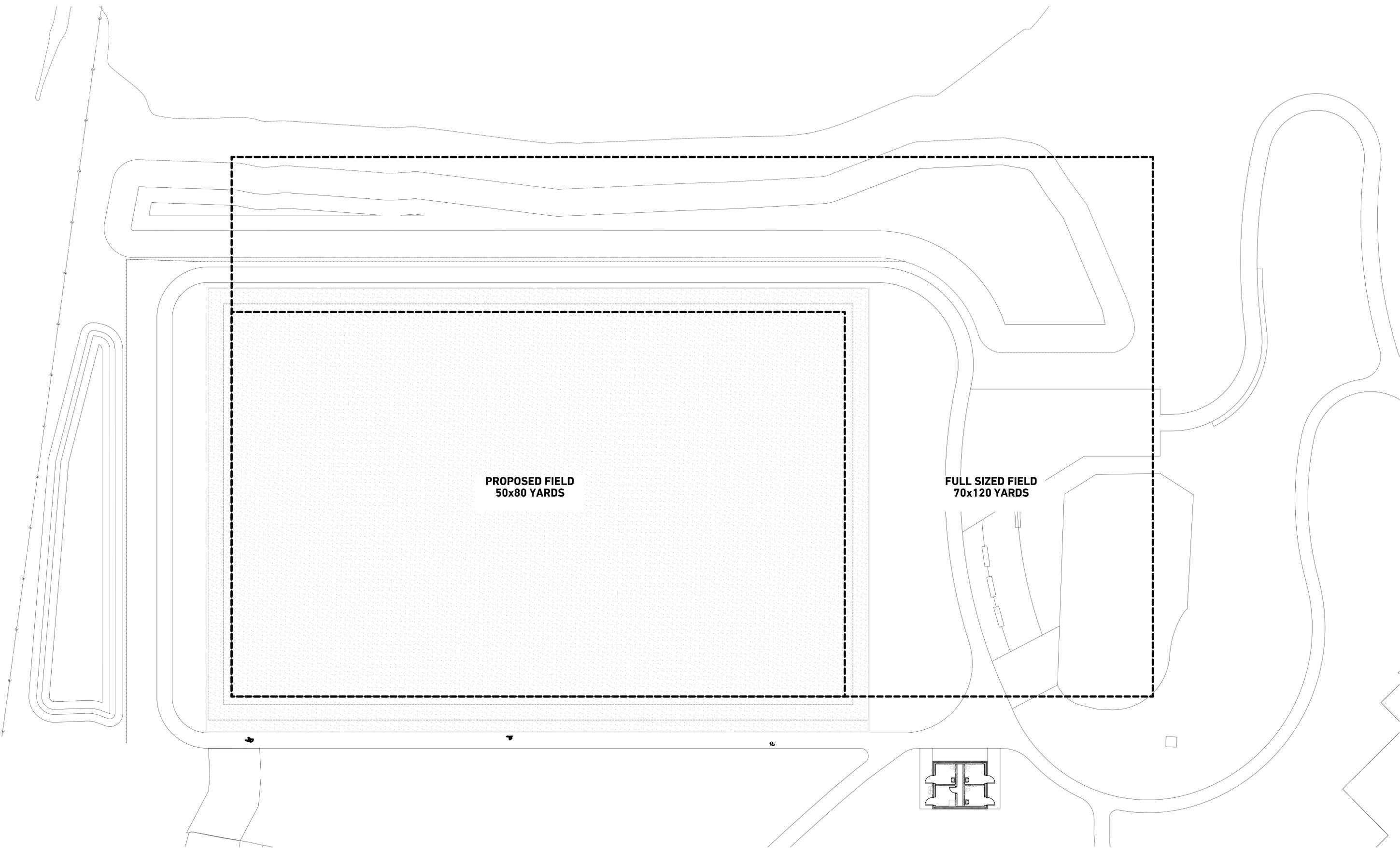


**PROPOSED FIELD  
50x80 YARDS**

**FULL SIZED FIELD  
70x120 YARDS**

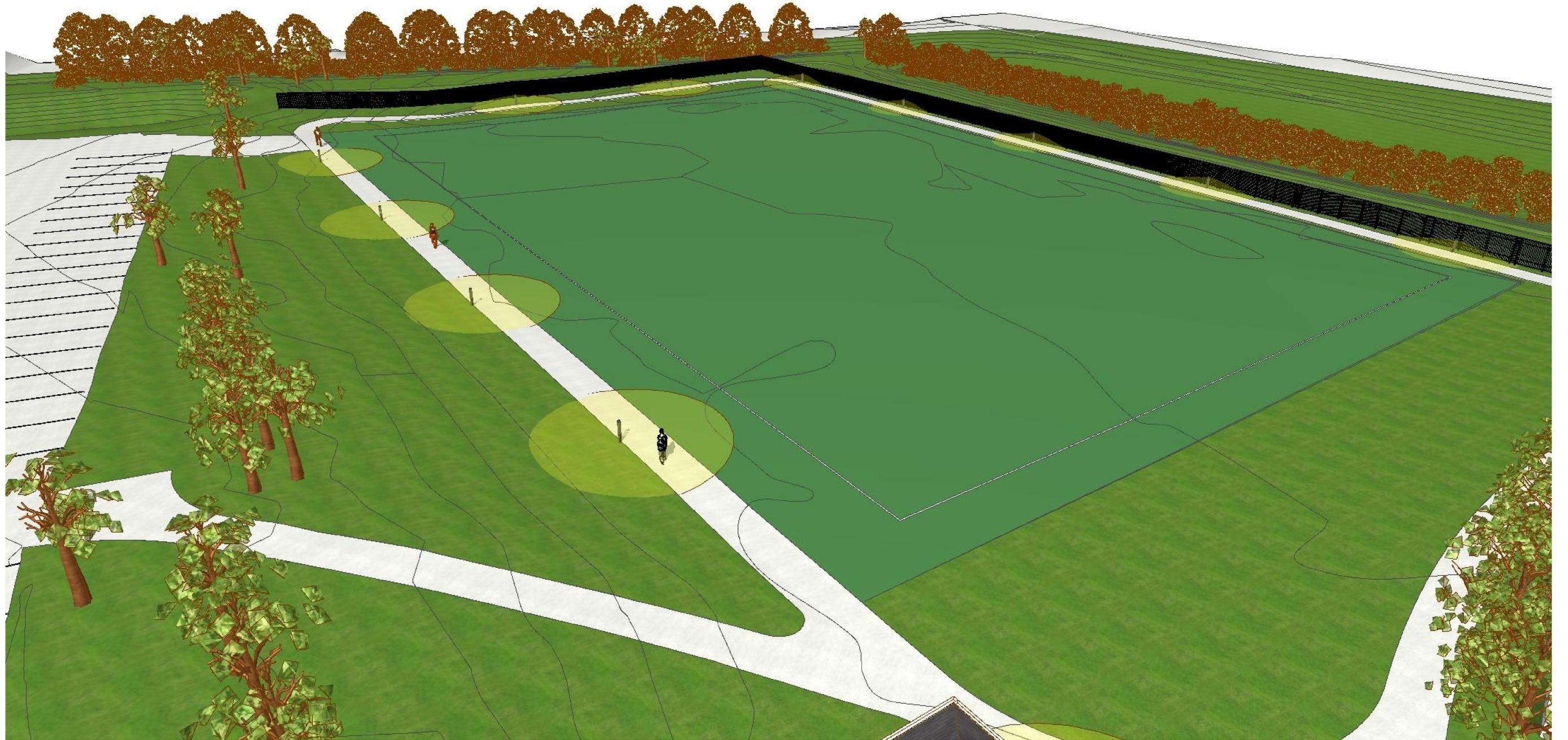






**PROPOSED FIELD  
50x80 YARDS**

**FULL SIZED FIELD  
70x120 YARDS**



May 19, 2025

Hudson Ohio City Hall  
 1140 Terex Road,  
 Hudson, OH 44236

RE: Christ Community Chapel's Turf Field and Outdoor Storage

To Whom It May Concern:

CESO, Inc. is pleased to submit this response letter to you regarding the Engineering Department, Planning Commission Staff and Fire Department Review Comments provided by the reviewer.

Referencing Hudson Fire Department Letter dated 04/03/2025

1. A Knox Box must be furnished and installed in an approved location on the outdoor stage building.  
**Response: A Knox Box was added to the restroom. Please refer to the Utility Plan, which will be incorporated in the Building Plan.**

Referencing Staff Report Comment Letter from Planning Commission dated 04/09/2025

1. Staff notes an 8 ft high chain link fence is proposed along the northern edge of the turf field. The fencing standards do not specify institutional uses for use of 8 ft fencing, only commercial, retail, and industrial. Additionally, chain link fencing is only permitted in Zoning District 8. Therefore, staff recommends the site plans to be revised to depict a 6 ft high fence with other material, subject to consideration by the Architectural and Historic Board of Review.  
**Response: A 6 ft high decorative metal fence is being proposed on the Civil Plans.**
2. The proposed location is within the side yard and, therefore, would require a variance. Staff acknowledges that relocation of the building to the rear yard may be impractical and closer to existing residences.  
**Response: Noted.**
3. Sheet C1.0 of the improvement plans provides an impervious surface calculation; however, only includes the existing and proposed structures. The applicant shall revise the sheet C1.0 to include an updated impervious surface calculation for the entire site capturing the above definition. Staff anticipates the total site would be under 50% impervious with the proposed improvements, including the turf field.  
**Response: Sheet C1.0 has been revised to address the impervious surface calculation. The impervious coverage for the site is 39%.**
4. Staff notes the following:
  - The overall proposal would include limited tree removal, as most of the project area is currently utilized as an open field.
  - Three trees are depicted for removal outside of the proposed limits of disturbance of sheets L1 and L1.1. Two of these trees are located on the adjacent city right-of-way along Terex Road. The applicant should revise the drawings to preserve these trees.  
**Response: Sheets L1.0 and L1.1 have been revised to preserve these trees outside the LOD.**
5. W. Streetboro Street and Terex Road are classified as arterial streets; therefore, a 50 ft landscape bufferyard is required. Staff notes a portion of the proposed landscape bufferyard along Terex Road would have to be widened, as it ranges in width from 35 ft –

50 ft. Staff notes the number of trees proposed and the species of trees proposed are compliant with the planting requirements.

**Response:** Additional screening plants were added along with the trail to satisfy the 50 ft bufferyard requirement along Terex Road.

6. As previously stated, the applicant shall document compliance with the maximum sound levels stipulated in the chart on page 3 of this staff report.

**Response:** This information will be provided on SHD's submission materials.

Referencing Hudson Engineering Comments dated 04/08/2025

**General Comments:**

1. An inspection escrow will be needed at the final approval of the plans, prior to a pre-construction meeting.

**Response:** An inspection escrow will be established before the pre-construction meeting. This is being communicated with CCC.

2. A Performance Bond in the amount of 110% of the Items within the right-of-way and all storm sewer work. That number shall be taken from an engineer's estimated construction cost stamped and signed by the engineer.

**Response:** A signed and stamped OPC is provided with this submission. A performance Bond in the amount of 110% of the Items within the Right-of-Way and all storm sewer work will be obtained using the OPC.

3. A pre-construction meeting shall be held with the City of Hudson prior to any work beginning.

**Response:** A pre-construction meeting will be held with the City of Hudson prior to any work beginning.

4. Please provide a disposition of comments with the next submittal.

**Response:** This response letter serves as this disposition.

**Detailed Plan Comments:**

1. Indicate how the site will be secured. Will a construction fence with privacy screening be used? Show on plans.

**Response:** A 6 ft high chain-link construction fence along the LOD will be used shown on the Civil Plans.

2. Based on the Wetland delineation, no wetlands will be impacted.

**Response:** Noted.

3. A Trip Generation Report has been provided and no increase to traffic is expected. The improvements do not require additional staff and Christ Community Chapel holds several outdoor events each year without any known issues. Traffic control from local law enforcement has been used for larger events.

**Response:** Noted.

**C103 – Utility Plan**

1. The sanitary sewage from the new restrooms will require a pump station and force main which will be extended to the existing building.

**Response:** A pump station for the new restrooms is proposed and the force main will be extended to the existing building on sheet C103.

2. The waterline will be extended from the existing building.

**Response:** The waterline will be extended from the existing building on sheet C103

3. The plans have been submitted to Summit County Sanitary Sewer Dept. for approval but are not approved yet.

**Response:** This is the same status. CESO is coordinating on revision to Restroom building with DSSS.

**C104 – Grading Plan**

1. The proposed contours are designed to collect the water and take it to the new pond.  
**Response: That is the intention of the grading for this site to allow for stormwater to make its way to the stormwater management basin.**
2. Stormwater calculations have been reviewed and found to be acceptable.  
**Response: This report has been updated due to the project scope changes and included in this submission.**
3. An OEPA Notice of Intent (NOI) permit is required.  
**Response: The OEPA Notice of Intent was applied for on 5/16/2025, pending approval.**
4. Summit County Soil and Water Conservation Department will review and administer the SWPP Plan.  
**Response: CESO is submitting revised plans and a draft LTMA to the Summit County Soil and Water Conservation Department for review. The SWPPP and application were submitted on 5/19/2025.**
5. No clearing shall begin until the Sediment Control Plan is approved by Summit Soil and Water and the controls are in place.  
**Response: No site clearing will start until the approval from Summit Soil and Water and E&S controls are in place.**
6. Label and size the 100-year flood path per Eng. Stnds. The Path shall not cause loss of life or property. Window and threshold floor elevations shall be 18 in. above 100-yr. flood elevation along path. Easements shall be granted with absolutely no building, vegetation, etc., within easement. Streets can be used as flood path provided they do not exceed 8" above the top of curb for the 100-year storm. Calculations shall be provided. The flow path shall show the downstream structures.  
**Response: The subject site is not within the 100-year flood zone or path.**

**Additional Comments:**

1. Maintenance of traffic plans shall be included with these plans.  
**Response: The work is not within the R/W and within the subject parcel. All construction vehicles will utilize the existing church driveway for site access.**
2. Show temporary dumpster locations and trash pickup areas.  
**Response: There are temporary dumpster locations and trash pickup areas near the restroom building within the LOD area shown on the Civil Plans.**
3. Indicate locations of temporary restroom facilities on the plans or a note that the contractor can use facilities in the building.  
**Response: CCC would like the contractor to provide their own temporary restroom facilities. The location of the temporary restroom facilities are shown near the temporary dumpsters shown on the Civil Plans.**
4. There shall be no staging of equipment, materials, or employee vehicles in the Right-of-way.  
**Response: All equipment, materials, and employee vehicles will be staged within the subject parcel and outside the R/W.**
5. No road closures will be permitted without a written approval from the City Manager.  
**Response: The City Manager will be notified and secure a permit in advance of a road closure.**
6. Explain how dust, noise and sediment will be kept under control in plan notes.  
**Response: There is a note addressing this on the SWPPP.**
7. All debris shall be contained on site.  
**Response: It is the intention to have all debris to remain onsite. If significant material will need to be removed, this will be coordinated with the City Manager prior to removal.**

8. Provide the Planned haul route for the trucks if significant material is going to be moved.  
**Response: A contractor has not been selected at this time. A haul route map will be provided prior to the start of construction.**

Should you have any further questions, please do not hesitate to call me.

Respectfully,

A handwritten signature in cursive script that reads "Hannah Okes".

Hannah Okes  
Project Manager