



City of Hudson, Ohio

Meeting Minutes - Draft Planning Commission

Sarah Norman, Chair
Angela Smith, Vice Chair
Fred Innamorato
Chelsea McCoy
David Nystrom
Matt Romano

Monday, April 14, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Acting Chair Ms. Smith 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: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

Absent: 1 - Ms. Norman

III. Swearing In

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

IV. Approval of Minutes

There were no minutes prepared for review

V. Public Discussion

Chair Smith opened the meeting for Public Discussion of any topic that is not on the agenda. There was no Public Discussion.

VI. Correspondence

Mr. Sugar noted a number of correspondences regarding case #2025-231 for Christ Community Chapel, including three that were submitted after the staff report was distributed, and therefore printed for the Commissioners.

VII. Old Business (including continuation of Public Hearings)

There was no Old Business.

VIII. New Business (including Public Hearings)

A. [PC 2025-231](#) A Conditional Use and Major Site Plan request of an artificial turf athletic field

and outdoor stage for Christ Community Chapel.**Attachments:**[Staff Report](#)[Statement of Compliance from Applicant](#)[Site Plans](#)[Elevations and Floor Plan](#)[Wetland Delineation](#)[Stormwater Management Report](#)[SWPPP](#)[Trip Generation Letter](#)[Engineering Dept Review](#)[Fire Dept Review](#)[Letter of intent](#)[Affidavit](#)[Bond Letter](#)[Construction Schedule](#)[Deeds](#)[Site Information](#)[Staking Exhibit](#)[Submittal Checklist](#)[Estimate](#)[Public Comments](#)

Mr. Sugar introduced the application by describing the location and the project. Mr. Sugar noted that churches are a conditional use in this district and reviewed the staff comments and recommendations.

Mr. Jimmy Kozy, Christ Community Chapel, introduced Ms. Julie Ziga, architect at SōL Harris/Day, who presented: 1) The 50-yard by 80-yard artificial turf field, the walking path, the outdoor stage and the outdoor restrooms, and noted the restrooms and stage are being withdrawn from the application at this time. Ms. Ziga also described additional projects that are not part of this application.

Ms. Ziga described the proposed lighting, ADA needs and requirements, the hours of operation with approximately three outdoor services per year from 10 a.m. to 12 p.m., how trash is handled, and traffic patterns.

Ms. Ziga addressed the staff comments stating: Had the Church continued with the outdoor stage application, documentation would be provided to show that the sound levels will not exceed 60 decibels at the property lines and variances would be sought regarding the height of the structure. Ms. Ziga stated the proposed fence will be reduced to six-feet high and the materials will comply with the LDC and AHBR stipulations, that coordination will take place with Hudson Engineering, and that a Knox Box will be included per the comments of the Fire Marshal.

Ms. Hannah Okes, Civil Engineer, noted: The impervious surface areas will comply with the LDC, that while the current plans shows trees being removed - the revised plans will not remove the trees, that the buffer along Terex Road will be as directed by staff, that silt fencing will be used on the downslope as shown in the plan, and any additional needed silt fencing will be installed.

Ms. Okes addressed the Engineer's comments stating: The flood path will be added to the plan, that no work in the right-of-way will be done, that staging of vehicles and materials will take place on site and will not impede traffic, that dust will be mitigated, and that a haul route for trucks will be established.

The Commissioners, applicant, and staff discussed: The rental cost of the stage equipment, that staff knows of no other churches in Hudson with stages or turf fields, that four accessory structures are permitted on the property, that Legacy Park will be designed by a landscape professional, that the impervious surface area calculation is estimated by staff to be around 50 percent, the purpose of the turf field, whether noise studies have been conducted at events, where spectators would sit, where EMS will enter the field area, the distance from the field to the road and that mounding will offer protection from cars running off the street, the type of material used for the walking track, the lighting on the walking path, that no goals will be permanently installed on the field, that CCC is an independent non-denominational church, community use of the fields, that registration fees for programming are used for the specific program - there are no for profit events planned, that CCC does not plan to position itself as an elite sports site, that the fields are currently used on a limited basis, that CCC anticipates several weeks of camps during the summer, that summer programs seldom continue after 9 p.m., that no early morning events are planned, that Sunday outdoor services have typically taken place once per month during the summer, that music is part of a Sunday morning service, that a typical service takes one-hour, that the walking path will be open to the public like the playground is now, that an outdoor service hosts 3000 to 3500 people, concern over the natural barrier for the protection of children, that a preschool may eventually be opened but there are no current plans, that during services children may go outside, that use of the soccer field will be for CCC events or for the community, that the lighting bollards on the path will be 42 inches high, and that the walking path material will be similar to the playground material, but of a different color.

The Commissioners, staff, and applicant discussed: The trip generation report, parking, and if the church was approved for a Conditional Use.

Chair Smith opened the meeting for Public Comment.

Ms. Kimberly Kotynski, 6021 Heather Lane, noted that outdoor services can be heard at her house and disturb her sleep, but cannot be heard when inside services take place. Ms. Kotynski also noted that the church may use microphones and the fields at other times throughout the year, that when the church was built there was an agreement that there would not be a preschool, and that the steeple light was to be turned off at dusk - but it is not.

Ms. Beth Slater, 6020 Heather Lane, stated she generally hears the outside noise and is concerned about the additional work causing greater flooding problems.

Ms. Robin Kiewatt, 5958 Heather Lane, noted: There are times that people park in front of her house, she is concerned that surveyors have staked her property without permission, and potential water issues. Ms. Kiewatt also noted that the church is generally a good neighbor.

Ms. Holly McDonough, 5644 Londonairy Boulevard, noted that for the past few years she has been notified of outdoor events at the church. Ms. McDonough also stated she has concerns regarding: Water issues, that the parking lot lights are on all night, additional lighting being installed, the possibility of renting the field out in the future, the direction of the stage, and if the noise will reach her house.

Ms. Lea Walsh, 5607 Londonairy Boulevard, noted that during outdoor services, portions of her house shake and they try to be out of their house when outdoor weekend services take place. Ms. Walsh also noted that sound

checks take place prior to 10:00 a.m., and she is concerned that more outdoor events may take place with additional building on the property. Ms. Walsh noted that she does hear crowd noise when the speakers are not in use.

Ms. Natalie Fournier, 5601 Londonair Boulevard, notes she attends CCC, that she does hear the music at her house during outdoor services, but cannot hear crowd noise when outdoor services take place, and very much appreciates CCC.

Mr. David McMullen, 5855 Londonair Boulevard, notes that sound at his house is not an issue, that he attends CCC, and that the people and CCC have played an enormous positive role in his life. Mr. McMullen also noted that he coaches a Hudson soccer team of 10-year-old boys who cannot find practice areas, and does not anticipate using the CCC field, and that he believes the field at the church will be used by the community as the playground is today. That the project will be a community-building space for the people of Hudson, which he believes will be beautiful.

Ms. Stacy DiNardo, 7370 Stony Hill Circle, Director at CCC, thanked the neighbors for giving feedback to the church staff. Ms. DiNardo also noted that the outdoor services are designed as times when the church as a whole can gather instead of being in eight different locations throughout the building.

Mr. Jim Gall, 3411 Stony Cross Road, Stow, CCC attendee, noted that a big part of the entire project is an attempt to reach out to the community, which they have seen taking place through the playground and the church restrooms being open throughout the day for community use.

Mr. Sugar noted that when the church was permitted, it was part of the township.

Seeing no one else coming forward for Public Comment, Chair Smith closed Public Discussion.

The Commissioners, applicant and staff discussed: the stage direction orientation, that the noise to the neighborhood emanating from the stage, the existing parking lot lighting, potential use of the field by club teams, that all the Chapel churches are now independent, that Mr. Kozy estimated over fifty percent of attendees are Hudson residents, that the church has 964 parking spaces with approximately seventy-percent used during a busy regular 10:00 service, that the code requires one parking space for every seat, the current sports events (inside and outside) at the church, that the church performs decibel level checks for the safety of those attending but did not have the numbers on hand, that lighting around the soccer field is not intended to light the field for play, and whether the architect has consulted safety experts regarding the turf field.

The applicant had no additional comments or questions.

The Commissioners discussed: Concern with the lighting, that a turf-only application be submitted, that the LDC requires the conditional use to be compatible with the surrounding neighborhood - and be accessible for EMS, the placement of the field relative to the street, that drainage is a concern, lack of seating for spectators, that a noise study has not provided, requesting the applicant continue the application to address the issues brought up at the meeting, including: Sound, impervious surface, safety, and drainage.

Mr. Matt Sutter, SōL Harris/Day, requested the application be continued.

A motion was made by Mr. Nystrom, seconded by Mr. Romano, that the application be tabled, due back on 6/9/2025. The motion carried by the following vote:

Aye: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

- B. [PC 2025-256](#) A proposed Text Amendment request to Chapters 1205, 1206, and 1213 of the Land Development Code. The amendment would establish a permanent prohibition related to marijuana facilities.**

Attachments: [Staff Report](#)
[Ordinance No. 25-57](#)
[ORD 25-57 proposed revision 4.14.25](#)
[Zoning for Marijuana Facilities - surrounding communities](#)
[Lets Talk Hudson page and survey results](#)

Mr. Hannan introduced the proposed Text Amendment by reviewing the Staff Report, the community survey, the history of the City Council's decisions regarding the marijuana moratorium, and the staff recommendation.

The Commissioners and staff noted the large number of public comments.

Ms. Smith opened the meeting for Public Comment. There were no Public Comments.

The Commissioners noted agreement with the proposed revisions.

Mr. Nystrom made a motion, seconded by Mr. Romano, that Planning Commission send an approval to City Council of staff's proposed text amendment, including the suggested edits. The motion was approved by the following vote:

Aye: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

IX. Other Business

- A. [PC Housing Density Disc](#) Planning Commission discussion on residential density allowances**

Attachments: [Housing Chart - LDC](#)
[Hudson Zoning Map](#)

The Commissioners discussed making Residential Density Allowances, a topic for a future meeting.

A motion was made by Mr. Innamorato, seconded by Mr. Nystrom, to make Residential Density Allowance, an agenda item for a future Planning Commission meeting. The motion carried by the following vote:

Aye: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

X. Staff Update

Mr. Hannan noted: 1) City staff is working on integrating the former YDC property with the Comprehensive Plan. 2) That work has begun on planning for a holistic review of the former JoAnne Stores property for future development. 3) That the YDC property is for sale but has not been heavily marketed.

XI. Adjournment

Chair Smith adjourned the meeting.

Angela Smith, Acting 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.

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