

**CITY OF HUDSON
PLANNING COMMISSION
REGULAR MEETING OF MAY 12, 2014
7:30 P.M., TOWN HALL**

MINUTES

CALL TO ORDER

The Chair, Mr. Mulligan, called to order the Regular Meeting of the Planning Commission of the City of Hudson at 7:30 p.m. in Town Hall, 27 East Main Street, Hudson, Ohio.

ROLL CALL

Present: Mr. Anglewicz, Mrs. Barone, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler,
Mr. Wolenski, Mr. Mulligan

Absent: None

Officials Present: Mark Richardson, Community Development Director;
Greg Hannan, City Planner; Aimee W. Lane, Assistant City Solicitor

OATH OF TRUTHFULNESS

Mr. Mulligan, the Chair, placed everyone under oath who would be giving any testimony during the meeting.

PUBLIC HEARING

CASE 2014-11, SITE PLAN REVIEW, LAKE FOREST COUNTRY CLUB, 100 LAKE FOREST DRIVE, DISTRICT 3

Mr. Hannan reviewed the staff report.

Mr. Ernie Roma, General Manager, Lake Forest Country Club, representing the applicant, said that the plan being reviewed represents a significant improvement to an area that is currently unused and overgrown and that will further enhance the club's reputation in the City of Hudson and with its members and guests.

Mrs. Barone asked if live bands would be performing and creating noise during wedding events at the project's referenced location. Mr. Roma answered that the location is not the planned venue for live bands and that most weddings use an inside location for live bands. Mrs. Barone asked if there is a time limit for bands performing outside. Mr. Roma stated that traditionally the outside bands have ended their performances at 10:00 p.m.

Mr. Mulligan asked staff to explain the issue concerning the boat dock. Mr. Hannan said that the 1002 elevation contains both the floodplain and the floodway. The floodway is the higher bench mark where no obstructions can occur within that area. The floodway covers the entire lake up to the 1002 elevation. Encroachments are not permitted in floodways.

Mr. Mulligan asked if there was another spot along that area that would permit a boat dock. Mr. Hannan said that based on initial reviews, there did not appear that there will be a functional spot. Based on discussions with the designer and the applicant, a floating dock or other options that may meet their needs without a structural dock may be considered at a later date. Mr. Mulligan asked the applicant what the dock would be used for. Mr. Roma said that being considered is the use of paddle boats, canoes, and kayaks in an effort to provide members and guests access to the lake. Mr. Mulligan questioned what type of lighting is being proposed. Mr. Roma stated that at this time only low voltage landscape lighting has been called out but that in the future the applicant will be re-approaching the Commission regarding lighting for the parking lot and any other overhead lighting.

Mr. Roma asked whether in the future the applicant would be able to reapply for a floating dock. Mr. Hannan said that improvement might not require Planning Commission approval, and that the Engineering Department might be able to assist with identifying options.

Mr. Kagler asked the applicant to identify the purpose of the seating area. Mr. Roma said the seating would be a member use and outside event use pavilion. He said that there are no specific plans to serve food in that area and described it as a casual get-together area. Mr. Kagler asked if any kind of bar would be located there. Mr. Roma stated that no type of bar would be located in that space. Mr. Kagler asked if there are any plans for outdoor entertainment at the pavilion area. Mr. Roma stated that there are no plans for this and that live bands will potentially perform at the amphitheater and the pool deck facing the other direction. Mr. Kagler asked if there are plans for any other type of events at the wedding event patio in addition to weddings. Mr. Roma said he sees that area being used for weddings and other ceremonies. Mr. Kagler expressed concern regarding the visual impact and possible noise impact of the project on neighboring properties as well as the proximity of the existing gas well and tanks to the location of the project. He said that he would suggest the applicant offer some sort of assurance regarding noise, events and hours. Regarding the existing well and tank, Mr. Hannan said that staff has reviewed the LDC, and that the 100 foot setback for structures suitable for occupancy does not apply to the pavilion and gazebo structure.

Mr. Anglewicz questioned the location of the bonfire which is within 60 feet of the gas well. Mr. Hannan said this was discussed at the pre-application meeting with the Fire Department and that he was not aware this was an issue.

Mr. Chuparkoff asked what the distance was to the nearest property to the south from the pavilion. Mr. Roma estimated the distance to be between 150 to 200 feet.

Mr. Wolenski asked where outdoor bands would perform in relation to this project. Mr. Roma stated that from the pavilion site, the outdoor band locations are approximately 200 to 250 feet further north on the upper terrace area. Mr. Mulligan opened the hearing to public comments. There being no public comments, Mr. Mulligan closed the hearing to public comments.

Mr. Harvie asked for confirmation that there is a 10:00 p.m. limit on outdoor band performances. Mr. Roma confirmed the 10:00 p.m. limitation.

Mr. Mulligan inquired whether there have been any recurring noise issues. Mr. Roma stated that he was aware of none.

Mr. Chuparkoff moved to approve the application for the Lake Forest Country Club at 100 Lake Forest Drive per Case No. 2014-11 according to plans submitted April 1, 2014 with the following conditions:

1. Remove the dock from the improvement plans so no improvements are proposed within the FEMA 100 year floodplain or floodway.
2. A zoning certificate can not be issued until the City Engineer has approved the improvement plans.
3. Incorporate a continuous curb along the western pavement boundary to protect the proposed landscaping and provide a barrier to vehicular traffic and snowplow equipment.
4. A lighting plan, including a photometric layout and fixture cut sheets, must be submitted for any proposed lighting.
5. The comments of the Hudson Fire Department must be addressed.
6. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
7. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

Mr. Anglewicz seconded the motion.

Mr. Kagler stated that he is comfortable with the representation on the record regarding the intention to conclude events by 10 p.m. He stated that this is consistent with what was approved by the Commission regarding the Country Club of Hudson last year. He said that he is not comfortable approving this without confirmation that the location of the project relative to the existing gas well is not problematic.

Roll Call

Aye: Mr. Harvie, Mr. Chuparkoff, Mr. Wolenski, Mrs. Barone,
Mr. Anglewicz, Mr. Mulligan

Nay: Mr. Kagler

The motion carried.

OTHER BUSINESS

CASE NO. 2014-12, COMPATIBILITY REVIEW, LAKE CHRISTINE, PARCEL #3004050, DARROW ROAD, DISTRICT 1

Prior to the review of the project, Mr. Kagler commented that he will recuse himself from any and all reviews of this project due to his position as administrator for the Twin Keystone Water District which owns the waterline that would provide water service to this proposed development in order to avoid any real or perceived conflict of interest. Because the remaining item on the docket was the approval of minutes, Mr. Kagler was granted permission to leave the meeting for the evening.

Mr. Hannan reviewed the staff report.

John Carse, representing the applicant, LDA Land Group, LLC, 6683 Olde Eight, Peninsula, Ohio 44264, and the land owner, Christine Driver, 7738 Darrow Road, Hudson, Ohio 44236, stated that the applicant is complying with all of the requirements of the Community Development Department.

Mr. Mulligan noted that the meeting is not a public hearing, but it is the first stage of review of the project and is designed to provide preliminary feedback from the Commission and to discuss the compatibility of the findings of the Staff.

Mr. Harvie asked Staff to confirm the location of the proposed detention pond and that the open space is 25 percent of the gross land area. Mr. Hannan identified the location of the detention pond on the plan and said that the notation regarding open space is a statement of what is required and that it will be confirmed by the survey plan as part of the preliminary application review. Mr. Harvie also asked that the location of the existing gas well and tank battery be called out. Mr. Hannan identified the location of the well as being between sublots 7 and 8 and the location of the tank battery as being off the property to the north adjacent to the northwest corner of the applicant's property.

Mr. Richardson clarified that tonight's review is a compatibility review, the first step of a three-step process. The next step, the preliminary plan, will be reviewed at a public hearing. Persons within 300 feet of the subject property will be direct-mailed notification of that public hearing. Notification will also appear in the newspaper. The last step is another public hearing prior to which all persons within 300 feet of the subject property will again be notified when the final plat and the improvement plans are presented to the board.

Mr. Chuparkoff questioned how large the houses would be on the 20,000 to 23,000 square foot lots. Mr. Carse said the minimum would be 2800 square feet, but that he also anticipates houses within the 3000 to 3200 square foot range. He approximated the first floor footprint to be around half of the total square footage.

Mr. Carse noted that regarding the 25 percent open space requirement, according to their calculations, the plan reflects 6000 square feet of park land more than what is required.

Mrs. Barone asked if wetlands are suspected to be on or near the property. Mr. Hannan indicated that our GIS layers do not indicate any areas of significance. Mr. Carse said that a wetland study is underway.

Mr. Mulligan commented on the trail and detention pond on the plan, noting the detention pond adds to the open space square footage. Mr. Hannan said the detention pond is permitted in a private open space if it is accessible to the public, and that the applicant has proposed a trail network for resident access to that area. Mr. Mulligan asked Staff what the cash-in-lieu amount would be. He questioned the value of the trail and whether it has a significant purpose. Mr. Carse said that between lots 7 and 8 the trail could provide double access to the well head in the event emergency access is needed from more than one direction. Mr. Carse said that a trail is not required, but that access to the private open space is needed. He said that there also is the potential of integrating the trail with the rest of the neighborhood from Chadds Ford so that they could possibly use the trail also. Mr. Mulligan questioned the proposed lot dimensions. Mr. Carse stated that all of the lots meet the 100 foot width requirement at the building line.

Mr. Harvie moved that the Planning Commission find the Compatibility Review Plan for the Lake Christine single family residential subdivision dated May 6, 2014 compatible with existing adjacent development.

Mr. Wolenski seconded the motion.

Roll Call:

Aye: Mr. Chuparkoff, Mr. Wolenski, Mrs. Barone, Mr. Anglewicz,
Mr. Harvie, Mr. Mulligan

Nay: None

Recused: Mr. Kagler

APPROVAL OF MINUTES

Mr. Harvie moved to approve the minutes as submitted. Mrs. Barone seconded the motion.

Roll Call:

Aye: Mr. Wolenski, Mr. Mulligan, Mr. Chuparkoff, Mrs. Barone,
Mr. Anglewicz

Nay: None

Recused: Mr. Kagler

The motion carried.

The Chair, Mr. Mulligan, adjourned the meeting at 8:18 p.m.

Joseph Mulligan, Chair

Judy Westfall, Account Clerk II