

**CITY OF HUDSON
PLANNING COMMISSION
REGULAR MEETING OF June 9, 2014
7:30 P.M., TOWN HALL**

MINUTES

CALL TO ORDER

The Acting Chair, Mr. Kagler, called to order the Regular Meeting of the Planning Commission of the City of Hudson at 7:46 p.m. in Town Hall, 27 East Main Street, Hudson, Ohio.

ROLL CALL

Present: Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler

Absent: Mrs. Barone, Mr. Mulligan, Mr. Wolenski

In the absence of the Chair and Vice-Chair, a motion was made by Mr. Harvie that Mr. Kagler fill the role of Acting Chair.

The motion was seconded by Mr. Anglewicz.

Roll Call

Aye: Mr. Anglewicz, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler

Nay: None

The motion carried unanimously.

Officials Present: Greg Hannan, City Planner; Aimee W. Lane, Assistant City Solicitor

OATH OF TRUTHFULNESS

Because there was no public hearing, the Oath of Truthfulness was not administered.

OTHER BUSINESS

CASE NO. 2014-14, LAND DEVELOPMENT CODE MAP AMENDMENT, FROM DISTRICT 6 TO DISTRICT 3, PARCEL #3009586,

Mr. Hannan reviewed the staff report.

Mr. Chris Brown, representing the applicant and property owner, Prestige Homes, 17 W. Streetsboro Street, Hudson, OH 44236, stated the reason for this rezoning request is to allow Parcel #3009586 to be incorporated into the River Oaks Subdivision which is located directly east of this parcel and is zoned District 3. He indicated that the action being requested is for the ability to return to Council with additional documentation

regarding the environmental impact to the site and the traffic impact on Boston Mills Road. Mr. Brown said that at a previous Planning Commission meeting, information was provided to address the following issues: the effect the rezoning of this parcel would have on adjacent property owners; the City of Hudson database which lists all the available building sites for lease and vacant property for sale which also included a letter from Chuck Wiedie and referenced results from an independent study regarding why this parcel had a poor rating as an industrial site; real estate taxes and the effect on the Hudson population in the school district which includes information from a report provided to Council from Mr. Schroyer and a letter from Mr. Cluse from the Hudson School District; the effect on Hudson's infrastructure and the effect on the local economy and businesses in Hudson. Mr. Brown stated that he believes that all of these effects would be positive for the City of Hudson.

Mr. Hannan clarified that this case is being considered as a preliminary review rather than a recommendation of approval or denial as it is beginning the approval process again. Mr. Anglewicz said that he supports recommending referral to City Council provided that the applicant submits additional information such as the environmental impact and a traffic study.

Mr. Harvie expressed agreement with Mr. Anglewicz.

Mr. Chuparkoff reiterated his understanding that City Council expressed an interest in obtaining additional information regarding the ecological impact, the traffic impact, the impact to the City wellhead protection area, and the tax base within the City. Mr. Hannan said that the applicant has resubmitted the application with the thought that if additional information is submitted, the viewpoint of City Council may change.

Mr. Kagler stressed the importance of not only recognizing the environmental characteristics of the land but also realizing the ramifications of developing the site as currently zoned versus the ramifications of developing the site if rezoned. He questioned whether the applicant would be providing traffic and environmental information to staff for their review prior to the public hearing by Planning Commission. He was assured by Mr. Brown that the information would be submitted.

In a review of Council's comments, Mr. Kagler questioned whether there is a difference in wetland setback requirements between Districts 6 and 3. Mr. Hannan stated that in District 6 there is no setback buffer for a Category One Wetland, the lowest quality wetland. In the same district, there is a 100 ft. setback for a Category Two or Three Wetland. He said that within District 3, there is a 50 ft. setback for any category wetland. Mr. Kagler asked whether filling a wetland requires any City approval. Mr. Hannan answered that it does need City approval. A buffer disturbance or wetland disturbance in District 3 could be considered by the Board of Building and Zoning Appeals. Regarding the proximity of the City wellhead area, Mr. Kagler suggested that he would like to know what is permitted in the portion of the site that is within the wellhead protection area. Mr. Hannan said that staff does not see this project impacting the wellhead protection area. He said that just a minor corner of this property is within

the wellhead zone, and single family residential is permitted within the wellhead protection area. Mr. Hannan said that he would have to review further to indicate what restrictions would apply to any portion of the property within the wellhead protection area.

Mr. Chuparkoff moved to recommend forwarding to City Council the zoning map amendment request for Parcel No. 3009586 from District 6 Western Hudson Gateway to District 3 Outer Village Residential with the following suggestion:

1. Consider the appropriateness of incorporating the three residential parcels immediately west.

Mr. Harvie seconded the motion

Mr. Anglewicz moved to amend the motion as follows:

Consider the appropriateness of incorporating the three parcels immediately adjacent to the west that are not currently zoned residential.

Mr. Harvie seconded the motion.

Roll Call

Aye: Mr. Harvie, Mr. Chuparkoff, Mr. Anglewicz, Mr. Kagler

Nay: None

The motion carried unanimously.

APPROVAL OF MINUTES

Mr. Harvie moved to approve the minutes as submitted.

Mr. Anglewicz seconded the motion.

Roll Call:

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

Nay: None

The motion carried unanimously.

The Acting Chair, Mr. Kagler, moved to adjourn the meeting.

Mr. Anglewicz seconded the motion.

Roll Call

Aye: All

Nay: None

The motion carried.

The Acting Chair, Mr. Kagler adjourned the meeting at 8:19 p.m.

Robert S. Kagler, Acting Chair

Judy Westfall, Account Clerk II