



City of Hudson, Ohio

Planning Commission Meeting
September 8, 2014
7:30 P.M. Town Hall

Monday, September 8, 2014

7:30 p.m.

Town Hall

1. Call to Order

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

2. Roll Call

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

Absent: Mrs. Barone

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

3. Oath of Truthfulness

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

4. Correspondence

There was no correspondence received.

5. Public Discussion

There was no public discussion.

6. Old Business

A. 2014-16 APPROVAL OF A SITE PLAN FOR THE PROPOSED DEMOLITION OF THE TWO STORY STRUCTURE, IDENTIFIED AT SECTION 1205.12(a) IN THE LAND DEVELOPMENT CODE AS A DARROWVILLE HISTORIC STRUCTURE, LOCATED AT 5122 DARROW ROAD (PERMANENT PARCEL NO. 3002877) IN DISTRICT 9 (DARROWVILLE COMMERCIAL CORRIDOR).

Mr. Hannan reviewed the staff report which he indicated provides information that was requested at the July 14, 2014 meeting of the Planning Commission and included an economic feasibility study by Westlake Reed, Leskosky; a memorandum from the Hudson Heritage Association Board of Directors which included a Darrowville History dated 1997 by Del Campbell; and a study for 5152 Darrow Road prepared by Cleveland Restoration Society.

Dean Hoover, Hudson Station, Suite 3, Hudson, Ohio 44236, representing the applicant and property owner, Coer Properties LLC, 2972 Telber Court, Stow, Ohio 44224, presented additional information regarding efforts by the owners to maintain the

property. In summary, he stated that using the best case scenario renovation of this property is economically unfeasible.

Mr. Mulligan opened the public hearing.

Mrs. Hancsak, 60 Division Street, Hudson, Ohio 44236, speaking on behalf of the Hudson Heritage Association, expressed concern that a decision to approve demolition would set a dangerous precedent for the Hudson community.

Mr. Ron Strobl, 24 Owen Brown Street, Hudson, Ohio 44236, said that there cannot be an expectation of economic return in restoring historic structures, and that owners of historic structures have a responsibility to maintain them. In conclusion, he said that demolition of a historic structure should not be allowed for development.

Joann Moore, 92 S. Main Street, urged the Commission to tighten up language in the Land Development Code in order to prevent historic structures from being demolished.

Mr. Mulligan closed the public hearing.

The Commission considered the staff report, applicant testimony and public comment.

Mr. Harvie made a motion seconded by Mr. Chuparkoff to accept the staff's recommendation that was provided in the staff report dated July 9, 2014, to approve the site plan in Case 2014-16 for the demolition of 5122 Darrow Road according to the application received June 19, 2014 with the following conditions:

1. The comments of City Engineer Thom Sheridan must be addressed per the July 2, 2014 correspondence.
2. 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.

The motion carried the following vote:

Aye: 4 Mr. Harvie, Mr. Chuparkoff, Mr. Wolenski, Mr. Mulligan

Nay: 2 Mr. Anglewicz, Mr. Kagler

Absent: Mrs. Barone

7. Public Hearings

A. 2014-17 APPROVAL OF A CONDITIONAL USE AND SITE PLAN FOR A PROPOSED 60 ROOM HOTEL AND CONFERENCE CENTER TO BE LOCATED AT 1213 BARLOW ROAD, (PERMANENT PARCEL NO. 3009936) IN DISTRICT 8 (INDUSTRIAL/BUSINESS PARK DISTRICT).

Mr. Hannan reviewed the staff report and noted the updated submittal for a 72 room hotel and a 12,000 square foot conference/meeting facility to be known as the Wallhouse Inn-Hudson.

Mr. Dave Mitchell, representing LTC Realty Development, LLC, 30050 Chagrin Blvd., Suite 100, Pepper Pike, Ohio 44124, the applicant and representing the property owner, presented a detailed overview of the project under consideration.

Mr. Mulligan opened the public hearing.

Mr. Michael Millsaps, 1289 Barlow Road, Hudson, Ohio 44236, which is adjacent to 1213 Barlow Road, expressed disappointment that the idea of placing a hotel on the site might have been encouraged by the City. He said that the proposed usage is out of character for the neighborhood.

Ms. Bobbi Becker, 1148 Barlow Road, Hudson, Ohio 44236, asked that the Commission address concerns regarding the watershed.

Ms. Sue Williams, 1298 Barlow Road, Hudson, Ohio 44236, said that it is her opinion that a hotel is not compatible with the neighborhood and that there should be a more appropriate use for the land rather than the proposed use.

Mr. Ron Bendycki, Jr., 1394 Barlow Road, Hudson, Ohio 44236, stated that traffic on Barlow Road is currently very busy and that the traffic would be highly exacerbated if this project goes forward.

Ms. Shannon Casey, 1330 Barlow Road, Hudson, Ohio 44236, concluded that the property is not appropriate for a hotel use. She cited increased traffic and safety concerns and questioned whether this use is compatible with the neighborhood.

Mr. Charles Gray, 1317 Barlow Road, Hudson, Ohio 44236 stated that he agrees with comments made by those who spoke before him. He noted a standard found within the Land Development Code that a proposal should be operationally and physically compatible with the surrounding area. Mr. Gray said that it is his opinion that the facility is not compatible with the existing neighborhood. In addition, Mr. Gray asked what financial and economic incentives were offered to the developer.

Mr. Wayne Johnson, 5495 Weeping Willow Drive, Hudson, Ohio 44236 recalled that this portion of Barlow Road is an isolated segment of District 8 in a primarily residential area. He reiterated the opinion that this hotel is not being placed in a viable area and would not meet Hudson's goal for strong growth prospects nor will it preserve and enhance Hudson's character and quality of life for this neighborhood.

Mr. Jordan Spelman, 5830 Holland Drive, Hudson, Ohio 44236, said that it is troubling to see a hotel use in this residential area, and that it would precipitate increased safety and traffic concerns.

Ms. Jennifer Villa, 5625 Nicholson Drive, Hudson, Ohio 44236, raised concerns regarding safety issues, the condition of Barlow Road, and City water availability.

Ms. Louise Petro, 5517 Weeping Willow Drive, Hudson, Ohio 44236, stated that she agrees with previous comments and raised a concern that property values will be affected by the presence of a hotel in the middle of a residential area.

Ms. Kathy Johanson, 5708 Nicholson Drive, Hudson, Ohio 44236, mentioned a number of issues including the need for a traffic light at Terex and Barlow Roads and improvements on Barlow Road. She said that more information is needed before a decision is made regarding this project.

Ms. Jennifer Dudinec, 5632 Virginia Court, Hudson, Ohio 44236, expressed her support for residents immediately affected by the proposed hotel and stated concerns regarding safety, increased traffic and the inappropriate location of a hotel in a residential area.

Ms. Carol Gray, 1317 Barlow Road, Hudson, Ohio 44236, said that a hotel does not seem to fit with the small town feeling of Hudson and recognized concerns regarding safety, increased traffic, and the condition of Barlow Road.

Ms. Kathy Johanson, 5708 Nicholson Drive, Hudson, Ohio 44236 made additional comments regarding safety on Barlow Road and the need for road improvements there.

Ms. Theresa Sargent, 5694 Weeping Willow Drive, Hudson, Ohio 44236, said she is in agreement with prior comments and cited specifically road conditions, traffic and that a hotel does not belong in a residential area.

Mr. Bob Petro, 5517 Weeping Willow Drive, Hudson, Ohio 44236, stressed the need for a traffic study and mentioned many issues previously identified through public comment.

Mr. John Sajovic, 5934 Nicholson Drive, Hudson, Ohio 44236, reiterated his support of all comments expressed earlier and pointed out that traffic will increase, safety will be jeopardized, and because Barlow Road is a residential street, there is a better use for the referenced property.

Ms. Aimee Bell, 5635 Nicholson Drive, Hudson, Ohio 44236, asked for consideration regarding the effect the proposed facility will have on nearby neighborhoods and how the quality of the residents' lives will be affected.

Mr. Michael Ryba, 1329 Barlow Road, Hudson, Ohio 44236, cited the dangerous multiple rises and falls on Barlow Road at the location of the project as a concern.

Mr. Chuck Wiedie, Economic Development Director, City of Hudson, responded to a query from Mr. Johnson regarding what economic incentives or financing had been proposed to the developer by stating that no economic incentives were offered. Mr. Wiedie spoke in favor of the project and indicated that the business community has cited the need for this type of facility in the City.

Mr. Mulligan closed the public hearing.

The Commission considered the staff report, applicant testimony and public comment.

Mr. Harvie made a motion, which was not seconded, to accept the staff's recommendation to approve the application subject to conditions 1 through 11 that were laid out in the staff report.

Mr. Chuparkoff made a motion which was seconded by Mr. Kagler to deny the application. After discussion, Mr. Chuparkoff withdrew the motion.

Mr. Kagler made a motion seconded by Mr. Anglewicz to continue the application at the discretion of the applicant as to when to resubmit, with the request that the applicant submit the following:

1. Traffic Impact Study, to be reviewed by the City of Hudson Engineering Department.
2. Statement of the anticipated storm water management design.
3. Determination regarding the feasibility to realign and or relocate the building to increase the setback from Barlow Road.
4. Expanded analysis by the applicant and staff of the general conditional use standards of Land Development Code Section 1206.02(b).

There was no discussion on the motion.

The motion carried with the votes below:

Aye: 4 Mr. Chuparkoff, Mr. Anglewicz, Mr. Kagler, Mr. Mulligan
Nay: 2 Mr. Harvie, Mr. Wolenski.
Absent: Mrs. Barone

8. Other Business

A. 2014-18 PRELIMINARY APPROVAL OF A SUBDIVISION FOR LAWNMARK DRIVE, PARCEL 3009953, NORTON ROAD, IN DISTRICT 8.

Mr. Hannan introduced the case. He indicated that the purpose of the subdivision is to begin the north/south access drive on the west side of and parallel to Darrow Road and in accordance with the S.R. 91 traffic corridor study. The road is required as part of the previous approvals of the Trails of Hudson residential project. It will ultimately connect to Corporate Drive.

Ms. Patricia Rakoci, representing Redwood Management, applicant, and Trails of Hudson Two, LLC, owner, both located at 23775 Commerce Park, Suite 7, Beachwood, Ohio 44122, stated that with the exception of two items, she accepts staff's recommendations. Ms. Rakoci explained Redwood's commitment to install Lawnmark Drive; however it and the trailhead park area have not been installed due to lower than expected leasing rates. She is requesting approval to start Phase II with the construction of three or four buildings, and delaying receipt of certificates of occupancy until the road and park area is completed.

Planning Commission members discussed the staff report and the applicant's testimony.

Mr. Harvie made a motion, seconded by Mr. Kagler, that based on the evidence and representations to the Commission by Redwood Management, 23775 Commerce Park, Suite 7, Beachwood, Ohio 44122, as applicant and Trails of Hudson Two, LLC, 23775 Commerce Park, Suite 7, Beachwood, Ohio 44122, as property owner, and City staff at a Regular Meeting on September 8, 2014, that the Planning Commission in Case No. 2014-18, approve the preliminary subdivision for Lawnmark Drive to be located west of Darrow Road and extending north of Norton Road 800 feet according to plans dated as received August 7, 2014 with the condition that the applicant must address the following as part of the final plat and improvement plan submissions:

1. Improvement plans must be submitted with the final plat application in conformance with applicable regulations of the Land Development Code including:
 - a. A 70 foot right of way must be incorporated for the commercial roadway per the typical cross sections of Section 1207.13.
 - b. The cul-de-sac shall incorporate a pavement radius of 40 feet, a minimum right of way of 60 feet, and a five foot reservation strip at the northern terminus. The cul-de-sac shall be extended to the reservation strip.
 - c. Written authorization will be required from Coer Properties, the property owner to the east, for the proposed grading and cul-de-sac easements.
 - d. A 15 foot utility easement parallel to the public right of way must be incorporated.
2. Plans must address the preliminary engineering comments of City Engineer Thom Sheridan, from his letter dated August 29, 2014.

The motion carried the following vote:

Aye: 6 Mr. Anglewicz, Mr. Kagler, Mr. Harvey, Mr. Chuparkoff
 Mr. Wolenski, Mr. Mulligan
 Nay: None
 Absent: Mrs. Barone

B. 2014-19 APPROVAL OF A SITE PLAN FOR TRAILS OF HUDSON, PHASE II, LOCATED ON PARCEL 3009953, NORTON ROAD, IN DISTRICT 8.

Mr. Hannan noted that this request is to renew the PC Case No. 2011-36 approval and to address the outstanding conditions of the previous approval.

Ms. Patricia Rakoci asked for approval to construct three or four buildings prior to receiving certificates of occupancy and to receive clarification regarding the location of a turn-around for access by fire department vehicles at the end of Red Maple Drive.

Mr. Richardson indicated that this issue should be addressed by the Fire Department.

Mr. Richardson identified conditions of the original approval that need to be revisited, particularly the date of a permanent means of secondary access, the completion of Lawnmark Drive; and a timeframe regarding the completion of the trailhead, i.e., how the applicant will meet the public open space requirement.

Mr. Kagler made a motion, seconded by Mr. Chuparkoff, that based on the evidence and representations to the Commission by Redwood Management, 23775 Commerce Park, Suite 7, Beachwood, Ohio 44122, as applicant and Trails of Hudson Two, LLC, 23775 Commerce Park, Suite 7, Beachwood, Ohio 44122, as property owner, and City staff at a Regular Meeting on September 8, 2014, that the Planning Commission in Case No. 2014-19, approve the site plan for Trails of Hudson, Phase II on Norton Road, Permanent Parcel 3009953 per Case No. 2014-19 according to plans received August 7, 2014, with the following conditions listed in the staff report dated September 4, 2014 with the change to condition 2 to read "zoning certificates may be issued for not more than 4 buildings in Phase II but such buildings shall not be occupied until such time as Lawnmark Drive and the Metro Park trailhead and all associated improvements are complete":

1. Submit a phasing plan to demonstrate how temporary emergency access will be maintained during construction of phase two, until the permanent secondary means of access is installed.
2. Zoning certificates may be issued for not more than four buildings in Phase II but such buildings shall not be occupied until such time as Lawnmark Drive and the Metro Park trailhead and all associated improvements are complete.
3. A landscaping plan shall be submitted to depict the following:
 - a. A twenty foot depth strip of existing vegetation must be preserved along the trail boundary or Bufferyard B incorporated.
 - b. Front yards of all buildings must be landscaped with a mixture of trees, shrubs, and perennials.
4. A lighting plan, including fixture cut sheets and photometric layout, shall be submitted and approved for compliance with applicable standards of Section 1207.14.
5. The comments of City Engineer Thom Sheridan must be addressed per the August 29, 2014 correspondence.
6. Provide public water within the project and incorporate water system design within the plan submittal.
7. Revise the eastern parcel boundary of the site as needed to accommodate the required 70 foot right of way for Lawnmark Drive and the minimum front yard setbacks required per Section 1205.11(f)(4).
8. The comments of Fire Marshal Shawn Kasson must be addressed per the August 29, 2014 correspondence.
9. 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.
10. 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. Kirk Prochaska, 1303 Norton Road, Hudson, Ohio 44236, voiced his concern that the required buffer along the bike trail in Phase I has not been installed. Mr. Hannan said that he would research the matter and contact Mr. Prochaska.

Mrs. Martha Englehart, 1433 Norton Road, Hudson, Ohio 44236, asked what a trailhead park is and what the time span is for it to be completed. Mr. Mulligan stated that it is a parking lot for the bike path, and that it is required to be installed before other phases are begun. Mr. Hannan said that its completion will be determined according to when water becomes available and the completion of Phase II.

The motion carried the vote below:

Aye: 6 Mr. Wolenski, Mr. Anglewicz, Mr. Kagler, Mr. Harvie, Mr. Chuparkoff,
Mr. Mulligan
Nay: None
Absent: Mrs. Barone

9. Approval of Minutes

Mr. Harvie made a motion to approve the minutes of July 14, 2014, as submitted.

The motion carried the following vote:

Aye: All
Nay: None
Absent: Mrs. Barone

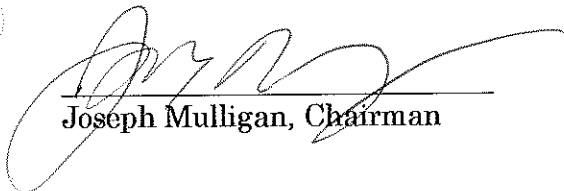
A motion was made to approve the minutes of the special meeting of August 27, 2014, as submitted.

The motion carried the following vote:

Aye: 5 Mr. Anglewics, Mr. Chuparkoff, Mr. Harvie, Mr. Kagler, Mr. Mulligan
Nay: None
Abstain: Mr. Harvie
Absent: Mrs. Barone

10. Adjournment

The Chair, Mr. Mulligan adjourned the meeting at 12:20 p.m.



Joseph Mulligan, Chairman



Judy Westfall, Account Clerk, II