

CITY OF HUDSON
PLANNING COMMISSION
REGULAR MEETING OF FEBRUARY 13, 2012
7:30 P.M., TOWN HALL

MINUTES

CALL TO ORDER

The Chair, Mrs. Barone, called to order the Regular Meeting of the month 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. Cox, Mr. Dostal, Mr. Kagler, Mr. Mulligan, Mr. O'Keefe, Mrs. Barone
Absent: Mr. Drew

Officials Present: Mark Richardson, City Planner, Aimee W. Lane, Assistant City Solicitor

Minutes were taken by Ms. La Lomia, Planning Commission clerk.

OATH OF TRUTHFULNESS

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

CASE NO. 2012-01, SITE PLAN REVIEW, LAKE FOREST COUNTRY CLUB OUTDOOR PATIO

Mr. Richardson reviewed the staff report in detail. He said this case was coming to the Commission because it is more than 1,000 square feet. He said there would be no effect on the floodplain and they were still working with the City Engineer.

Ernie Roma, general manager, Lake Forest Country Club, 100 Lake Forest Drive, Hudson, Ohio, said they have been working on this for three (3) years. He thanked Mr. Richardson and staff for their help. He said they have determined that it would be a stone terrace to complement the club house.

Mr. Cox asked whether there would be a restaurant added to the outdoor patio. Mr. Richardson responded the patio would not add capacity to this facility. Mr. Cox said people would be able to eat in the dining room or outside. Mr. Roma replied, yes.

Mr. Kagler asked about the topography and how much the drop off was. Mr. Roma replied about six (6) feet.

Mr. Kagler asked whether the stone represented a different type. Ed Lechler, Rock Bottom Landscaping, 12565 Prospect Road, Strongsville, Ohio, showed pictures of the project to the Commission.

Mr. Kagler asked whether there was a retaining wall. Mr. Roma said there was a stone landscaping wall. from landscaping.

Mr. Kagler asked whether there would be any outdoor entertainment. Mr. Roma responded that now there is occasionally some music which sound is directed goes out over the lake. Mr. Kagler said the actual area now was on the other side of the pool. Mr. Roma said there was a grassy area where most activity occurred and there may be a small music combo. Mr. Kagler asked whether it would be visible to the neighborhood. Mr. Roma thought maybe a small glimpse. Mr. Kagler said the building now stops the sound. Mr. Roma said they do have trees on the south side, along the border of the lake. He did not plan to make this area a concert venue. He said it would be used for the guests, and would occasionally have a DJ, which event would usually be over around 10:00 p.m.

Mr. Kagler asked whether an outdoor bar would be used. Mr. Roma said mostly for events.

Mr. Kagler asked whether there were any requirements regarding noise. Mr. Richardson said there was nothing related to this use. He said there were Code requirements regarding maximum decibel levels for night or day but it would not affect the country club. Mr. Kagler said if it was not addressed in some way he was concerned a complaint would come up. He did not want to impose conditions that were not warranted.

Mr. Dostal asked whether the pool had been approved. Mr. Roma said they had turned it ninety degrees, it was still 25 yards and was two (2) lanes wider.

Mr. Dostal asked whether any patio programming was anticipated. Mr. Roma replied not necessarily. He said they may serve a breakfast or lunch but nothing tied to the swim team.

Mrs. Barone opened the public hearing. There being no comments, Mrs. Barone closed the public hearing.

Mr. O'Keefe asked whether it had to be made handicap accessible. Mr. Richardson said the emergency departments have reviewed the case and some adjustments to the plans were made in response to those issues. Mr. Roma said they did have an entryway for handicapped.

Mr. Cox said he would vote to approve this project. He said the country club was an asset to the community. He said as for anticipating a problem with noise there was no one present at the meeting to complain. He did not want to anticipate a problem that may not happen and suggested leaving it as is.

Mr. Mulligan said he went to the site and thought that lights and noise were still blocked by the building. He said there was a grade change from the parking lot and it did not look like it would be that great an effect on the houses. He said they do not plan on putting up permanent loud speakers.

Mrs. Barone agreed with Mr. Mulligan.

Mr. Kagler said he did not see a reason for a condition at this point and agreed the club was an asset to the community. He said the club has been very quiet and respectful to its neighbors and asked if something did happen would they be adverse to considering some landscaping in the future. Mr. Roma responded they would not be adverse to that

Mr. Mulligan moved to approve the Site Plan for Case No. 2012-01 for an outdoor patio at Lake Forest Country Club, 100 Lake Forest Drive, according to plans received January 18, 2012 provided the following conditions are met.

1. A zoning certificate cannot be issued until the City Engineer has approved the improvement plans. The storm water management plan must include the added impervious surface coverage from the recently approved swimming pool project.
2. Planning Commission accepts the minor intrusion of the project into the flood plain along the Forest Lake shoreline.
3. No clearing, grading or construction of any kind shall commence prior to the issuance of a Zoning Certificate.
4. Before a zoning certificate may be issued the applicant shall install silt fencing, polypropylene fencing, and/or other means acceptable to the City to mark and protect approved clearing limits, which shall be maintained by the applicant.

Mr. Cox seconded the motion.

Roll Call:

Aye: Mr. Cox, Mr. Drew, Mr. Dostal, Mr. Mulligan, Mr. O'Keefe,
Mrs. Barone

Nay: None

Motion carried.

APPROVAL OF MINUTES

Mr. Dostal moved to approve the minutes of the January 9, 2012 Regular Meeting, asamended. Mr. Cox seconded the motion.

Roll Call:

Aye: Mr. Cox, Mr. Dostal, Mr. Kagler, Mr. Mulligan, Mr. O'Keefe,
Mrs. Barone

Nay: None

Motion carried.

Mr. Dostal moved to approve the minutes of the January 23, 2012 Special Meeting, asamended. Mr. Cox seconded the motion.

Roll Call:

Aye: Mr. Cox, Mr. Dostal, Mr. Mulligan, Mr. O'Keefe, Mrs. Barone

Nay: None

Abstain: Mr. Kagler

Motion carried.

Mr. Richardson reviewed the March cases.

The Chair, Mrs. Barone, adjourned the meeting at 8:00 p.m.

Jennifer Barone, Chair

Nora La Lomia, PC Clerk