



City of Hudson, Ohio

Meeting Minutes - Final Planning Commission

Ronald Stolle, Chair
David Nystrom, Vice Chair
Andrew Furbee
Melissa Jones
Sarah Norman
Matt Romano
Erik Vaughan

Greg Hannan, Community Development Director
Nicholas Sugar, City Planner
John Kolesar, City Solicitor

Monday, July 17, 2023

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Chair Stolle 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: 6 - Ms. Jones, Ms. Norman, Mr. Nystrom, Mr. Stolle, Mr. Vaughan and Mr. Furbee

Absent: 1 - Mr. Romano

III. Swearing In

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

IV. Correspondence

Chair Stolle noted two additional correspondences have been received regarding the WRA application.

V. Public Discussion

Chair Stolle opened the meeting for Public Discussion of any item not on the agenda. There was no Public Discussion.

VI. Approval of Minutes

There were no Minutes to approve.

VII. Old Business

There was no Old Business.

VIII. Public Hearings

A. [PC 2023-543](#) A Conditional Use and Site Plan request of an artificial turf athletic field and associated lighting at Western Reserve Academy.

Attachments: [Staff Report from 7.10.23 Meeting](#)
[Site Development Plans](#)
[Use Compliance Letter from Applicant](#)
[Lighting Plan](#)
[Wetland Determination](#)
[Trip Generation Statement](#)
[Assistant City Engineer Review](#)
[Ownership Affidavit](#)
[Exterior Lighting Comparison Chart](#)
[Stormwater Management Report](#)
[Public Comments](#)
[Site Photos](#)

Chair Stolle responded to the Public Comments of July 10, 2023, by: Questioning the relevance of comparing the Hudson Public Schools to WRA, noting the role of PC is not to tell a private organization how to conduct their business, noting WRA significantly contributes to the Hudson Community and supporting WRA is encouraged in the Comprehensive Plan. The Chair also stated that ‘aligned partners’ are essential to the recruitment of future students, the use of the new field during the school year is minimal, the WRA athletic fields have been available to Hudson organizations, that WRA has good relations with the surrounding neighborhood, and that through the years WRA has been beneficial to Hudson. Chair Stolle also noted from the Flickinger report that storm water does not seem to be an issue for Aurora Street.

Chair Stolle opened the meeting for Public Comment.

Mr. John Bourassa 429 N. Main Street, stated he is in favor of the field being built and understands the need for ‘mission aligned partners’ who will be good for the future of WRA.

Mr. Paul Bartlo, 265 College Street, stated his support for the proposed field and lighting and appreciates the presentation by WRA which answered his questions.

Chair Stolle closed Public Discussion.

Chair Stolle opened the meeting for staff or WRA comments.

Mr. Sugar noted that checklists and other methods will be used in the future to ensure more complete applications.

Mr. Arnold, and Mr. Jacot, WRA staff, were present for any questions and thanked the Commissioners and neighbors for their support.

Ms. Suzanne Walker Buck, 223 College Street, WRA Head of School, thanked the Commission and stated her desire to find a solution that works for everyone.

The Commissioners discussed: The legal status of the application, the ten-to-twelve-year life expectancy of the field, and the chemical mixing area shown on page C-6 - which Mr. Jacot stated is an error on the plans. Mr. Jacot described the history of the mineral rights on WRA property and that he does not know if the holder of the mineral rights has given permission for this project. Mr. Jacot also stated the need for artificial turf is because of the muddy conditions through parts of the year, and he believes the number of 'third party students' served is in the low hundreds each year.

Staff stated the recommended number of parking spaces is based on student enrollment. The Commission and staff discussed the lighting standards and their applicability to the proposal.

The Commissioners discussed: Extending the lights on time to 11 pm, that public schools may not be under local zoning ordinances, that WRA is a private entity not public, that the residents in District 3 have restrictions regarding lighting, that the applicant would like on occasion to have an 11 pm time limit for the lights but is satisfied with a 10 pm time limit, that recommendation two be struck from the conditions, that the wetlands conditions have been settled by the Flickinger Report, and that the City engineer's performance bond request not be required. The Commissioners also discussed the Conditional Use application as presented and the possible hybrid school / commercial use and how it relates to the Land Development Code.

Ms. Norman described communication regarding her concerns with the PC Chair and others, that this application is illegal and does not fit a Conditional Use Agreement in the LDC, that the definition of 'school' is being inappropriately applied, that the athletic fields do not align with the purpose and definition of a school in the LDC, that the Non-Residential Accessory Uses are not being complied with, that the Chair should have and should have removed the application for consideration at the PC meeting, that staff manipulated the LDC to allow this to be considered, that this application is in a state of non-compliance, that the wetlands study was not submitted with the application as required, that accessory structures were not included in the application, questioned the memo from Mr. Hannan, that the May decision did not settle any issue relating to this application, and that PC should not render a decision on this application. Ms. Norman also noted that staff has withheld information from the PC and public.

Regarding this case Ms. Norman noted the permitted uses in District 3 which emphasize the residential character of the zone and limited institutional uses allowed, that schools only are allowed Conditional Uses as listed, that uses not listed are prohibited in District 3, that "accessory structure" is probably an "acceptable use" on this property, and that since neighbors cannot light their recreation areas - WRA should not be allowed to do so. Ms. Norman also mentioned other issues that were not addressed by the applicant and that where there are conflicts in the code the more restrictive application is to be applied.

Chair Stolle noted that when the Commissioners questions were submitted to staff, it was to be from the Commissioner directly to staff, not copied to other Commissioners, that staff was prepared to answer questions regarding other lighting in the City, that the LDC is not a perfect document and demands interpretation by the PC, that pulling the application from the agenda at the request of one person would not have been appropriate, and that the Comprehensive Plan is a guide to interpreting the LDC.

Mr. Vaughan made a motion, seconded by Mr. Furbee to approve the Conditional Use and Site Plan Request for the Western Reserve Academy turf athletic field, in Case 23-543 for 115 College Street (Parcel #3200224) according to plans received June 9, 2023 as the Planning Commission finds the application is in compliance with the general conditional use standards of Section 1206.02(b) and the Special Conditions and Standards 1206.02(c)(1),(2),(11),(12) & (14) applicable to private secondary schools.

The Planning Commission decision shall be subject to the following conditions:

- 1. Lighting shall not exceed 10:00 pm.**
- 2. The comments of the Assistant City Engineer David Rapp shall be addressed per the July 5,**

2023 correspondence including review of reference to a chemical mixing area on sheet C-6 of the construction documents.

Aye: 5 - Ms. Jones, Mr. Nystrom, Mr. Stolle, Mr. Vaughan and Mr. Furbee

Nay: 1 - Ms. Norman

IX. Other Business

Ms. Norman raised the following concerns: PC and the public is not receiving complete information from staff - what is received is based on staff's opinion of what PC needs, if the affidavit form has been approved by the legal department, and that incomplete applications have been submitted to the Commission. Staff stated they will make additional effort to require all information be supplied to the Commission in the future including the use of a checklist.

Mr. Vaughn noted his appreciation of the work of staff.

The Commissioners noted their appreciation of receiving the applications on Wednesday prior to the meeting.

This matter was discussed

X. Staff Update

Staff noted there are a number of applications for the August meeting and that August 28, 2003, is the backup date for PC if an additional meeting is required.

Mr. Hannan noted CD is working with City Council on LDC issues which may be on the September PC agenda.

This matter was discussed

XI. Adjournment

A motion was made by Ms. Jones, seconded by Mr. Furbee, that the meeting be adjourned at 8:52 pm. The motion carried by an unanimous vote.

Ronald H. Stolle, 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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