



# City of Hudson, Ohio

## CD Meeting Agenda - 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*

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Monday, November 13, 2023

7:30 PM

Town Hall  
27 East Main Street

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### I. Industrial Design Subcommittee (6:45 p.m.)

- A. [PC 2023-557](#) [IDS](#) The Industrial Design Subcommittee will meet prior to the regularly scheduled Planning Commission meeting to review case 23-557.

*Attachments:* [Design Packet](#)

### II. Call To Order

### III. Roll Call

### IV. Swearing In

### V. Correspondence

### VI. Public Discussion

### VII. Approval of Minutes

- A. [PC 10-9-12](#) Minutes of Previous Planning Commission Meeting: October 9, 2023

*Attachments:* [PC Meeting Minutes October 9, 2023](#)

### VIII. Old Business

### IX. Public Hearings

- A. [PC 2023-874](#) **A Conditional Use request to convert an existing building to a bank with drive through facilities at 69 W. Streetsboro Street, parcel 3204020**  
**Attachments:** [Staff Report](#)  
[Use compliance letter](#)  
[Elevations and floorplans](#)  
[Trip generation and stacking analysis](#)  
[Site Plans](#)  
[Engineering Review](#)  
[Project Timeline](#)  
[Owner Affidavit](#)
- B. [PC 2023-557](#) **A Conditional Use and Site Plan request for a three-phase addition to the existing building at 1931 Georgetown Road. The use would include self-storage of vehicles and automotive repair services.**  
**Attachments:** [Staff Report](#)  
[Use compliance letter](#)  
[Site Plans](#)  
[Landscaping Plan and Tree Survey](#)  
[Elevations and floorplans](#)  
[Trip generation analysis](#)  
[Wetland Determination](#)  
[Engineering review](#)  
[Applicant Response to Engineering Comments](#)  
[Fire Department review and response](#)  
[Storm Water Management Report](#)  
[Owner Affidavit](#)
- C. [PC 2023-893](#) **A Preliminary Subdivision request for Pine Ridge, a 13-lot, single-family subdivision. The proposal would re-plot the undeveloped existing subdivision, The Reserve at River Oaks Phase 1A**  
**Attachments:** [Staff Report](#)  
[Site Plans](#)  
[Planting Plan and Tree Survey](#)  
[Preliminary Jurisdictional Determination and Wetland Delineation](#)  
[Traffic Analysis](#)  
[Geotechnical Report](#)  
[Engineering Department Review](#)  
[Owner Affidavits](#)

**X. Other Business**

- A. [PC ADMIN REVIEW FALL 2023 FIN](#) **Updates to the Planning Commission’s Administrative Rules - Conflict of Interest Second Reading**

*Attachments:* [Staff Memorandum](#)  
[Admin Rules Draft](#)

- B. [PC 2024 Sched](#) **2024 Planning Commission Meeting Schedule**

*Attachments:* [PC Schedule 2024 \(DRAFT\)](#)

**XI. Staff Update**

**XII. Adjournment**

**Public Hearings by the Commission will be undertaken for each case in the following order:**

1. *Project Introduction and report by Staff*
2. *Application presentation*
3. *Questions of Applicant and Staff by the Commission*
4. *Hearing of Public Testimony by the Commission*
5. *Closing of Public Comment Hearing by the Commission*
6. *Follow-up/additional questions by the Commission, Staff, and Applicant*
7. *Final Applicant Comments*
8. *Discussion by the Commission*
9. *Action by the Commission*

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*The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.*