



City of Hudson, Ohio

CD Meeting Agenda - Final Planning Commission

David Nystrom, Chair
Sarah Norman, Vice Chair
Fred Innamorato
Matt Romano
Angela Smith
Ronald Stolle
Erik Vaughan

Monday, November 18, 2024

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Swearing In

IV. Approval of Minutes

A. [PC 10-14-24](#) Minutes of Previous Planning Commission Meeting: October 14, 2024

Attachments: [PC Meeting Minutes 10.14.24](#)

V. Public Discussion

VI. Correspondence

VII. Old Business (including continuation of public hearings)

A. [PC 2024-1085](#) [CONTD](#) A proposed text amendment request to Section 1206.05 of the Land Development Code. The amendment would provide greater ability of existing non-conforming residential properties to rebuild or expand an existing dwelling on an existing parcel.

Attachments: [Staff Report November 18th Meeting](#)

[ORD 24-105 LDC Amendent Section 1206 Non-Conforming Uses](#)

[Staff Report 10.14.24 Meeting](#)

VIII. New Business (including public hearings)

A. [PC 2024-1186](#) Major site plan request for the Preserve of Hudson, a 29-unit townhome development

- Attachments:** [Staff Report](#)
[Site Improvement Plans](#)
[Landscaping and Tree and Vegetation Plan](#)
[Lighting Plan](#)
[Trip Generation and Sight Distance Report](#)
[Wetlands Study and Army Corp of Engineers Verification](#)
[Stormwater Calculations](#)
[Elevations](#)
[Engineering Review](#)
[Public Comments](#)
[Phasing and Timeline](#)
[Pavement Design Letter](#)
[Decision and Minutes - May 13th 2024 PC Meeting](#)
[Declaration of Condominium Ownership \(DRAFT\)](#)
[Engineers Estimate](#)
[Other Agency Documentation](#)
[Notarized Affidavit](#)

IX. Other Business

X. Staff Update

XI. 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.