



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, December 9, 2024

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Swearing In

VI. Approval of Minutes

A. [PC 11-18-24](#) Minutes of Previous Planning Commission Meeting: November 18, 2024

Attachments: [PC Meeting Minutes 11.18.24](#)

V. Public Discussion

IV. Correspondence

VII. Old Business (including continuation of public hearings)

A. [PC 2024-1085](#) A proposed text amendment request to Section 1206.05 of the Land [CONTD DEC](#) 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 12.9.24 Meeting](#)

[Staff Report 11.18.24 Meeting](#)

[Staff Report 10.14.24 Meeting](#)

[ORD 24-105 LDC Amendent Section 1206 Non-Conforming Uses \(2\)](#)

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

Attachments: [Applicant Response Letter 11.27.24](#)
 [Staff Report \(12.9.24 Meeting\)](#)
 [Staff Report \(11.18.24 Meeting\)](#)
 [Site Improvement Plans \(Revised 11.27.24\)](#)
 [Landscaping and Tree and Vegetation Plan \(revised 11.27.24\)](#)
 [Lighting Plan \(Revised 11.27.24\)](#)
 [Trip Generation and Sight Distance Report](#)
 [Wetlands Study and Army Corp of Engineers Verification](#)
 [Stormwater Calculations](#)
 [Elevations](#)
 [Engineering Review \(Revised 12.4.24\)](#)
 [Public Comments](#)
 [Phasing and Timeline](#)
 [Pavement Design Letter](#)
 [Decision and Minutes - May 13th 2024 PC Meeting](#)
 [Declaration of Condominium Ownership \(DRAFT Revised 11.27.24\)](#)
 [Engineer's Estimate \(Revised 11.27.24\)](#)
 [Other Agency Documentation](#)
 [Notarized Affidavit](#)
 [Recorded Deed & Legal Description](#)
 [Gas Well Exhibit](#)
 [Site Staking Map](#)
 [Financing Letter 11.25.24](#)

VIII. New Business (including public hearings)

IX. Other Business

A. [PC GROWTH](#) **Growth Management Annual Report**
2025

Attachments: [Memo to Planning Commission](#)
 [Memo to Council](#)
 [LDC 1211](#)
 [PC 2017-02 Staff Report](#)

B. [PC COUNCIL](#) Discussion on a 2025 Council check-in
[CHECK-IN](#)
[2025](#)

Attachments: [Staff Memo](#)
 [2024 Memo to Council](#)

C. [PC 2025](#) **2025 Planning Commission Schedule**
[SCHED](#)

Attachments: [PC Schedule 2025 \(DRAFT\)](#)

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.