



# City of Hudson, Ohio

## Meeting Minutes - Final Planning Commission

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

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Monday, December 9, 2024

7:30 PM

Town Hall  
27 East Main Street

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### I. Call To Order

Acting Chair Norman 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:** 5 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Innamorato and Ms. Smith

**Absent:** 2 - Mr. Romano and Mr. Nystrom

### III. Swearing In

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

### 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](#)

**A motion was made by Mr. Stolle, seconded by Mr. Vaughan, that the November 18, 2024 minutes be approved as amended . The motion carried by the following vote:**

**Aye:** 5 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Innamorato and Ms. Smith

### V. Public Discussion

Chair Norman opened the meeting for anyone wishing to speak on any topic not on the agenda . There was no Public Discussion.

### IV. Correspondence

Chair Norman noted this is the final PC meeting for Mr. Vaughan and thanked him for his service. There was no other 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 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.**  
[CONTD DEC](#)

**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 \(2\)](#)

Mr. Sugar introduced the Text Amendment which is intended to give flexibility for non-conforming homes to rebuild, he also reviewed the iterations of the amendment, reviewed the discussion of the previous PC meeting, and noted that staff was asked to align LDC 1206.05(e)(4)(B), with the previous work.

The Commissioners were satisfied with the revisions.

**Mr. Vaughan made a motion, seconded by Mr. Stolle, based on the evidence and representations to the Commission by City staff at a public hearing of the Planning Commission held at the regular meeting of October 14, 2024, then continued to the regular meeting of November 18, 2024, then continued to the regular meeting of December 9, 2024, that the Planning Commission find the proposed text amendment to be in substantial compliance with the appropriate review standards of Section 1204.01, and recommends approval of the amendment:**

**The recommendation was approved by the following vote:**

**Aye:** 5 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Innamorato and Ms. Smith

- 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](#)

Mr. Sugar introduced the application by reviewing the various iterations of the project, noting the applicant's work with other City of Hudson boards, noting the Commissioners comments from previous PC meeting have been tracked and completed, stated multiple staff reports are included, described revisions from the previous plan presented to PC, and described the City Engineer's requested revision to the outlet structure for the pond.

Ms. Hanna Cohan, Knez Homes, described supplemental information prepared for the Commissioners which reflect the previous iterations of the application and information from the insurance company. Ms. Cohan then reviewed the history of the project and the current site plan, reviewed the site plan criterion and her belief that the Conditional Use approval which was received earlier in the year implies meeting the criterion, noted Triban's agreement to comply with staff and the City Solicitor's comments and recommendations, that all wetlands regulations are met with the approvals in process, noted that all staking has been done, that a letter regarding financing has been provided, and a sign plan is included.

Ms. Cohan also stated the benefits the townhomes would bring to the community, and that the proposal would be compliant with the LDC.

The Commissioners, applicant, and staff discussed: The estimated sale price, short term rental regulations, the submitted traffic study, that the timeline has not been updated and will be adhered to as closely as possible, other projects built by Triban, the City Engineer's comments, that the Fire Department has no further comments, that, at present, the landscaping consists of overgrown shrubs/scrub trees, the location of the pond, that buyers will have a preconstruction opportunity to customize, that staff's seven criterion have been addressed, and that AHBR

has reviewed the project on a preliminary basis.

Mr. Kevin Hoffman, Polaris Engineering, discussed the revisions to the stormwater plans.

Mr. David Rapp, City of Hudson Assistant Engineer, described the process of developing the current stormwater plan.

The Commissioners, applicant, and staff discussed: The price point of the units in relation to the surrounding homes, that a planned development of the front portion is not being considered at this point, current market conditions, and the setback from South Darrow Road.

Ms. Gillian Hall, Knez Homes, stated the property is zoned in two different areas, this is the plan for the residential portion, in time the commercial portion will be developed but buyers want to know what the residential portion would look like prior to committing to a plan. Ms. Hall and the Commissioners discussed the proposed unit price point and the price point of entry level houses in Hudson. Ms. Hall also noted these houses cannot be built in Hudson for less than the discussed prices. The layout of the units without first floor master suites was also discussed and the ability for an elevator - although expensive - is an option, and that the required garage layout has prevented first floor master suites.

The Commissioners, staff, and applicant discussed the stormwater management plan, the location of the pond at the lowest point on the parcel, staff noted the existing gas well and associated equipment would not pose a conflict with the Land Development Code.

Chair Norman opened the meeting for Public Comment. There were no Public Comments.

The Commissioners discussed: Concern over this being a partially developed plot of land, the design of the buildings, potential impacts to wetlands, if the proposed buildings would be desirable to empty nesters, the other types of housing that would be permitted on the property, the interior layouts of the proposed units, and compatibility with the Comprehensive Plan.

The Commissioners and staff discussed rental restrictions in Hudson, vacant properties along South Darrow Road, and overall alignment with the LDC.

**Mr. Vaughan made a motion, seconded by Mr. Stolle, based on the evidence and representations at a public meetings of the Planning Commission held at the regular meeting on November 18, 2024, then continued to the regular meeting on December 9, 2024, that the Planning Commission approve the Major Site Plan Request for the Preserve of Hudson townhome development in Case 24-1186 for Triban Investment LLC, Parcel #3003001, according to plans received November 27, 2024.**

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

- 1. Protective fencing shall be installed around existing trees located near the proposed clearing limits as depicted in Figure 2 of the staff report dated November 18, 2024.**
- 2. The Landscaping Plan shall be revised per the following:**
  - a. Depict street trees on both sides of the proposed drive within the District 7 Overlay. Street trees shall be depicted with minimum spacing of forty feet for large trees, thirty feet for medium trees, and twenty feet for small trees.**
  - b. Depict native plantings at the proposed stormwater pond.**
- 3. Public Open Space funds-in-lieu shall be submitted prior to the issuance of a zoning certificate.**
- 4. Access easements shall be recorded, subject to the acceptance of the City Engineer, prior to the issuance of a zoning certificate. Access easements shall extend to the northern property**

lines. An additional access easement shall be included along the drive-in front of the building containing units #1- #5.

5. The exterior lighting plan shall be revised to depict lighting levels with maximum .1 footcandles along the northern property line.

6. The comments of Assistant City Engineer David Rapp review shall be addressed per the December 3, 2024 correspondence.

7. The City Solicitor shall approve the Declaration of Condominium Ownership prior to a zoning certificate being issued.

8. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.

9. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City Officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.

The motion was approved by the following vote:

Aye: 3 - Mr. Stolle, Mr. Vaughan and Ms. Smith

Nay: 2 - Ms. Norman and Mr. Innamorato

## VIII. New Business (including public hearings)

There was no New Business.

## 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](#)

Mr. Hannan introduced the Growth Management Annual Report by noting City Council forwarded the Growth Management Report to Planning Commission and requested comments, he then explained the history and current practice of Growth Management in Hudson. Mr. Hannan also noted the following two items Council requested comments on:

1. The City Manager's recommendation that the allocation not be reactivated for 2025 due to minimal housing starts and only one in 2025.
2. That PC review the housing allocation and make comments to City Council.

The Commissioners and staff discussed how housing units are counted for the recommendation.

The Commissioners discussed that there is no need to implement the growth management program in 2025 due to the low housing starts.

**Mr. Stolle made a motion, seconded by Mr. Vaughan, based on the evidence and representations to the Commission by City staff at a public hearing of the Planning Commission, that the Commissioners support the recommendation of the City Manager not to implement a Growth Management System for 2025.**

**The motion was approved by the following vote:**

**Aye:** 5 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Innamorato and Ms. Smith

The Commissioners discussed the Growth Management Allocation Program further as it relates to redrafting of the LDC.

The Commissioners discussed: The possibility of a moratorium on applications, hiring a consultant to assist the rewriting of the applicable chapter to clarify various portions of the LDC which have conflicts, the possibility of staff giving a count each month of zoning certificates issued, that senior housing is not subject to the Growth Management System as it exists today and should be considered in a code update .

**This matter was discussed.****B. [PC COUNCIL Discussion on a 2025 Council check-in CHECK-IN 2025](#)**

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

Mr. Sugar described the City Council Check In program which will take place for Planning Commission on January 28, 2025. Also discussed were: The goals and objectives PC would like to present to Council, a rewrite of the LDC at the Council meeting, the possibility of noting PCs responsibility of updating and reviewing the Comprehensive Plan, and making recommendations for updates on an annual basis .

**This matter was discussed.****C. [PC 2025 SCHEDULE 2025 Planning Commission Schedule](#)**

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

**A motion was made by Mr. Stolle, seconded by Mr. Innamorato, that proposed PC 2025 meeting schedule be approved as submitted. The motion carried by the following vote:**

**Aye:** 5 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Innamorato and Ms. Smith

**X. Staff Update**

Mr. Sugar noted no applications have been submitted for January 2025, however, a meeting will take place .

Mr. Vaughan stated his appreciation to the Commissioners and staff for his working relationship with PC over the previous 48 months.

**This matter was discussed****XI. Adjournment**

**A motion was made by Mr. Stolle, seconded by Mr. Innamorato, that the meeting be adjourned at 9:36 p.m. The motion carried by the following vote:**

**Aye:** 5 - Ms. Norman, Mr. Stolle, Mr. Vaughan, Mr. Innamorato and Ms. Smith

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**Sarah Norman, Acting Chair**

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**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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