

Nick Sugar

From: Chalette Hritz <chalettehritz@gmail.com>
Sent: Wednesday, August 9, 2023 3:58 PM
To: Nick Sugar
Subject: Re: Case No. 2023-676

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks, Nick. I see a typo in my original email to you. I want to make sure the council knows we are in full support of this and we think it would be a great opportunity for the city of Hudson.

Thanks!
Sent from my iPhone

On Aug 9, 2023, at 3:44 PM, Nick Sugar <nsugar@hudson.oh.us> wrote:

Hi Chalette,

Here is the link to the meeting agenda (just posted). It contains all the documents submitted by the applicant and the staff report.

https://hudson.granicus.com/AgendaViewer.php?view_id=6&event_id=1813

Sincerely,

Nick Sugar, AICP
City Planner
330-342-1884
1140 Terex Road
Hudson, OH 44236

-----Original Message-----

From: Chalette Hritz <chalettehritz@gmail.com>
Sent: Tuesday, August 8, 2023 1:45 PM
To: Nick Sugar <nsugar@hudson.oh.us>
Subject: Case No. 2023-676

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Nick,
We would love to review a copy of the application for case Case No. 2023-676.

We also reviewed what was available online for Case No. 2023-676 and are in full support of this and hope this does pass. It would be a threat opportunity for the city of Hudson.

Nick Sugar

From: Aimee Hubbert <hubbert415@gmail.com>
Sent: Wednesday, August 9, 2023 9:18 AM
To: Nick Sugar
Cc: Planning Commission
Subject: Public meeting

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Sugar:

I'm sure it's no coincidence that you've planned this public meeting the same evening as two of the Hudson City School Districts' open houses. You know damn well that the parents of those families will not be in attendance because they need to parent their children after the obligatory open houses — dinner, bedtime, etc. Well played, Planning Commission. Politics at its finest without the interest of the community and the people this bullshit subdivision will be affecting!

Kindly send a copy of the application to Hubbert415@gmail.com.

Regards,
Aimee Hubbert

Nick Sugar

From: Paul GORMAN <pjgorman@roadrunner.com>
Sent: Sunday, August 13, 2023 11:03 PM
To: rstolle@hudson.oh.us; Greg Hannan; dnystrom@hudson.oh.us; Nick Sugar
Subject: Canterbury Crossing

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello.

I am writing to voice my support for the proposed new subdivision, Canterbury Crossing.

Having reviewed the plans, housing style, lot size/density and location, I believe this would be a great new housing addition for Hudson.

Knowing how hot the housing market is and the fact that there is very little supply and still high demand, these homes would sell very quickly.

Based on the proposed cost and eventual property value, the tax revenue from this project will be a great revenue boost for the city and our school system.

The Prestige Builder Group builds wonderful homes with tremendous attention to quality, and their homes are modern yet historic at the same time. They don't follow a cookie cutter or mass production method like some of the national builders that are building in or near Hudson.

I am sure there are a few residents and/or neighbors who live near the proposed development who are against it, but knowing the way previous subdivisions in Hudson that were similar in design were created, the net result was a huge upgrade to the area and subsequent sizable increases in neighboring property value.

The upside to this project far outweighs the challenges, so I would ask you vote to support this exciting new neighborhood.

Thank you.

Paul Gorman

5684 Reserve Lane

Hudson, OH

Nick Sugar

From: Marc Calcaterra <mcalcaterra@action-ind.com>
Sent: Monday, August 14, 2023 1:19 PM
To: Planning Commission
Cc: Stacey Calcaterra
Subject: Case No. 2023-676

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission:

My name is Marc Calcaterra and my wife's name is Stacey. We've been working with The Prestige Group, and specifically with John and his team, for several years on a new home design.

We believe Prestige is the gold standard for home building in the area. We plan on completing a custom home design in the next 3-5 months. When we heard about this property opportunity, it was the perfect situation for us.

With limited land options, being able to build the house of our dreams, in this amazing community, would be the ultimate outcome. I hope the commission approves the compatibility review/concept plan.

Thank you!

Marc Calcaterra | Chief Executive Officer
Mobile: 330.612.7947 | Direct: 216.535.0211
www.action-ind.com



Nick Sugar

From: Tony Havlicek <anthonyhavlicek@gmail.com>
Sent: Monday, August 14, 2023 4:26 PM
To: Nick Sugar
Subject: Proposed Canterbury Development

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Hello Nick,

I am hoping to make the meeting tonight but am unsure with school opening soon. I am against the new effortless plan that the developer has submitted. Planning commission should be insulted with the lack of improvements that were suggested to the developer back in June. Please send them a message tonight and back to the drawing board for a new design.

Regards,
Tony Havlicek
6328 Stow Rd

Nick Sugar

From: shannon mann <smann279@yahoo.com>
Sent: Monday, August 14, 2023 4:23 PM
To: Planning Commission
Subject: Case no. 2023-440

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>
> To the Planning Commission,
>
> I am writing to strongly discourage the development of parcels at the end of Ravenna St, my street.
>
> My husband and I built a home about 1/4 from the proposed site almost 5 years ago. We searched high and low throughout many counties for 3 years for the perfect spot to raise our family. Our property had 6 acres of land. We have since built a barn and have begun to acquire necessities for homesteading. We have gardens and plan to start with chickens in the coming weeks. We wanted something that felt rural and private with good schools and we feel that's what have here.
>
> There is plentiful wildfire on those parcels that we DO NOT want displaced coming onto our property disrupting our animals. We have dogs that could also be harmed by coyotes with nowhere else to go. There are deer and other animals that live off that land. If we continue to develop every last square inch of this town where will all of this wildlife go? It would be especially upsetting to the horse farm and those horses.
>
> The last thing this street needs is more traffic. We are already a cut through street for many looking to avoid the busy downtown traffic. When there are road closures for the train it is next level. Attempting to exit this street at 91 anytime after 3pm is next to impossible. Every neighbor I've spoken with laments the possibility of our street looking like every other street with development after development in town. We do not need more 4000 square foot homes here.
>
> If this development goes through the city will likely bring water and sewer lines down the street for tie-ins forcing us to do the same to offset costs. We just spent \$40,000 for a well and septic system and we have zero interest city water or sewers.

It would be nice if the sellers could find someone who was interested in continuing to farm the land in keeping with the area.

>
> For these reasons and many more I can think of I strongly disapprove of this plan and hope the city will take into consideration the residents concerns as it directly affects us most.

>
> Respectfully,
> Shannon Woolley
> 2084 Ravenna St
>
>
>
> Sent from my iPhone

Nick Sugar

From: Jessica Manley <jessicalovick@gmail.com>
Sent: Monday, August 14, 2023 4:17 PM
To: Planning Commission
Subject: Case # 2023-676: Jessica Manley at 2078 Ravenna St

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Good afternoon,

I'm a Hudson resident on Ravenna St and I'm opposed to a new development to Ravenna St being added as is currently being proposed.

Adding additional homes has an environmental impact on the current land use and residential feel of this road.

Additionally, as a family that has young children who walk, ride bikes, and cross this road to walk to school I feel that adding the additional traffic to Ravenna St increases safety concerns that already exist for travel at the intersections of Ravenna St and 91, as well as Ravenna St and South Hayden, and Ravenna St and Stow Rd (where multiple accidents have occurred this year).

Thank you for considering,
Jessica Manley
2078 Ravenna St, Hudson, OH 44236

Nick Sugar

From: jmann2380@gmail.com
Sent: Monday, August 14, 2023 4:12 PM
To: Planning Commission
Subject: CASE# 2023-676; Joshua Manley at 2078 Ravenna St.

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Good afternoon,

I am writing to express my concerns for the proposed 34-lot subdivision at the end of Ravenna St.

They are as follows:

- 1) As a resident on Ravenna St., I enjoy the rural feel that Ravenna St. currently has as you head towards Stow Rd. and beyond. That was one of the attributes that drew me to our current house. This new development would impact the enjoyment I get from my neighborhood and change its character in a negative manner.
- 2) Traffic congestion is a concern in many parts of Hudson, but it is extremely apparent as you head towards town on Ravenna St. and try to make a left hand turn onto 91. It's nearly impossible now; especially during rush hour. I'm concerned what impact adding 34 additional homes would do to this already very difficult and accident prone intersection. This would also add to the traffic turning at the light at Stow Rd. and I'm afraid that this traffic will use South Hayden as a cut through impacting that neighborhood in a negative manner.
- 3) Pedestrian safety for the paved path leading to Colony Park is my final concern. There is a crosswalk from South Hayden across Ravenna St. This is already dangerous with the current level of traffic. Right before this crosswalk heading towards town, the speed limit changes from 35mph to 25mph. From my observations, this is not only disregarded in most cases, but exceeded. Given that this is a path that leads to a public park and is heavily utilized by walkers, runners, bikers and especially families from South Hayden, I am very concerned about the safety implications this proposed 34 lot development will have on those users.

Thank you for your time,
Joshua Manley
330-554-1455

Nick Sugar

From: Mary Leonard <meapl310@gmail.com>
Sent: Monday, August 14, 2023 3:57 PM
To: Planning Commission
Subject: Ravenna Street proposed 34 lot development - Case 2023-676

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Case 2023-676

Proposed 34 lot development on Ravenna St

I would like to see this development redesigned to include fewer houses on larger lots. The area this is proposed has houses with more land and a development with larger lots would be more cohesive. Decreasing the speed limit from 35 to 25 would make Ravenna St safer for everyone.

Traffic congestion is a concern and already a problem on Ravenna, Ravenna St and 91 is often backed up and it is often difficult to turn north and dangerous to turn south. This development would also bring a lot more traffic on Hayden and Oviatt as people try to avoid the intersection of Ravenna St. and 91. These quiet streets will become much more travelled, and I feel those residents should also be notified of these planning meetings if they have not been.

Additionally, we have recently had another terrible accident on Ravenna St. and Stow Rd. More traffic from this proposed development coupled with the congestion from the train crossing could increase the likelihood of more devastating accidents there. This intersection needs to be addressed before adding more traffic.

Before this development is approved, I would like to know what studies have been done to make sure our schools could handle the increase in students. Busing has been an issue in recent years and it does not seem to be resolving. Adding in this amount of homes will increase numbers and possibly crowd classrooms.

My last concern is the amount of construction traffic Ravenna St would see. Ravenna was recently repaved after many years of patches. This wear and tear on our roads would lead to the need for repaving. Would the developer be responsible for the damage to the street and be ready to repave not just patch our street?

Thank you,

Mary Leonard
2096 Ravenna St
Hudson OH 44236

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