

## Nick Sugar

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**From:** J Rose <jmariero629@gmail.com>  
**Sent:** Monday, August 7, 2023 10:11 AM  
**To:** Planning Commission  
**Subject:** Case No. 2023-555

**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.

As I am a resident, former Board of Directors member, and past President of the Board of Directors of Hudson West Condominium Association (Hudson West), I would like to address some issues with the proposed housing development submitted by Prestige Builder Group.

Of utmost importance is the condition of the land: it is now and always has been swampland, and **nothing** should have been built on this site. (Please see pictures of a portion of the land owned by Prestige and Premier Companies and Robert Niemocienski {Prestige} after any measurable rainfall.) Hudson West has spent thousands and thousands of dollars trying to remediate the water issues on its grounds, most recently approximately \$30,000 to prevent a portion of the parking lot from becoming a sinkhole. Several of the six (6) buildings have flooded causing financial hardship to individual owners as well as the Association as a whole. As members of the Planning Commission are undoubtedly aware, water issues are exceedingly difficult to effect: when water is redirected, it generally simply finds another path. This fact brings me to the question of the proposed housing and how the water flow problems it already has will be addressed without impacting the Hudson West owners. Additional plans should be submitted to the Planning Commission to address the water flow both now and as a result of the construction of thirteen (13) homes. And, should the water cause financial distress to the Association, who will bear fiscal responsibility. It certainly should not fall to the Hudson West owners, whether directly or indirectly.

In addition, it appears the access road now used by the homeowner and part owner of the land in question behind Hudson West (previous owner of all the land in question) will approximate the road to the new development. Along this road are very old, very tall evergreen trees that are primarily on the Prestige property. If those trees not on Hudson West property need to be removed, or worse, topple onto Hudson West buildings during the more and more frequent and severe storms and wind speeds, who will bear the financial responsibility, the new homeowners or the city of Hudson? And, if Prestige removes its evergreens, it leaves the minority remaining trees a hazard due to the loss of protection of those adjacent. This is not an insubstantial concern.

Last, Hudson West has been a beautiful country setting within the Hudson city limits, and it has coexisted with a variety of wildlife species that will be displaced immediately following the construction onset. I am by no means a wildlife expert, but I will assume they will integrate into the city or closer to the highly traveled Route 8 and S.R. 303 and be killed due to nuisance concerns or traffic mishaps. I have personally been told by Hudson residents that, while they may not all appreciate the building architecture, the grounds and wildlife

sightings have always been a welcome sight driving east into Hudson. What a shame that the chase of profit has claimed the priority of the city in which I have lived for over 35 years.

Sincerely,

Judith M. Rose

499C W. Streetsboro Street

Hudson, Ohio 44236



[PXL\\_20230730\\_103802620.jpg](#)



[PXL\\_20230730\\_103802620.jpg](#)







## Nick Sugar

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**From:** ray rohm <rjrohm2@yahoo.com>  
**Sent:** Wednesday, August 9, 2023 9:29 AM  
**To:** Planning Commission  
**Subject:** Fwd: case # 2023-555

**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 an owner at Hudson west condos , on west Streetsboro St.449A through 499.  
I am very concerned about the new development with 13 homes going in beside our property at building 499.  
We have had big issues on the property there with flooding with the storms we have and actually has back up in our parking lot and flooding building 479 lower 3 units .  
And we've put thousands of dollars in the property let alone the cleanup and repairs in 479. Owners here can not afford anymore assessments, paying on one now for over\$30,000 put new piping in and basins .  
I'm a former board member and at that time we tried to get prestige homes (Perry ) to develop a better way to run the overflow water under the driveway that is there now to the west to the wetlands.  
I oppose this road going in that close to our property , I would like to know how you're going to take care of this. We don't need no more run off of water coming from this development. I'm sending some pictures in two emails , I do plan to be at the meeting.

RayRohm, owner of 23 years here.  
449A west Streetsboro St.  
Hudson Ohio 44236

Sent from my iPhone

Begin forwarded message:

**From:** ray rohm <rjrohm2@yahoo.com>  
**Date:** August 8, 2023 at 5:26:23 PM EDT  
**To:** ray rohm <rjrohm2@yahoo.com>  
**Subject:** Hudson west drainage

[Download Attachment](#)  
[Available until Sep 7, 2023](#)

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IMG\_0657.MOV  
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Sent from my iPhone













## Nick Sugar

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**From:** J Rose <jmariero629@gmail.com>  
**Sent:** Tuesday, August 8, 2023 12:10 PM  
**To:** Nick Sugar  
**Cc:** avisrutter@yahoo.com  
**Subject:** Case No. 2023-555

**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.

Per your Notice of Public Meeting, I am requesting a copy of the above-referenced application. In addition, if there is a website with an online map of the proposed development, please forward the URL.

Does the city have any traffic plans when this new street opens onto S.R. 303? There have been numerous accidents and traffic congestion sites between the Hudson West entrance/exits and the current access road to the homeowner who is part owner of the development site, which will only grow worse with the additional car and school bus traffic.

I plan to attend the public meeting August 14.

Judith M. Rose  
499C W. Streetsboro Street  
Hudson, Ohio. 44236



## Nick Sugar

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**From:** Laurie Main <main\_laurie@yahoo.com>  
**Sent:** Sunday, August 6, 2023 4:54 PM  
**To:** Planning Commission  
**Subject:** Case No. 2023-555

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.

Please review my questions and concerns for the public meeting on August 14th.

1. The map provided was extremely difficult to read and the legend was cut off.
2. Concern regarding flooding. We currently hold water with heavy rains behind the 489 W. Streetsboro building and also in the 'retention pond' north of the condo entrance yard area.
3. How will we ensure that Zoning District 2 rural residential conservation, will be followed in regards to the woodlands, tree canopy and wetlands?
4. I would like another land survey so we know exactly where the property lines are.
5. What is the easement between the entrance driveway off Streetsboro Road and condo land area?
6. What is open space conservation subdivision section 1207.06?
7. What restrictions would be placed on fencing in regards to Zoning district 2 ?

Thank You,  
Laurie Main  
489 W. Streetsboro  
Unit B  
Hudson OH

Sent from my iPhone



## Nick Sugar

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**From:** Sandra Ferek <sferekx1@hotmail.com>  
**Sent:** Monday, August 14, 2023 8:32 AM  
**To:** Planning Commission  
**Cc:** Nick Sugar  
**Subject:** Case # 2023-555

**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.

I am against the proposal as it stands. There is no mention or allowance for discussion of the water issue that will occur as a result.

Our property at Hudson West abuts a low area a "retention basin" of sorts.

In the past, only after days and days of rain did it hold water....and not nearly as much that accumulates now after only 1 inch or so. The "lake" lasts weeks now.

I have been here since 2005... it was a rare occurrence to have visible water back there. We have had an increasing amount of water being captured there... nothing on our end has changed until this year.

Ever since the homes went up on that new development... we have had more and more water

I believe in 2018 and 2019, the Board of HW met numerous times with City Engineer Bradley Kosco and Perry Bourne of Prestige Homes to discuss the increasing water issue and drainage. At that time, Perry agreed to split the cost of a survey with HW. Paul Couch completed the survey 10/2019. There is a culvert under the gravel road that has access to 303. The basin could be trenched, sloped and connected to that culvert (enlarged) which then empties into the Wetlands. All involved stated this would be the best permanent solution. Unfortunately, we at HW were unable to proceed with the project.

A new development would mean tearing down trees, building a street incurring traffic and noise, grading property... sloping to lowest area...putting our homes at risk.

If we get 4-7 inches of rain... like in 2003... it will overflow. Where is the water going to go?

There is a crest on posterior side of 469. What if it is breached? There is a gentle slope to 469... will it back up at 479 and flood there? What plan is in place to deal with this?

Will there be a pump to divert the water to the wetlands?

Will we at HW be in a flood zone? Will we be federally mandated to have flood insurance?



That is very expensive- many are on fixed incomes





I will be at the meeting tonight.... Less than an inch of rain the other day...it is still there

A concerned Hudson Citizen of Hudson West  
Sandra Ferek  
469A West Streetsboro

Sent from my iPad