



# City of Hudson, Ohio

## CD Meeting Agenda - Final Planning Commission

*Sarah Norman, Chair*  
*Jessie Obert, Vice Chair*  
*Fred Innamorato*  
*Chelsea McCoy*  
*David Nystrom*  
*Matt Romano*  
*Angela Smith*

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Monday, February 9, 2026

7:30 PM

Town Hall  
27 East Main Street

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**I. Call To Order**

**II. Roll Call**

**III. Swearing In**

**IV. Approval of Minutes**

**A. [PC 1-12-26](#) Minutes of Previous Planning Commission Meeting: January 12, 2026**

*Attachments:* [PC Meeting Minutes: January 12, 2026](#)

**V. Public Discussion**

**VI. Correspondence**

**VII. Old Business (including continuation of public hearings)**

**A. [PC 2025-1022](#) Planning Commission Decision for Case 2025-1022 - Major Site Plan approval  
[DECISION](#) for Village Dental.**

*Attachments:* [PC 25-1022 DRAFT Decision - Village Dental](#)

**VIII. New Business (including public hearings)**

**IX. Other Business**

**A. [LDC 2026 - DENSITY FEB](#) Planning Commission Discussion Topic: Density**

- Attachments:* [Staff Memo](#)  
[Consultant Memo](#)  
[Potential Future Housing Sites](#)  
[Growth Management Report](#)  
[Comprehensive Plan Research - Housing Information](#)

**B. [DISTRICT 11 RECOMMEN DATION](#) District 11 Zoning District: Planning Commission recommendation to City Council**

- Attachments:* [Staff Memo](#)  
[District 11 Regulations draft 2.2.26](#)  
[Cross Section](#)  
[Planned Development Models](#)  
[Hudson Zoning Map - Proposed](#)  
[Hudson 2024 Comprehensive Plan - S Main pages](#)

**C. [PC ADMIN RULES - SUBPOENA](#) Planning Commission Discussion: Subpoena Power**

- Attachments:* [PC Admin Rules \(Current\)](#)  
[Draft Admin Rules Edits](#)

**X. Staff Update (including upcoming agenda items, appeals)**

**XI. Adjournment**

**Public Hearings by the Commission will be undertaken for each case in the following order:**

1. *Swearing in*
2. *Introduction*
3. *Initial Applicant Comments (not to exceed 30 minutes)*
4. *Initial Questions from the Commission*
5. *Comments from Individuals with Standing (not to exceed 15 minutes)*
6. *Comments from the Public (not to exceed 5 minutes)*
7. *Final Questions from the Commission*
8. *Final Applicant Comments (not to exceed 15 minutes)*
9. *Discussion/Action by the Commission*

*The following shall apply to all individuals making a comment or offering testimony during a Public Hearing:*

*No person shall address the Commission until recognized by the chair.*

*Orderly and respectful behavior shall be exhibited at all times.*

*A person exhibiting disorderly behavior may be asked by the chair to be seated and refrain from further comment. After a warning from the chair, any person continuing to exhibit disorderly behavior may be removed from the meeting at the chair's direction.*

*All testimony shall be germane to the fact finding inquiry of the Commission. The witness may be asked to redirect from commentary back to the presentation of facts at the chair's discretion.*

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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.*