

To the Hudson City Council, the Hudson City Planning Commission, and all other concerned parties-

I'm writing today concerning Item 25-92, and the multiple Land Development Code change proposals for Dog Boarding Kennels. It came to my attention that, based in part upon another resident's untoward actions, the proposed items would render all existing boarding facilities in Hudson non-conforming, and possibly even include the removal of kennels altogether as a permitted Conditional Use in District 2.

At this time, there are 3 businesses in Hudson that would be impacted by this change- 2 of them are owned by the resident whose carelessness caused all the commotion, and the third is owned by me. Of these 3 businesses, mine is the only one in District 2 and happens to be on the same parcel of land as my private residence. I understand that the intention is to prevent the aforementioned resident from opening a business in District 2, at the site of the old Chalet. The reality is however that my business, in my own backyard, will be the only one to face severe negative consequences.

My business, Hudson Hounds Room & Groom, is located in my backyard in an 800 square foot building. It can house no more than 12 dogs overnight, I am the sole employee of the business, and my intensive efforts to soundproof my building and prevent disruptions to my neighbors have been exhaustive, but successful. Over the course of 2 full years, I went through 3 public hearings with the city, met multiple times with the Summit County Public Health Department, the City Code Inspector, the head of Hudson Sewers, the City Planner and Associate City Planner, and even had to go so far as to hire a soil scientist, a civic engineer, and an excavator in order to comply with the Hudson Land Development Code, the Ohio Revised Code, and Summit County health regulations. The process was emotionally and financially draining, but as an investment in myself and my family's future, I felt confident it was worth it.

Fast forward to May 2025 and I discover my name, and my business had been cited numerous times as an example of a 'precedent' within the city, so to speak. My understanding is that this assertion was dismissed by the city, and I am grateful to hear about this sensible determination, as my business is 1/11<sup>th</sup> of the size of the other resident's proposed business. Compare my 800 square feet to the other resident's 8800. Compare my 12 dogs a night to their 140. Consider that my business could fit inside of their proposed parking lot, yet when I was told my personal driveway had to conform to Parking Lot regulations, I happily complied and set to work figuring it out.

With this background in mind, I now ask you to understand the position I am in. The investment I have made for myself, and my family is now threatened by the proposed

changes to the LDC. The setback proposal would render my business non-conforming and therefore create additional zoning obstacles to any future plans I may have for it.

Additionally, if Boarding Kennels are removed from District 2 allowances altogether, I would no longer be able to retire when I choose to, as anyone purchasing my home with the intention of opening their own kennel would have to do so within 1 year (acting as a continuance) or else forfeit the option altogether. And should the worst happen, and my goal of working until retirement age becomes unattainable, myself, my husband, and our 2 young children would be left with the enormous burden of a functional grooming and boarding facility on our property that is effectively outlawed from use. I am again aware that there are ways, scenarios, etc., in which I could achieve these ends, but the added degree of difficulty, and in some scenarios, impossibilities, added by the proposed change to the LDC would be an incredible detriment to my family's future.

Ideally, these LDC changes should not come to pass. I feel they are being proposed as a gut-reaction to harsh feelings, and community upset at the actions of a singular individual, and I feel strongly that legislating against individuals seeking to open a business in Hudson is not a feasible way to stop bad actors. Having been through the exhaustive and intensive process of opening a grooming and boarding kennel in Hudson, I can personally attest with some authority that the upstanding citizens who make up our Planning Commission and Board of Zoning and Building Appeals are more than capable of making these decisions and weeding out the 'bad apples' themselves.

I implore you to leave the LDC as it is written currently, or at minimum, implement the setback changes ONLY. Nonconforming uses that require BZBA approval is a much more reasonable approach than barring businesses in certain districts altogether. Especially when businesses exist in these districts already. It's hard not to feel targeted by these actions when I have done nothing but abide by the city's regulations and 'play by the rules', meanwhile others flaunt the law and their responsibility to their neighbors, only to have their existing business safe and unaffected in District 7. It is wrong. It is unjust.

I will stress for the final time that opening this business was incredibly costly to me, and a financial commitment made on the premise that it would one day pay off. I do not have pockets deep enough that flaunting the Land Development Code was ever an option- I cannot boast of investors, business partners, or a 2-million-dollar budget, as others have recently attested in public. I am a lifelong Hudson resident, raising my family in the same town I grew up in, with a backyard business that I am very proud of in a community that I love. The very idea that the immense amount of time, effort, and money I put into to making my dream a reality could be so easily undone by the actions of someone who had no such

interest in playing by the same rules, while also having the gall to use my name in order to advance his own interests, simply makes me sick.

There are exactly 2 people in this town that own grooming and boarding kennels. Only two. Please do the right thing, and do not punish me for being the one who chose to follow the rules.

Thank you for your time and considerations.

Amy Millsaps, Owner & Proprietor of Hudson Hounds Room & Groom

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