

## Sugar, Nick

---

**From:** Cassie Craven <cassiecraven95@gmail.com>  
**Sent:** Monday, October 12, 2020 11:42 AM  
**To:** Sugar, Nick  
**Subject:** Planning Committee Comments

Hello Nick,

My husband, Brian, and I would like our comments below to be included in tonight's Planning Commission Meeting.

My husband and I bought our home on Hudson Drive, north of the parcel in question two years ago, knowing that while the neighboring property could be developed, our privacy and the beauty of our surrounding woods would be maintained through setbacks like the ones on the Summa property and the offices north of our home. However, if it is rezoned as residential, and especially through the proposed plan, we could lose our privacy, and our view would be altered incredibly. As it is, our house is secluded, surrounded by woods and only our two neighbors' homes have a line of sight to our home. With the proposed plan, we would have at least 5-6 backs of homes looking across our front yard.

In addition to the potential change to our property surroundings, we are concerned about the additional traffic that 86 new homes would bring. As office or industrial, we would assume that much of the traffic would be coming from RT 8, rather than heading into town, which residents are likely to do. Hudson Drive is already a very busy road, with drivers failing to stop for the busses when picking up our children. I can only imagine that having so many additional residents will only make the matter worse.

We appreciate your consideration of our thoughts against the rezoning of this property,  
Cassie and Brian Craven

--

Cassie Craven  
**5529 Hudson Drive**

---

[Total Control Panel](#)

[Login](#)

To: [nsugar@hudson.oh.us](mailto:nsugar@hudson.oh.us)

From: [cassiecraven95@gmail.com](mailto:cassiecraven95@gmail.com)

*You received this message because the domain gmail.com is on the enterprise allow list. Please contact your administrator to block messages from the domain gmail.com*

---

**From:** Masiella, Jen (GE Lighting, non-GE) <Jen.Masiella@ge.com>  
**Sent:** Monday, October 12, 2020 4:04 PM  
**To:** Planning Commission <pc@hudson.oh.us>  
**Cc:** 'mikebolyard@gmail.com' <mikebolyard@gmail.com>; jmasiella@gmail.com  
**Subject:** Questions for TONIGHT Planning Commission Meeting - PC 2020-822 Hudson Drive

Planning Commission,

Unfortunately, the details contained in the PC 2020-822 Hudson Drive packet weren't made available for us until it was online on Friday, October 9<sup>th</sup>, so some of the questions may be covered in the packet which we haven't had an opportunity to read thoroughly. We would have liked the opportunity to be notified of the details sooner, so we could have been better prepared.

Thank you to all the parties who took the time to put a comprehensive plan for review. Below are questions grouped in levels of concerns.

High Concerns:

- Based on the south driveway location, anyone exiting and turning left...their headlights will light up our home in a bedroom, living room and a patio for potentially all hours of the night.
  - Is there a way to have all exiting and entrancing go to 91?
- Traffic study – concerned the study didn't take into account other factors
  - It only differentiated AM/PM and didn't take into account weekend traffic, which would be lighter from an industrial standpoint and likely greater on a residential to take in account visitors.
  - How was the General Light Industrial assumption for the traffic count of 300 vehicles determined? Is there a comparable lot with a commercial building, which would help determine if the number used was slightly higher than what might be more realistic? Is there another location where 300 vehicles report to work daily in Hudson?
  - No turn lanes, therefore allowing backup on Hudson Drive
- Traffic
  - Many people and trucking companies not associated with businesses/residential homes on the street, already use Hudson Drive as a cut through to 91. The traffic light making a left from Terex to 91, and the traffic light at Seasons Road both already back up M-F during peak times. The increase in traffic for the quantity of tenants proposed, along with their visitors, possible caretakers, and their deliveries (FedEx/Amazon) will make it that much more challenging for us to exit at all hours...especially during peak times.
  - Redwood has an exit on Hudson Drive & on Norton offering a partial relief to Hudson Drive
  - Potential increase with traffic going back to the cemetery drive on the south side of our home

#### Medium Concerns:

- How many +55 housing options in Hudson are needed? There are already several within 5 miles of each other.
- If the homes are not owner occupied, then wouldn't tenants be voting on items that impact school/property taxes, which could have greater implications for owner occupied homes?
- If approved, when would construction be expected to start?
- How long would the construction be expected to take from clearing the property, creation of infrastructure, and building the homes?
  - With COVID, we have a student from Hudson Schools doing online learning and working from home.
- Continuous heavy construction equipment on the road, potential construction debris, noise/light pollution.
- Petermann was amazing/wonderful to change the bus routing for our young student because of several incidents with people running the bus stop lights/sign due to the heavy traffic.

#### Low Concerns:

- How much additional light pollution would be expected?
- The property to the West and North of our house are not vacant, as shown in many map layouts throughout the packet. The properties have owners, and there is a cemetery....even though they do not have a structure on them...they are being used.
- Does it change EMS/Fire/Police respond times with the addition of a large population?
- When the residential homes on Hudson Drive were constructed, they were conforming, however...the packet refers to the homes as non-conforming, which can be misleading.
- When/Who do we contact if we have more questions?

#### Summary:

We are not opposed to the opportunity of welcoming new neighbors to our wonderful neighborhood, however...we would like to preserve why we bought our home in this particular location and we hope others would want to help us protect our Hudson pride (we are new to Hudson). The two biggest areas of concerns for us are the entrance/exits onto Hudson Drive (traffic & lighting up our home at all hours), and losing the tree line (not necessarily the depth). We came to this area of Hudson for the space for our family to sprawl out and enjoy what the community has to offer...not put up window treatments and block everything out.

Thank you for taking the time to allow us to give feedback.  
Jen & Mike

**Jen Masiella**

5422 Hudson Drive  
330.800.6522

---

**Total Control Panel**

[Login](#)

To: [pc@hudson.oh.us](mailto:pc@hudson.oh.us)

Message Score: 1

High (60): **Pass**

From: [jen.masiella@ge.com](mailto:jen.masiella@ge.com)

My Spam Blocking Level: Custom

Medium (75): **Pass**

Low (90): **Pass**

[Block](#) this sender

Custom (63): **Pass**

[Block](#) ge.com

*This message was delivered because the content filter score did not exceed your filter level.*