



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

## PLANNING COMMISSION

### CASE NO. 25-1022 MAJOR SITE PLAN - ADDITION VILLAGE DENTAL – 41 E MAIN STREET

### FINAL DECISION

Based on the evidence and representations to the Commission by Joseph Matava, Peninsula Architects, and Dr. Azam Qadri, Dr. Betty Qadri, and Dr. Sarra Qadri, Village Dental, and City staff at the public meetings of the Planning Commission held on October 13, 2025, November 10, 2025, December 8, 2025, and January 12, 2026, the Planning Commission approves the Major Site Plan Request for Village Dental, in Case 25-1022, 41 E Main Street (Parcel #3200737).

The Planning Commission makes the following Findings of Fact:

1. The application is compliant with the site plan standards stipulated in Section 1204.04:
  - a. The development is consistent with the purposes and intent of the Code, and with the policies, goals, and objectives of any applicable community plan, including the City Comprehensive Plan, as amended from time to time. The Planning Commission finds the development is compliant with the Comprehensive Plan. The property is classified as “*Downtown*” per the Future Land Use map within the Comprehensive Plan. This land use designation is generally defined as the historic and commercial center for Hudson. The proposal reflects the “*appearance, form, pattern, and design of the historic district*”
  - b. The development complies with the use regulations as set forth in Chapter 1206. The proposal is a permitted use by right in this zoning district.
  - c. The development complies with the applicable requirements set forth in Chapter 1207 including the following:
    - i. Maximum Impervious Surface Coverage (Section 1207.01) - The development will result in a net reduction in impervious surface.
    - ii. Tree and Vegetation Protection (Section 1207.02) - The applicant has incorporated extensive tree protection measures regarding a mature Oak tree located along the city right of way.
    - iii. Wetland and Stream Corridor Protection (Section 1207.03) - No wetlands or streams are located on the site.
    - iv. Landscaping and Buffering (Section 1207.04) - The development includes an acceptable landscaping plan depicting plantings along adjacent property lines.
    - v. Open Space (Section 1207.05) - Open Space is not applicable to commercial development
    - vi. Open Space Conservation Subdivisions (Section 1207.06) - Not Applicable
    - vii. Stormwater Management (Section 1207.07) - Stormwater will be managed by a bio-cell structure as accepted by City of Hudson Engineering.
    - viii. Wellhead Protection Area Standards (Section 1207.08) - The property is not located within a designated wellhead protection area.

- ix. Adequate Public Facilities (Section 1207.09) - The development includes a trip generation analysis concluding “*the traffic generated by the proposed Village Dental expansion should not have an impact on the surrounding street network system.*” This analysis was accepted by City of Hudson Engineering.
  - x. Performance Standards (Section 1207.10) - The development will not generate appreciable noise or other adverse effects due to operations and activities.
  - xi. Adequate Public Facilities (Section 1207.11) - The development will be served by public facilities.
  - xii. Off-Street Parking (Section 1207.12) - The development complies with this requirement as the code permits utilizing on-street parking to meet the off-street parking requirements of the subject use.
  - xiii. Transportation/Circulation/Pedestrian Linkage (Section 1207.13) – The development complies with these requirements with the condition the existing driveway apron is removed and replaced with tree lawn.
  - xiv. Exterior Lighting (Section 1207.14) - The development includes specifications for wall mounted exterior lighting in compliance with these requirements.
  - xv. Telecommunication Facilities (Section 1207.15) - Not applicable
  - xvi. Dish-Type Satellite Antennas (Section 1207.16) - Not applicable
  - xvii. Signs (Section 1207.17) – No additional signage is proposed
  - xviii. Standards for Districts 6 and 9 (Section 1207.18) - Not applicable
  - xix. Special Development Standards (Section 1207.19) - Not applicable
  - xx. Designated Outdoor Refreshment Area (Section 1207.20) - Not applicable
2. The development complies with all applicable federal, state, or county development regulations, standards, and requirements, or plans, including but not limited to wetlands, water quality, and wastewater regulations.
  3. The proposed development minimizes land disturbance and grading and preserves the original contours and other natural topographical features of the site to the maximum extent feasible and incorporates measures to minimize soil erosion during all construction phases. The addition has been designed to minimize grading and reduce the impact on existing mature trees.
  4. The development protects and enhances historic structures, sites, and archeological features designated by federal, state, and local agencies, and the applicant commits, to the maximum extent feasible, to protecting and enhancing any such structures, sites, and features eligible for designation discovered during the development process. The development is subject to design review by the Architectural and Historic Board of Review (AHBR). The Planning Commission acknowledges the applicant has received preliminary review comments from the AHBR and will submit for final review. Approval of the AHBR is required prior to the issuance of a Zoning Certificate.

The Planning Commission decision shall be subject to the following conditions:

1. Architectural design of the addition will require approval by the Architectural and Historic Board of Review.
2. The site plan shall be revised per the following:
  - a) Remove the existing driveway apron along Division Street and depict the area as converted to tree lawn.
  - b) Remove the proposed steps depicted within the right of way.
3. The comments of Assistant City Engineer David Rapp shall be addressed per the December 26, 2025 correspondence. Construction of the site work and utilities shall be governed by the City of Hudson Engineering Standards.

4. The comments of Fire Marshal Shawn Kasson shall be addressed per the October 1, 2025 correspondence.
5. The recommendations of City Arborist Tom Kiepura shall be incorporated into these conditions as stipulated on pages 2 and 3 of the attached staff report. The stipulated tree protection measures shall be conducted by the applicant in coordination with the City Arborist.
6. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
7. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate. A material staging plan shall be submitted and approved by city staff prior to the issuance of a Zoning Certificate.

Dated: \_\_\_\_\_, 2026

CITY OF HUDSON  
PLANNING COMMISSION

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Sarah Norman, Chair