



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

## PLANNING COMMISSION

### CASE NO. 2025-256

CITY OF HUDSON LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTIONS 1205.12(c)(1)(N) “CONDITIONAL USES – COMMERCIAL/RETAIL”, SECTION 1206.01(d) “MEDICAL MARIJUANA”, SECTION 1206.02(c)(34) “CONDITIONAL USES: SPECIAL CONDITIONS AND STANDARDS”, SECTION 1213.02(182) “DEFINITIONS”, AND SECTION 1213.02(245.1) “DEFINITIONS” OF THE LAND DEVELOPMENT CODE.

### RECOMMENDATION

Based on the evidence and representations to the Commission by City staff at a public hearing of the Planning Commission held at the regular meeting of April 14, 2025, the Planning Commission finds the proposed text amendment to be in substantial compliance with the appropriate review standards of Section 1204.01, with the following findings:

1. The amendment is in accordance with the basic intent and purpose of the Land Development Code as the city has the authority to regulate land use and zoning to protect the health, safety, and welfare of its residents.
2. The amendment supports the Comprehensive Plan’s strong emphasis on public safety and community character. The amendment would remove marijuana facilities from D9, supporting the Darrowville Corridor Focus Area’s intent to progress development that works to create a unique gateway into the community and respects the history and culture of the area.
3. Changes to state regulations and the surrounding communities’ varied levels of regulation justify the variance.
4. The amendment would not grant special privileges to a particular property owner or individual.
5. The amendment avoids unlawful exclusionary zoning.
6. The amendment does not affect the City’s ability to provide adequate services, facilities, or programs.
7. The amendment would align with public feedback received from residents, which demonstrates the values of the community.

The Planning Commission recommends approval of the amendment as presented in Case #2025-256 with the attached modifications.

Dated: April 16, 2025

CITY OF HUDSON  
PLANNING COMMISSION

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Angela Smith, Vice Chair (Acting Chair)

Section 1. That Section 1205.12(c)(1)(N) of the Codified Ordinances of the City of Hudson be amended to provide as follows, with additions in **bold** and deletions being ~~stricken~~:

- N. Pawn shops, vape and smoke shops, tattoo parlors, **and** hookah lounges; ~~and recreational marijuana facilities.~~

Section 2. That Section 1206.01(d) of the Codified Ordinances of the City of Hudson be amended to provide as follows, with deletions being ~~stricken~~:

- (d) ~~Medical Marijuana.~~ The cultivation, processing, dispensing, or sale of ~~medical~~ marijuana, as defined in this Code, shall not be permitted in any zoning district within the City.

Section 3. That Section 1206.02(c)(34) of the Codified Ordinances of the City of Hudson be amended to provide as follows, with additions in **bold** and deletions being ~~stricken~~:

- (34) Special conditions for pawn shops, vape and smoke shops, tattoo parlors, **and** hookah lounges; ~~and recreational marijuana facilities.~~
- A. The use or building housing such use shall be located a minimum of 500 feet from the lot line of any residentially zoned parcel.
  - B. The use or building housing such use shall be located a minimum of 500 feet from the lot line of any school.
  - C. The use or building housing such use shall be located a minimum of 500 feet from the lot line of another use of the same category.

Section 4. That Section 1213.02(182) of the Codified Ordinances of the City of Hudson be amended to provide as follows, with additions in **bold** and deletions being ~~stricken~~:

- (182) **RESERVED.** ~~“Medical marijuana shall mean “marihuana”, as defined in R.C. §3719.01, that a cultivated, processed, dispensed, tested, possessed, or used for a medical purpose. In accordance with Section 1206.01(d), the cultivation, processing, dispensing, or sale of medical marijuana shall not be permitted in any zoning district within the City.~~

Section 5. That Section 1213.02(245.1) of the Codified Ordinances of the City of Hudson be amended to provide as follows, with additions in **bold**:

- (245.1) ~~“Recreational m~~Marijuana facilities” shall mean an establishment engaged in the cultivation, processing, dispensing, or sale of marijuana, cannabis, or related products as defined in R.C. Chapter 3780 **Adult Use Cannabis and Chapter 3996 Medical Marijuana. In accordance with Section 1206.01(d), the cultivation, processing, dispensing, or sale of marijuana shall not be permitted in any zoning district within the City.**