



City of Hudson, Ohio

CD Meeting Agenda - Final Planning Commission

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

Monday, December 8, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

II. Roll Call

III. Swearing In

IV. Approval of Minutes

A. [PC 11-10-25](#) Minutes of Previous Planning Commission Meeting: November 10, 2025

Attachments: [PC Meeting Minutes: November 10, 2025](#)

V. Public Discussion

VI. Correspondence

VII. Old Business (including continuation of public hearings)

A. [PC 2025-1022](#) A Major Site Plan request to construct an addition to Village Dental
[CONTD DEC](#)

Attachments: [Letter From Applicant Requesting Continuation to the 1.12.26 Meeting](#)
[Staff Report](#)
[Site Plans](#)
[City Arborist Review](#)
[Elevations and Floor Plan](#)
[Trip Generation Analysis](#)
[Engineering Review - Updated](#)
[Fire Marshal Review](#)
[Public Comment](#)
[Supplemental Documents](#)
[Staff Report - October 13 meeting](#)

The applicant has requested to continue this application to the January 12, 2026 Planning Commission meeting

B. [PC 2025-1284](#) A Text and Zoning Map Amendment request to establish a new zoning district,
[CONTD](#) District 11.

Attachments: [Staff Report - December](#)
[District 11 Regulations Draft - December](#)
[Staff Report - November Meeting](#)
[Imagery Photographs](#)
[Hudson Comprehensive Plan](#)

VIII. New Business (including public hearings)

A. [PC 2025-1428](#) A Major Site Plan request to construct a parking area for Robinson Field Park.

Attachments: [Staff Report](#)
[Submittal Letter](#)
[Site Plans](#)
[Wetland Delineation](#)
[Trip Generation Report](#)
[Engineering Review](#)
[Hudson Comprehensive Plan](#)
[Hudson Parks Master Plan](#)
[Supplemental Documents](#)
[Public Comments](#)

IX. Other Business

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

Attachments: [Staff Memo](#)
[Use and Density Chart](#)
[Available Land Map](#)
[Comprehensive Plan Research](#)

B. [LDC 2026 - Comp Plan DEC](#) **Planning Commission Discussion Topic: Comprehensive Plan references within the Land Development Code**

Attachments: [Staff Memo](#)
[Consultant Memo](#)
[Comp Plan References](#)

C. [PC Growth 2026](#) **Growth Management Annual Report**

Attachments: [Staff Memo](#)
[GM Report memo to Council for YR2026](#)
[LDC 1211](#)
[Council Resolution 25-174](#)

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

A. [BZBA Appeal - PC Case 25-229](#)

Attachments: [Notice of Appeal - Planning Commission Case 25-229](#)
[Staff Report](#)

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.

* * *

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.