



City of Hudson, Ohio

CD Meeting Agenda - Final Planning Commission

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

Monday, April 13, 2026

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 3-9-26](#) Minutes of Previous Planning Commission Meeting: March 9, 2026

Attachments: [PC Meeting Minutes: March 9, 2026 \(DRAFT\)](#)

V. Public Discussion

VI. Correspondence

VII. Old Business (including continuation of public hearings)

A. [PC 2026-72](#) **A Conditional Use and Major Site Plan request for Western Reserve Academy to construct an addition to the Wang Innovation Center.**
[APRIL](#)

Attachments: [Staff Report](#)
[Applicant Narrative](#)
[Civil Plans](#)
[Elevations and Floor Plan](#)
[Landscaping Plan](#)
[Photometric Plan](#)
[Engineering Review](#)
[Emergency Access and Site Logistics Plan](#)
[Supplemental Documents](#)
[Survey](#)

This application was reviewed at the March 9, 2026 meeting and tabled. Staff requests the application be tabled to the May 11, 2026 meeting to provide the applicant additional time to prepare the necessary updates. Pursuant to Section 1203.02(d)(3), the Planning Commission has 120 days, or until June 14 2026, to take final action.

B. [PC 2026-73](#) **Conceptual Site Plan Review for a Day Care Center**
[APRIL](#)

Attachments: [Staff Report](#)
[Memo From Applicant](#)
[Site Plans](#)
[Revised Traffic Impact Study and Response Memo](#)
[Previous Staff Report From March 2026 Meeting](#)
[Geotech Report](#)
[Wetland Delineation and permit](#)
[Previous ACOE Wetland Permit](#)
[Fire Department Review](#)
[Engineering Department Review](#)

C. [DISTRICT 11](#) **District 11 Code Amendment**
[APRIL](#)

Attachments: [Staff Memo](#)
[Draft Planning Commission Memo to Council](#)
[District 11 Text and Map Regulations as Amended 2.25.26](#)
[Staff Memo - Planned Development Process](#)

VIII. New Business (including public hearings)

IX. Other Business

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

- Attachments:* [Staff Memo](#)
[Draft Ordinance in bold strikethrough format](#)
[Expanded Housing Chart with Proposed Amendments](#)

B. [DISC - PLANNED DEVELOPM ENTS](#) Planning Commission Discussion Topic: Planned Developments

X. Staff Update (upcoming agenda items, appeals)

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.