

## Nick Sugar

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**From:** Rama and Kiran Donthi <donthi@hotmail.com>  
**Sent:** Thursday, May 1, 2025 11:37 AM  
**To:** Nick Sugar  
**Subject:** Kennel on Prospect street.

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Dear Mr. Sugar, I am a resident Of Hunting Hollow Ln West,Hudson. The Kennel being built on Prospect street is not a good idea in Residential area It increases the traffic and create nuisance with dog barking. I am resident for more than thirty years and had a bad expierence of the kennel in the same address. We already are disturbed with I 80 truck traffic and also Rail road noises. Please I request you and licensing body not to grant permission to build the Kennel. Thanks dr donthi cell 3305543442

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## Nick Sugar

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**From:** Shawn Horner <shawn.horner@gmail.com>  
**Sent:** Friday, May 2, 2025 4:28 AM  
**To:** Nick Sugar; Planning Commission  
**Cc:** Karen  
**Subject:** Opposition to proposed re-zoning : 1556 Prospect

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Mr. Sugar

Please count me amongst those opposed to the proposed re-zoning of the property at 1556 W. Prospect. As a resident of Hudson for 15 years I can state confidently that this proposed development is both not needed and a detriment to our community. We value living in Hudson for many reasons, key amongst them being the distinct lack of over commercialization which has plagued other communities. I applaud the work of the various local agencies over the years to maintain the balance between the residential and commercial interests and needs of the city. We have a vibrant town center, a strong business community and peaceful, attractive neighborhoods to raise our families in. I would ask you and the zoning commission to maintain this balance by declining the re-zoning request. If this were part of a larger plan to better utilize the property on Hines Hill Rd. I may rethink my views. However, as it is this is one business isolated in an otherwise completely residential area. I won't debate whether we need another dog grooming and day care facility, I don't have those facts. However, I do know there are plenty of other properties already located in commercial zones where it could be built.

Best regards,  
Shawn Horner

6942 Hunting Hollow Ln E

Sent from my iPhone

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## Nick Sugar

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**From:** Jeff Wood <jwood@imtco.com>  
**Sent:** Friday, May 2, 2025 12:45 PM  
**To:** Planning Commission  
**Subject:** Case 25-360

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

I am totally against the construction of a dog kennel/grooming in a residential neighborhood.

I live less than 100 yards from the site and do not want to hear dogs barking and all the additional traffic.

We are going to have considerable traffic issues when you start construction on the bridge over the railroad track on Hines Hill Road.

What do we have to do to stop this. I am prepared to hire a lawyer to stop the construction. Based on the results of the meeting I will get will all the neighbors in Hunting Hollow Estates and take the necessary legal action.

Jeff & Linda Wood  
1270 Hunting Hollow Drive  
Hudson, Ohio  
330-242-3790  
jwood@imtco.com

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**From:** TD Crowe <tdcrowe9@gmail.com>  
**Sent:** Sunday, May 4, 2025 11:26 AM  
**To:** Lauren Coffman <lcoffman@hudson.oh.us>  
**Subject:** Against proposed rezoning of 1556 W Prospect St

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Zoning Commission Members,

My name is Tim Crowe and my wife and I have lived on Hunting Hollow Dr for 33 years. We raised our kids here and have seen many changes. We believe the proposed rezoning of the 1556 W. Prospect St property is a very bad idea for the following reasons.

First, as you probably know, this property used to be a small pet grooming and boarding business some years ago and although we did not live in direct proximity to that business, we know from our neighbors that they dealt with the noise of the dogs constantly. From what we understand this proposal will bring in an even bigger and busier operation. This would not be conducive to the neighborhood quality of life we all expect and deserve.

Second, Hunting Hollow Dr has recently been designated a bike path thoroughway and connects to Valley View and then Route 91. With the increased traffic of bikes in this area coupled with the projected increase in car traffic to this proposed rezoning, this will create a huge safety issue. Prospect street is difficult enough to navigate on a bike as it is.

Third, the value of our homes will plummet knowing this business is nearby. It's difficult enough selling a house here at a fair value next to the turnpike. This will not help our investments at all.



Fourth, and most importantly, is overall safety in our neighborhood. If this proposal is to increase car traffic at the level that is predicted, these cars will undoubtedly be using our neighborhood streets as a thoroughfare to get to the business as it connects Valley View and Prospect St. We have many residents walking our streets alone, with their dogs or with their children every single day. We can not put these people at risk in our neighborhood or prevent them from taking their walks, jogging or riding their bikes.

Please treat this proposal as if it were to impact your own neighborhood and the quality of life that you come to expect. As a Hudson official, we are counting on you to be our voice and represent and support our needs and expectations.

Respectfully,  
Tim Crowe and Connie Berkley  
1587 Hunting Hollow Dr., Hudson, OH 44236

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## Nick Sugar

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**From:** Kyla Rollins <kylarollins3@gmail.com>  
**Sent:** Friday, May 2, 2025 8:51 PM  
**To:** Nick Sugar; Foster, Chris; Chris Banweg; Kowalski, Nicole; Patricia Goetz; Sutton, Skylar; Michael Bird; Karen Heater  
**Cc:** Paulinator  
**Subject:** Opposition to Proposed Zoning Change for Dog Boarding/Daycare Facility

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sugar and City Council Members,

We hope this message finds you well. We are writing as concerned residents of Valley View Road regarding the proposed zoning change from residential to commercial at 1556 W. Prospect Street, intended for the development of a dog boarding and daycare facility.

While we understand the need for pet services in our community, we strongly oppose this zoning change due to the significant negative impacts it would have on the quality of life for nearby residents.

**Noise Pollution:** Facilities of this nature inevitably generate continuous noise, particularly from barking dogs and frequent vehicle activity throughout the day. This would be disruptive to the peaceful residential environment that our neighborhood was designed to support.

**Increased Traffic and Safety Concerns:** A commercial facility will bring increased traffic, including frequent pick-ups and drop-offs during peak hours. This raises serious safety concerns for children, pedestrians, and cyclists in an area not designed to accommodate commercial volume or speed.

This change would set a concerning precedent for further commercial encroachment into our residential area. We believe there are more suitable commercial zones already designated within the city for such a business, where the impact on residential life would be far less severe.

We, along with many of our neighbors, respectfully request that the city reject this proposed zoning change to preserve the character, safety, and tranquility of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Paul and Kyla Rollins

7300 Valley View Road

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## Nick Sugar

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**From:** Douglas <dmalick@roadrunner.com>  
**Sent:** Friday, May 2, 2025 6:01 PM  
**To:** Nick Sugar  
**Subject:** Proposed Boarding facility located @ 1556 W. Prospect Street

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

As a resident of Hunting Hollow Drive for over twenty years, I respectfully urge you to reconsider approving this proposed development.

Our street is a quiet, residential area, and increased traffic—particularly from those cutting through to reach a daycare or boarding facility—would significantly disrupt the safety and character of our neighborhood.

In recent years, many young families have chosen to make their home here, drawn by the peaceful environment and strong sense of community. This development threatens the very qualities that make our neighborhood so desirable.

Please consider the long-standing values of the Hudson community and prioritize the well-being of its residents. I sincerely hope you will act to preserve the "People First" tradition that defines our city.

Regards,

Douglas Malick  
1497 Hunting Hollow Dr.



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## Nick Sugar

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**From:** Robert Rodriguez <rodriguez@ra.rockwell.com>  
**Sent:** Monday, May 5, 2025 8:08 AM  
**To:** Nick Sugar  
**Subject:** 15556 West Prospect Dog Day Care

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sugar,

I am writing to express my strong opposition to the proposed construction of a dog daycare, boarding, and grooming facility at 1556 West Prospect Street. While I understand the need for such businesses, this particular development raises serious concerns for our neighborhoods in Hudson.

The proposed facility, with an 8,550-square-foot building, would bring constant activity, commercial lighting, and excessive noise from numerous dogs potentially barking at all hours of the day and night. These disruptions threaten the tranquility of our residential community, negatively impacting the quality of life for residents.

Additionally, the projected influx of up to 160 vehicles per day will contribute to traffic congestion and safety concerns for our neighborhood. This type of commercial development in a residential area will inevitably lower property values and set a troubling precedent—allowing private residential land to be converted into commercial property. Such rezoning would erode the character of our community and open the door to future commercial encroachment into residential spaces.

As a resident invested in preserving the integrity and peaceful nature of our neighborhoods, I urge the City Planning Department to reconsider approving this project. I appreciate your time and attention to this matter and respectfully request that my concerns be taken into serious consideration.

Sincerely,  
Robert Rodriguez



**Robert Rodriguez, PMP®**  
**Supervisor, Remote Support**  
1 Allen Bradley Dr.  
Mayfield, OH 44124  
United States  
M 1-440-804-6358  
P 1-440-646-6888  
[rodriguez@ra.rockwell.com](mailto:rodriguez@ra.rockwell.com)



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## Nick Sugar

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**From:** Lois Babcock <loisbbabcock@gmail.com>  
**Sent:** Monday, May 5, 2025 10:31 AM  
**To:** Nick Sugar  
**Subject:** Concerns about dog kennel/boarding project on Prospect Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident of Hunting Hollow Drive (The Hunt Club of Hudson), and I have many concerns regarding the proposed dog kennel project on Prospect Road, directly across from the entrance of our neighborhood. Our street, along with Prospect Road and adjacent neighborhoods are a strictly residential, quiet, and safe for children playing in yards and the street. We feel that a commercial property will add significant noise (car traffic and dogs barking), nighttime lighting issues, potential safety concerns for children and our homes, and increased traffic, not only on Prospect, but through our neighborhood as people use Hunting Hollow Drive as a cut-through to Valley View Road. We fear this will also affect our property values. If this first commercial venture is approved, does this open the door to other businesses to be built on Prospect? This would greatly affect the feel and the value of our area.

I hope these issues will be addressed by the Planning Commission.

Thank you.

Lois Babcock  
1447 Hunting Hollow Drive, Hudson  
Sent from my iPad

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## Nick Sugar

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**From:** Gmail <jcshakir@gmail.com>  
**Sent:** Tuesday, May 6, 2025 9:57 AM  
**To:** Nick Sugar  
**Subject:** Dog daycare

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I would like to voice my opinion about the perspective dog daycare boarding and grooming center proposed to be put up on 1556 West Prospect St. I would like to get this information to Chris Foster and Sarah Norman. My name is Jen Shakir and I live at 189 Brandywine Dr. in Hudson. I am concerned about the development of this dog daycare building due to the increased car traffic and noise pollution from the animals. we already have noise pollution from the train and to have additional noise pollution from the constant barking of dogs would just be unbearable. I would like you to vote no on this development. I do not want this in my backyard. I can be reached at 330-348-6281 or at the email listed above. Thank you for your time

Jen Shakir

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## Nick Sugar

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**From:** Jack Podnar <jackthejarman@gmail.com>  
**Sent:** Tuesday, May 6, 2025 10:37 AM  
**To:** Nick Sugar  
**Subject:** Rezoning of West Prospect Street?

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Zoning Planning Commision

I oppose the rezoning of Prospect Property to allow Dog Daycare.

I live in Winston Manor Subdivision, and remember the noise disturbance of the previous Dog Kennel to the surrounding residential housing. All day and evenings we would hear continuous barking.

I am surprised the defunct kennel was able to persist in a residential zoned land.

These dogs get worked up.

Overstimulation:

The constant activity and social interaction in a daycare environment can be overwhelming for some dogs, particularly those who are naturally shy or anxious. They then can be noisy and distracting, which may not be suitable for all dogs, especially those sensitive to sound or visual stimuli.

Potential for Behavioral Issues:

Some dogs may develop behavioral problems, such as increased reactivity or anxiety, while at daycare.

Potential for Illness:

Dogs at daycare are exposed to other dogs, increasing the risk of spreading illnesses.

Jack Podnar  
30 Tanager Dr  
Hudson OH 44236

JackTheJarMan@Gmail.com



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## Nick Sugar

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**From:** John McCaffrey <johnemccaffrey@gmail.com>  
**Sent:** Tuesday, May 6, 2025 9:40 PM  
**To:** Nick Sugar  
**Subject:** Re-zoning

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hudson is unwilling to allow housing developments with more density because it's not in keeping with community vision. Why would it trade a residential area for a business.

The zoning request to allow the dog daycare facility in a residential neighborhood should not be approved. It is critical that we keep Hudson residentially focused and strong. Re-zoning for any business in an established residential area undermines our community's reputation. We purchased homes in areas historically zoned residential with the belief it would remain unchanged.

We have established business districts with land available that is well suited to the dog daycare's needs. There will be additional space available with the closure of Joanne's that could be subdivided with economic incentives. This zoning change will lower home values and accelerate further declines. This mixed use development is not what Hudson is known for and doesn't improve our community.

Noise levels and car traffic will further decrease neighborhood values. The congestion will cause unsafe traffic flow.

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## Nick Sugar

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**From:** Michelle Santhanam <roth.michelle@gmail.com>  
**Sent:** Tuesday, May 6, 2025 10:54 PM  
**To:** Vijay Santhanam (Husband); Nick Sugar  
**Subject:** Proposed Dog Boarding Facility at 1556 W Prospect

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Members of the Planning Commission,

As homeowners in the Hunt Club neighborhood, my husband and I write to you today to oppose the proposed building of a dog boarding and grooming facility at 1556 W Prospect Street.

Not only is this lot in an area with no other commercial properties within a mile radius, the area is not zoned for commercial use, making it a highly inappropriate location for what has been proposed. One of the greatest assets of the city of Hudson are our neighborhoods that provide walkability, safety, quiet, an abundance of nature, and a stable market value for our homes. And how do we protect this asset? By strict adherence to building and zoning regulations that keep our neighborhoods and our commercial centers separate. If you allow a rezoning of the property for a commercial use of this magnitude (and at 8550 sq ft plus paved parking lot it is truly an unprecedented magnitude), you have to allow the next developer who requests the same thing. Then the next, and the next, and before you know it, our neighborhoods are no longer quiet, no longer safe, no longer walkable, no longer what sets us apart.

The Hunt Club neighborhood cannot support increased traffic of up to 160 cars a day. We already have a bike lane, local traffic, and multiple school bus stops with no sidewalks to act as a buffer for the numerous pedestrians and school children that make use of our street. And that is only sustainable because the traffic is primarily local and we take pride in our neighborhood, care for our neighbors' safety, and collectively work to protect our children. A business at the end of the street would mean an influx of non-local traffic, people in a rush to drop off their pets, or delivery trucks who may not respect the traffic patterns that we have established that keep our residents, children and pets safe.

The Hunt Club neighborhood and surrounding houses likewise cannot support increased noise pollution of which there is already a considerable amount. We have to contend with the train and the Turnpike. The highway noise is so bad in fact, that the city submitted a proposal to the State of Ohio for noise abatement along our stretch of the highway a few years back. Unfortunately, although we qualified for an abatement project due to the decibel level, there were limited funds available and we did not make the cut, so the noise pollution remains problematic. Adding in a warehouse full of barking dogs and a bunch of traffic will make the situation worse, particularly for our neighbors on Prospect and the West end of Hunting Hollow.

We are also concerned about the impact to our quality of drinking water if wastes are not appropriately managed on the property. We are not on city water in our neighborhood. We all rely on well water which could be negatively impacted by urine, fecal material or chemicals running off into the water supply.

On a more personal note I do not have a lot of faith that the owner of the property (I do not know who that is) will manage not only wastes, but all other aspects of the facility appropriately. I was absolutely livid when I learned that the property's trees had been clear cut without the proper permits, and even after a stop order was issued, he had his crew finish the job. This is not a man who cares for laws or rules. This is a man who feels he's above the law and does not have to follow rules if he can benefit from breaking them. You cannot trust the word of someone like that. You cannot even trust their signature on the dotted line.

In closing I would like to ask you this. Are you willing to sacrifice the quality of life of many for the profits of only one? Is it fair for one man to destabilize the property values of an entire residential area just so he can increase the value of his own property? I believe it is not and I hope you do as well.

Thank you for your time,

Michelle and Vijay Santhanam  
1340 Hunting Hollow Drive

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## Nick Sugar

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**From:** rharris229501@gmail.com  
**Sent:** Wednesday, May 7, 2025 11:20 AM  
**To:** Nick Sugar  
**Subject:** Opposition to Rezoning Residential Property at 1556 West Prospect Street, Hudson OH

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my opposition to rezoning property located at 1556 West Prospect Street, Hudson, OH to construct a commercial dog daycare, boarding, and grooming facility directly across the street from the Hunt Club of Hudson residential community. The proposed rezoning will be detrimental to the area because it will cause traffic and safety problems, destroy local wildlife habitat, and potentially impact property values in the existing community.

Traffic and safety of pedestrians and cyclists are a major concern. Hunting Hollow Drive is within an entirely residential community and designated by the city of Hudson as a hiking and bicycling pathway that currently connects to hiking trails at the east entrance of the Hunt Club of Hudson and will in the future connect with hiking trails at the west entrance. There are no sidewalks in the Hunt Club of Hudson community. Hence, pavement markings were installed on Hunting Hollow Drive to funnel pedestrians and cyclists onto the roadway. West Prospect Street is not suitable to bear additional road traffic. The lack of alternative routes to and from the proposed facility will in turn funnel even more traffic onto Hunting Hollow Drive. The result will be more commercial and private vehicular traffic thereby risking the safety of pedestrians, hikers, and bicyclists.

Property values may go down in the adjacent developments if the proposed development is approved because the project is inconsistent with the existing neighborhood developments. Residents should have been informed of the potential impact on their personal financial situation so that they could be involved in the decision-making process before the project started. However, no notices of intent were posted until less than one week ago after residents inquired about the deforestation already in progress at the affected site. There is no indication of whether or where such notifications were sent. I have not met a single resident who reported that they received any notification of the city council's and developers' plans.

Something is very wrong about how this matter is being managed by the city council and developer. The affected residents have not been treated respectfully. I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by the overwhelming majority of them.

Thank you for considering my input.

Respectfully,

Russell Harris  
1560 Hunting Hollow Dr  
Hudson OH 44236  
[rharris229501@gmail.com](mailto:rharris229501@gmail.com)  
(216) 333-3122

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## Nick Sugar

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**From:** Dottie Movshin <dmovshin@libertyhm.com>  
**Sent:** Wednesday, May 7, 2025 12:27 PM  
**To:** Nick Sugar  
**Cc:** howard Movshin  
**Subject:** 1556 West Prospect Street

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Nick,

We are writing to express our strong opposition to the proposed rezoning that would allow the establishment of a commercial dog kennel within our residential neighborhood.

This area is currently zoned for residential use, and all adjacent properties are occupied by families and homeowners who value the peace, safety, and character of their community. Allowing this rezoning would introduce a disruptive and incompatible commercial operation into the heart of a quiet rural residential area, setting a harmful precedent for future development. Nowhere else in Hudson are there commercial buildings mixed in with a residential neighborhood.

One major concern is traffic. The kennel is projected to draw a substantial increase in vehicle activity, including daily drop-offs and pickups by pet owners and staff. This surge in traffic is unsustainable for our narrow residential roads and creates safety hazards for pedestrians, cyclists, and children.

We are also deeply concerned about the potential for constant noise from barking dogs, and the negative aesthetic impact of a large commercial building surrounded by private homes. These issues could lead to a decline in property values, making it more difficult for families to sell their homes in the future. Since the trees were torn down the noise from the train has increased significantly. We already have noise pollution from the highway and the train. We don't need an additional source of noise pollution.

Furthermore, if or when this business closes, which is always a possibility with any commercial venture, our neighborhood will be left with a large, out-of-place commercial structure in the middle of a residential zone. This building could remain vacant or be repurposed for other commercial uses, compounding the long-term disruption to our community.

In conclusion, the proposed kennel is incompatible with our community's land use, poses serious safety and quality-of-life concerns, and threatens long-term property values. I strongly urge you to protect our neighborhood and deny this rezoning request.

Sincerely,  
Howard and Dottie Movshin  
1501 Prospect Road

---

## Dottie Movshin

Loan Officer

NMLS#: 1141750

Direct: 330.475.6291

Fax: 330.777.0020

dmovshin@libertyhm.com



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## Nick Sugar

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**From:** Alison McKenna <alimckenna7@gmail.com>  
**Sent:** Wednesday, May 7, 2025 2:04 PM  
**To:** Nick Sugar  
**Subject:** 1556 West Prospect Street

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

I am writing in concern of the proposed business that is planning to occur at 1556 W. Prospect Street in Hudson. We live at 1476 East Hines Hill Rd. and believe a business situated there would make a negative impact on the neighborhood. Between the noise, commercial lighting and increased traffic, it would disrupt the neighborhood, as well as increase any accidents with the heavy traffic.

Please decide against this commercial space to help keep our neighborhood safe and peaceful. Thank you for your time.

Alison McKenna  
Sent from my iPhone  
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## Nick Sugar

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**From:** Claire Andres <claireaandres@gmail.com>  
**Sent:** Wednesday, May 7, 2025 9:07 PM  
**To:** Nick Sugar  
**Subject:** Opposition to Kennel

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Claire Andres & I own 1525 Prospect Rd Hudson, Ohio. I oppose any effort to build any commercial property on Prospect Rd. I will attend the Town Hall on Monday and will plan on voicing my objection ~

Thank You

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## Nick Sugar

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**From:** Jeff Wood <jwood@imtco.com>  
**Sent:** Wednesday, May 7, 2025 9:04 PM  
**To:** Nick Sugar  
**Subject:** Case #25-360 Boarding and Grooming Kennel

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Jeff Wood, and I live at 1270 Hunting Hollow Drive.  
I am writing you to express my concern/total-disapproval with the proposed development of the Boarding and Grooming Kennel referenced above.  
I live less than 100 yards from this proposed development, and this will greatly impact my home value.

Why did you issue a permit to clear the land before the re-zoning discussion?

Did the city arborist approve this?

I have already noticed an increase in noise once the trees were cut down

Why are you letting them put a business in a residential area.

When you combine this with the traffic jam that will be created on E. Hines Hill with the railroad overpass will just magnify the problem.

I am not willing to put up with the noise of 100+ dogs barking and 100+ cars a day!  
My neighbors and I are willing to take whatever legal action it will take to stop this. Is this project worth the legal battle and the harm it will do to Hudson residences.

I am already seeking legal counsel just in case the zone commission decides to ruin the ambiance of Hudson by re-zoning.

If this happens it sets a precedent, so where does it stop?

There are plenty of remote areas of Hudson where this business could be located.

This is not what living in Hudson is all about,  
Looking forward to seeing you at the meeting on the 12<sup>th</sup>.

Jeff & Linda Wood  
330-242-3790

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## Nick Sugar

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**From:** dripkin@aol.com  
**Sent:** Wednesday, May 7, 2025 9:52 PM  
**To:** Nick Sugar; dripkin@aol.com  
**Subject:** Proposed Rezoning of property at 1556 West Prospect Street  
**Attachments:** Prospect Street .docx

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Douglas J. Ripkin M.D.  
6903 Hunting Hollow Lane East  
Hudson, 44236  
Cell 330-808-6800

### Proposed Commercial Development At 1556 Prospect Road

I am a homeowner in the Hunt Club of Hudson, my address is 6903 Hunting Hollow Lane East. I have great concerns about the proposed development of an Animal boarding facility at 1556 West Prospect Street. This project appears to have gone ahead with the extensive removal of trees and leveling of land without approval or zoning variance. This property is surrounded by residential properties and these homeowners chose to not live in a commercially zoned area.

As a homeowner in close proximity to this project I can foresee a much greater downside potential than upside. First and foremost, the traffic through our development would be exponentially greater. Our development would be the major cut-through from Valleyview Road to Prospect Street. Estimates of over 100 automobiles a day could pass through our development to have easier access to the facility

. In addition, the potential increase in noise with over 20 proposed kennels and multiple dog runs is evident. We also have concerns about how this project will affect our home values upon resale. I hope that the zoning committee takes into consideration the proposed zoning changes and negative ramifications of placing this kennel in this location

Thank You For Your Consideration.

Douglas J Ripkin M.D.

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## **Proposed Comercial Development At 1556 Prospect Road**

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As a homeowner in close proximity to this project I can foresee a much greater downside potential than upside. First and foremost, the traffic through our development would be exponentially greater. Our development would be the major cut-through from Valleyview Road to Prospect Street. Estimates of over 100 automobiles a day could pass through our development to have easier access to the facility

. In addition, the potential increase in noise with over 20 proposed kennels and multiple dog runs is evident. We also have concerns about how this project will affect our home values. This might impact the values of the adjacent and nearby homes.

I hope that the zoning committee takes into consideration the potential changes and negative ramifications of placing this kennel in this location

Thank You For Your Consideration.

Douglas J Ripkin M.D.

## Nick Sugar

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**From:** Matthew Milla <matthewjacobmilla@gmail.com>  
**Sent:** Friday, May 9, 2025 1:26 PM  
**To:** Planning Commission  
**Cc:** Nick Sugar  
**Subject:** 1556 West Prospect Street Opposition - Case No. 2025-360  
**Attachments:** Nader and Nader, Attorneys at Law\_Letter for 1556 W Prospect Opposition.pdf

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Hudson Planning Commission,

I am writing to express my strong opposition to the proposed dog kennel facility within our residential area. I am deeply concerned about the significant and detrimental impact such a facility would have on the surrounding residential properties, including mine. I believe that the proposed kennel is not compatible with the character of the neighborhood and fails to meet the standards set forth in the City's Land Development Code and General Offenses Code.

First and foremost, the proposed kennel would directly violate Section 1207.10 of the Land Development Code, which clearly states:

**"No owner, keeper, or harbinger of any animal shall permit such animal to continuously or frequently bark, howl, or emit other audible sounds that create offensive noise to the annoyance or discomfort of any person of ordinary sensibilities occupying any premises within 1,000 feet of the animal."**

It is inevitable that a facility housing a significant number of dogs would lead to continuous barking and howling, creating excessive noise that would disrupt the peaceful environment that residents have worked hard to maintain. My home is only a couple hundred feet from where the proposed facility will stand.

Additionally, Section 648.14 of the City's General Offenses Code stipulates that:

**"No person shall make, continue or cause to make or continue any unnecessary, excessive or offensive noise or sounds which are above the prevailing background sound level at any time within the City. This includes continuous or repetitious barking, howling or other audible sounds by animals harbored by any resident."**

Given the nature of dog kennels, the likelihood of violating this ordinance is extraordinarily high. Residents should not be subjected to incessant noise disturbances that compromise their quality of life and enjoyment of their properties.

Furthermore, the proposed kennel does not meet the conditional use standards outlined in Section 1206.02, which mandate that the use must be physically and operationally compatible with the surrounding neighborhood. Specifically, the code states that conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible. The introduction of a dog kennel to a residential area fails to align with this requirement, as it would impose noise, traffic, and aesthetic disruptions that fundamentally alter the character of our community.

It is essential to recognize that allowing this kennel to proceed could expose the city and property owners to potential litigation for damages resulting from violations of noise ordinances and infringement on residents' right to quiet enjoyment of their homes.

The attached documents offer a real life case study in Ohio that confirms the immense harm that dog kennels can cause in residential settings. Undoubtedly, this kennel will be no different if allowed and lead to community disputes and legal challenges.

I strongly urge the Planning Commission to carefully consider the irreversible consequences that this proposed kennel would bring to our neighborhood and to uphold the standards of our Land Development Code and General Offenses Code by denying the application.

Thank you for your consideration.

Sincerely,  
Matt Milla  
1227 Hunting Hollow Drive

**Nader and Nader**

ATTORNEYS AT LAW  
7011 East Market Street  
Warren, Ohio 44484

**PAUL G. NADER**  
(1925-2014)

AREA CODE 330  
395-7555

**THOMAS C. NADER**

**E-MAIL: NADER@NADERANDNADERLAWOFFICE.COM**

**FAX 392-5443**

**JOSEPH P. NADER**

Matthew Milla  
1227 Hunting Hollow Dr.  
Hudson, OH 44236

May 9, 2025

Re: Potential Kennel Development

Dear Mr. Milla:

You have asked this office to explain the basis of the Trumbull County Court of Common Pleas matter encaptioned Robert Thompson, etal vs. The Canine Campus Training and Wellness Center, LLC, Trumbull County Case No. 2024 CV 01938. As a public record, a copy of the Complaint is attached for your review.

As the complaint states, the Defendant operated a dog daycare facility. This operation included an exterior dog walk/play area. The Plaintiff's alleged that the outside dog operation allowed constant dog barking and howling. The barking would occur each morning into the late evening. This barking caused my clients to suffer from physical discomfort, stress and sleeplessness. After years of attempting to work with the operator, my clients retained an expert sound engineer. While I am not at liberty to release the specifics of that report, the standards of measuring noise are a sophisticated measurement. The term decibel is more than a measurement of what a novice would call "loudness". Decibel is a measurement of how sound impacts people in differing environments. Of particular concern in the matter of dog barking is the impulsive nature of a dog's bark. Dog barking is considered repetitive and impulsive noise. The American National Standards Institute has specific standards regarding the impact and measurement of such impulsive and repetitive sounds such as dog barking. Any attempt to provide a measurement of a barking dog's impact is meaningless unless the ANSI standards for impulsive noise is taken into consideration. Such measurements require weeks of constant monitoring to have any real meaning. Also, a projected or assumed measurement without actual monitoring of actual sound would also not provide any real guidance.

Barking dogs can create decibel levels that are 25-35 db greater than the ambient noise level of an adjacent neighborhood. Actual measurement from an experienced sound engineer is always necessary to determine these levels and impacts.

Regardless of a property user's legal use pursuant to any zoning ordinance, no use can create a nuisance for adjoining property owners. Such nuisances can take many forms including odor and noise. A use that creates a nuisance cannot be a lawful use regardless of zoning. Ohio Law provides remedies for property owners that suffer from a nuisance. The remedy can be injunctive and monetary damages.

I hope this explanation is useful to use as you address your concerns in your neighborhood.

Respectfully Submitted,

*Thomas C. Nader*

Thomas C. Nader



COURT OF COMMON PLEAS  
TRUMBULL COUNTY, OHIO

Robert and Pamela Thompson  
8760 Kimblewick Lane  
Warren, Ohio 44484

Case No.

Gregory and Donna Bobosh  
8740 Kimblewick Lane  
Warren, Ohio 44484

Judge

Daniel Gagliano and Concetta E. Gagliano  
Trustees  
8750 Kimblewick Lane  
Warren, Ohio 44484

Thomas and Shirley Libeg  
8770 Kimblewick Lane  
Warren, Ohio 44484

Mary Elaine Buskirk  
8720 Kimblewick Lane  
Warren, Ohio 44484,

Plaintiffs,

v.

Complaint  
(Other Civil)

The Canine Campus  
Training and Wellness Center LLC  
c/o statutory agent  
Katie Lynn Costello  
7985 EAST LIBERTY STREET  
Hubbard, Ohio 44425

And

Howland Pet Resort -  
Property Holdings LLC  
c/o Joyce Stizza-Kryzanowski  
1569 Stillwagon Rd  
Warren, Ohio 44484

Defendants.

Now comes Plaintiffs Robert and Pamela Thompson, Gregory and Donna Bobosh, Daniel Gagliano and Concetta E. Gagliano Trustees, Thomas and Shirely Libeg, and Mary Alaine Buskirk, ("Kimblewick Lane Owners"), by and through counsel, and for its Complaint against The Canine Campus Training and Wellness Center LLC and Howland Pet Resort Holdings LLC, ("Defendants"), state as follows:

**Parties, Jurisdiction, and Venue**

1. Plaintiffs are home owners with properties located at 8760 Kimblewick Lane Warren, Ohio, 8740 Kimblewick Lane, Warren, Ohio, 8750 Kimblewick Lane, Warren, Ohio, 8770 Kimblewick Lane, Warren, Ohio and 8720 Kimblewick Lane, Warren, Ohio.
2. The Canine Campus Training and Wellness Center LLC is an Ohio for-profit limited liability company which operates The Canine Campus Bed and Biscuit Inn located at 8645 East Market St., Warren, Ohio 44484 for the purposes of training, daycare, and boarding for domestic animals, including dogs.
3. Howland Pet Resort Property Holdings LLC is an Ohio for profit limited liability company who owns the property located at 8645 East Market St., Warren, Ohio 44484 and which leases the property to The Canine Campus Training and Wellness Center LLC.
4. This court has subject matter jurisdiction over the claims set forth herein.
5. Venue is proper because the properties giving rise to this Complaint are located in Warren, Ohio. Venue is also proper because Defendants conducted activity giving rise to these claims for relief in Trumbull County, Ohio.

### **Facts**

6. Plaintiffs incorporate paragraphs one (1) through (5) above as if fully rewritten herein.
7. At all times material to this Complaint, Plaintiffs have owned separate properties on Kimblewick Lane, Warren, Ohio 44484.
8. At all times material to this Complaint, Plaintiffs have occupied these separate properties for themselves and their families and have done so for a period ranging from 2005 through the date of this Complaint.
9. Defendant Howland Pet Resort is the owner of the premises located at 8645 East Market St., Warren, Ohio 44484 since April 22, 2020.
10. Beginning in Year 2021, Defendant Howland Pet Resort leased the premises to Defendant Canine Campus.
11. Defendant Canine Campus operates a business doing business as The Canine Campus Bed and Biscuit Inn at 8645 East Market St., Warren, Ohio 44484.
12. Defendant Canine Campus operations include offering daycare and other services for dogs.
13. The dog services offered by Defendant Canine Campus; including the addition of an expanded outdoor area, has led to a significant increase in dog barking and howling.
14. Dogs are routinely left outside without supervision leading to constant barking and howling.
15. The dog barking and howling occurs at all hours of the day, including in the early morning and late evening hours.
16. The incessant dog barking and howling has disrupted the lives of the Plaintiffs.

17. Plaintiffs' exposure to the constant dog barking and howling has caused Plaintiffs physical discomfort, stress, and sleeplessness.
18. Plaintiffs can no longer enjoy the use of their yards, back patios and interiors of their homes without the interruption of dog barking and howling.
19. Plaintiffs must routinely close their doors and windows in their homes to attempt to block out the dog barking and howling, however, even with this, the dog barking and howling persists throughout Plaintiffs homes.
20. Plaintiffs rights to the use and enjoyment of their properties has been interfered with and Plaintiffs have suffered injuries to both their physical well-being and to their legal property rights.
21. Plaintiffs have attempted in good faith to address these issues privately with both Defendants, however, the dog barking and howling continues unabated.
22. Therefore, Plaintiffs have been left with no other option but to bring forth this action with this Court.

**Count One – Private, Absolute Nuisance**

23. Plaintiffs incorporate paragraphs one (1) through twenty-three (23) above as if fully rewritten herein.
24. Defendants Canine Campus and Howland Pet Resort intentionally and unreasonably allow the dogs on the property to bark and howl in the outdoor area of the premises.
25. Defendant Canine Campus and Howland Pet Resort intentionally and unreasonably allow dogs to be left unattended outside for long periods of time, thereby permitting the conduct causing the nuisance.

26. Defendants Canine Campus and Howland Pet Resort intentionally and unreasonably allows dogs located upon the premises to bark and howl unattended in the outdoor area of the premises during the early morning and late evening hours.
27. Defendants Canine Campus and Howland Pet Resort conduct is unreasonable given that Defendants has been presented with reasonable, actionable solutions to alleviate or remedy this nuisance, yet Defendants has chosen not to pursue these options.
28. Defendants Canine Campus' and Howland Pet Resort intentional conduct is unreasonable given that Plaintiff's legal rights to the use and enjoyment of their properties has been interfered with and their physical well-being has suffered.
29. Defendant Canine Campus and Howland Pet Resort intentional and unreasonable conduct is the proximate cause of Plaintiff's injuries.
30. Plaintiffs have been injured by Defendant Canine Campus and Howland Pet Resorts' conduct causing this nuisance.

**Count Two – Nuisance Per Se**

31. Plaintiffs incorporate paragraphs one (1) through thirty-one (31) above as if fully rewritten herein.
32. Defendant Canine Campus has created a nuisance in violation of Howland Township Resolution HR 2001-001 (Supervision And Control Of Dogs In Township).
33. Defendant Howland Pet Resort has created a nuisance in violation of Howland Township Resolution HR 2001-001 (Supervision And Control Of Dogs In Township).
34. Defendants have violated HR 2001-001 by failing to keep due regard for the proximity of Plaintiffs residences and by keeping dogs by which loud, frequent,

habitual barking and howling can be heard outside the property line of the premises thereby disturbing Plaintiffs in their nearby residences.

35. A person of common intelligence would understand that such barking and howling coming from Defendants' premises would annoy or disturb the average person and not just some particular person.
36. On a daily basis, the barking and howling coming from Defendants' premises persists for periods of five (5) minutes or more between 8 PM to 8 AM and the barking and howling persists for periods of ten (10) minutes or more from 8 AM to 8 PM.
37. The three exceptions to HR 2001-001 in Section I (D) do not apply to the activities being conducted at 8645 East Market St., Warren, Ohio 44484.
38. Defendants therefore have violated HR 2001-001.
39. Defendants' acts or failures to act have proximately caused injury and damages to Plaintiffs.
40. Plaintiffs have been injured by Defendants conduct causing this nuisance.

**Count Three – Private, Qualified Nuisance**

41. Plaintiffs incorporate paragraphs one (1) through forty (40) above as if fully rewritten herein.
42. Defendant Canine Campus negligently created a nuisance by allowing their dogs to bark and howl in a loud, frequent and habitual manner for long periods of time outdoors, unattended, and within the vicinity of nearby residences.
43. Defendant Canine Campus owed Plaintiffs a duty to exercise reasonable care to prevent their dogs from barking and howling in a loud, frequent and habitual manner thereby creating a disturbance.

44. A reasonably prudent person would foresee that, by allowing dogs to bark and howl in a loud, frequent, and habitual manner, for long periods of time outdoors, unattended, and within the vicinity of nearby residences, this conduct would likely cause a person harm.

45. Defendant Canine Campus breached this duty of care owed to Plaintiffs.

46. As a direct and proximate cause of Defendant's breach, Plaintiffs have been injured.

**Count Four – Private, Qualified Nuisance**

47. Plaintiffs incorporate paragraphs one (1) through forty-six (46) above as if fully rewritten herein.

48. Defendant Howland Pet Resort negligently created a nuisance by failing to prevent its tenant from allowing the dogs under control of its tenant from barking and howling in a loud, frequent and habitual manner for long periods of time outdoors, unattended, and within the vicinity of nearby residences.

49. Defendant Howland Pet Resort owed Plaintiffs a duty to exercise reasonable care to prevent their tenants from creating a nuisance from the dogs barking and howling in a loud, frequent and habitual manner thereby creating a disturbance.

50. A reasonably prudent person would foresee that, by allowing dogs to bark and howl in a loud, frequent, and habitual manner, for long periods of time outdoors, unattended, and within the vicinity of nearby residences, this conduct would likely cause a person harm.

51. Defendant Howland Pet Resort breached this duty of care owed to Plaintiffs.

52. As a direct and proximate cause of Defendant's breach, Plaintiffs have been injured.

**Demand For Relief**

WHEREFORE, Plaintiffs requests this Court to grant judgment as follows:

- (a) An award of compensatory damages in favor of Plaintiffs and against Defendants The Canine Campus Training and Wellness Center LLC and Howland Pet Resort Property Holdings LLC, jointly and severally, in the amount in excess of \$25,000.00 to compensate for the loss of use of Plaintiffs' properties, and for Plaintiffs' annoyance, anguish, and physical discomfort suffered;
- (b) An order permanently enjoining Defendants from allowing any dog from occupying any exterior area of the premises located at 8645 East Market St., Warren, Ohio 44484.
- (c) Attorney fees and costs of this action.

Respectfully submitted,

Thomas C. Nader /s/

Thomas C. Nader (#0039312)

Attorney for Plaintiffs

7011 East Market Street

Warren, Ohio 44484

Phone: (330) 395-7555

Email: Nader @Naderandnaderlawoffice.com

**INSTRUCTIONS FOR SERVICE**

**TO THE CLERK:** Please serve the summons and Complaint by commercial carrier upon Defendants at the addresses set forth below:

The Canine Campus Training and Wellness Center LLC, 757 North Main St. Hubbard, Ohio 44425

And Howland Pet Resort Property Holdings LLC, 8645 East Market St. Warren, Ohio 44484

/s/ Thomas C. Nader



## Nick Sugar

---

**From:** tara gallegos <gallegos\_tara@yahoo.com>  
**Sent:** Wednesday, May 7, 2025 10:19 PM  
**To:** Planning Commission; Nick Sugar; Patrick Gallegos  
**Subject:** Case No 2025-360 ~ 1556 West Prospect Rd ~ Conditional Use Request Opposition

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Planning Commission,

I am writing to express my strong opposition to the proposed dog kennel that is planned for 1556 West Prospect Rd. As a resident of this neighborhood, I believe this facility would have a detrimental effect on the character of our neighborhood, as well as cause significant disruption in terms of noise, traffic, and overall quality of life.

First, the noise generated by a dog kennel, especially one with a large number of animals, will be disruptive to the peaceful atmosphere that currently defines our neighborhood. The barking of dogs—particularly during early mornings, late evenings, and weekends—would disturb the residents who rely on quiet for both work and leisure. This will also significantly reduce the desirability of living in this area.

Additionally, the increase in traffic to and from the facility is a serious concern. Prospect Rd is already a heavily trafficked road, and the addition of a kennel would exacerbate congestion, making it more difficult for residents to navigate the area safely. The constant flow of vehicles, including delivery trucks, would not only add to the noise but could also pose risks for pedestrians and children in the neighborhood. I know for certain that my family will be put at risk with the increased traffic.

Lastly, the kennel simply does not fit the character of this neighborhood. Our area is known for its residential charm, with homes designed for family living and an overall sense of tranquility. The introduction of a commercial operation such as a dog kennel would alter the fabric of our community, lower property values and alter the aesthetics of our surroundings. We are a neighborhood, not a commercial business area. Along with this comes the precedent that is set if this Conditional Use request is granted. Business owners will choose to purchase Residential properties for a lower price and change the zoning to put in a Commercial business. Neighborhoods in Hudson will be ruined by large commercial businesses if this precedent is set.

For these reasons, I urge you to reconsider this Conditional Use request. I trust that you will take these concerns into account and preserve the integrity of this neighborhood.

Thank you for your attention to this important matter.

Sincerely,  
Tara Gallegos

1481 Prospect Rd  
Hudson, Oh 44236



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5-5-25

Dear Planning Commission,

I am writing out of extreme concern for my residential neighborhood. I learned recently that a business owner is interested in rezoning my peaceful neighborhood to place a large-scale commercial boarding and grooming dog kennel at 1556 Prospect Road.

My family and I moved to Hudson Ohio in July of 2006. We lived on Nicholson Drive originally and moved to 1481 Prospect Road in 2018. This home has been an excellent fit for us as we have 6 children. What I love most about my home is how peaceful and relaxing it is for my family and the many friends we host. In my mind, this property is my little piece of heaven because it offers a country feel with residential living but is only 1.5 miles from the center of town. The proposed business will drastically reduce the quality of life for my family and for my neighbors.

To begin with, the proposed facility is nearly 9,000 square feet with a 50-car parking lot. Our homes are a fraction of the size with standard parking. Therefore, the proposed business is incompatible with the surrounding environment. After much research, I learned a small chalet used to be at the same location. The chalet was a home, with a pool, and housed a small number of animals (approximately 5-10 dogs at a time). The owner who lived at the residence was called the dog whisperer by many, and her property was grandfathered in when this township became part of Hudson in 1999. The chalet went out of business in 2012 for many reasons. The current owner purchased the property at auction in 2017. The business plans are substantially different than the small simple chalet that was in place prior to my arrival at Prospect Road. Therefore, I want it to be clear that he is not planning to build a residential home and small kennel with boarding and grooming services for 5-10 dogs. He is creating a large-scale business that will house an immense number of animals comparatively.

Second, I have great concern for the noise and light pollution that the proposed large-scale business will bring to our peaceful neighborhood. I can only imagine how many dogs a 9,000 square foot building will house. Therefore, I know with certainty that I will hear barking 24 hours a day. Currently the primary noise in my residential neighborhood is the train and traffic noise from 80. These noises are something that I expected when I purchased our home. However, excessive dog barking and light pollution are something we can prevent by not allowing this business to rezone our peaceful neighborhood.

Third, this large-scale business is projected to bring up to 160 extra cars to prospect road daily based on the traffic study. This creates a real safety concern for my children, because my children ride buses to and from school daily. I have already witnessed drivers not

stopping for buses on Prospect Road when children are loading and unloading. Next, my family and I walk, jog, and bike on Prospect Road almost every day when we have good weather. As you likely know, Prospect Road already experiences significant traffic. This leads me to believe that the extra 110-160 automobiles daily will likely increase the risk of accidents and congestion.

Fourth, I believe the rezoning of 1556 Prospect Road and the creation of a large-scale business in that space will single handedly decrease the value of my property and my neighbors' property by 10 -20 percent, minimum. I believe everyone can recognize that nobody wants to live next to a large-scale animal boarding and grooming facility that is open from 6 am to 10 pm, has animal noise 24 hours a day, and will bring in substantial traffic mandating safety concerns. Therefore, I am extremely worried that I will not be able to sell my house if I need to downsize secondary to finances or in retirement. In my humble opinion, the zoning of residential property is meant to preserve the well-being of residents and promote the overall quality of life in our community. This proposed change would drastically reduce both my quality of life at home as well as the value of my property.

Next, I am concerned that the conditional rezoning of this space within our residential neighborhood will set a precedent for our community. Once business owners identify that they can purchase residentially zoned property (at a fraction of the price they would pay for appropriate commercial property) and get it rezoned, our community will change forever. The beauty of Hudson is that we cherish family life and community, based on our actions to keep our small-town feel.

Ladies and Gentlemen, Hudson is my community! My family and I chose to live here, and I ask that you not allow the conditional rezoning of 1556 Prospect Road because it will drastically reduce the quality-of-life of residents in my neighborhood. Specifically, this facility will negatively impact residents in terms of noise, safety, and property value. In closing, the proposed large-scale commercial boarding and grooming kennel is incompatible with our residential neighborhood, and this conditional rezoning has the potential to set a precedent that damages the primary treasure of Hudson (our residents). Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Patrick Gallegos".

Patrick Gallegos

1481 Prospect Road

Hudson, OH 44236

## Nick Sugar

---

**From:** Milla, Jennifer <Jennifer.Milla@stryker.com>  
**Sent:** Thursday, May 8, 2025 8:00 AM  
**To:** Nick Sugar; Planning Commission  
**Subject:** Opposition to the request of Case No 2025-360, at 1556 W Prospect Street

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**To Mr. Nick Sugar / Hudson Planning Commission,**

My name is Jen Milla, and I live at 1227 Hunting Hollow Dr, Hudson, OH 44236. Our home is located directly across the street from the lot where the commercial facility is being proposed.

I vehemently oppose Case No. 2025-360 - the conditional request for a boarding and grooming kennel and respectfully ask that the commission deny this request.

I will be attending the meeting on May 12th with my two children: Chase, who is 6 and finishing kindergarten at McDowell, and Luke, who is 2 and attends pre-preschool at Primrose. They will be there with me as two young residents who do not deserve to have the entirety of their childhood dramatically altered by the sudden intrusion of a disruptive commercial facility outside their bedroom windows - and the front yard where they play.

We chose this home to be the childhood home for our boys. We specifically selected it for the environment - for the trees, for the quiet, for the neighborhood made up of homes, not businesses/traffic/parking lots. Before we bought it, we made sure that the surrounding properties were residential. Safety and peace are our top values. The proposed facility is completely out of place and would irreversibly harm the integrity and character of our neighborhood.

Many of our neighbors share this concern - more than 100, in fact - and you will receive a group letter detailing the collective reasons for our opposition. I urge you to read that letter carefully, as much time and research was spent ensuring our opposition was fact based. In this one, I want to focus on the impacts that are most personal to my family and me.

Again, please understand - the property in question is directly outside our home. It's less than 30 steps from our front yard. It's what my children see when they look out their bedroom windows. It is what I look at outside my office window. If approved, the view of nature (already thinned by the owner's premature tree removal) will be replaced with a nearly 10,000-square-foot commercial facility and a parking lot (currently designed to hold 49 cars), cars and non-residents, and dogs barking.

This development brings with it commercial lighting, more noise, and constant disruption. This is a family neighborhood - not a place for a business with that level of activity. We already manage the background noise from the turnpike and train tracks. Adding a kennel would push our environment into something nearly unlivable. Studies show that the noise pollution from dog barks fall between 80- 90 decibels on average, but is often even higher. Also, it is important to note that it is not just the decibels that create the noise pollution- it is the variation in pitch and frequency too. When a dog barks, I will absolutely hear it. In no way will the cars or train noises block or mask it. Imagine that one bark multiplied to 100 dog barks (which this facility plans to hold)- that noise pollution is simply unbearable. I'm an avid runner, and the peace I find running daily along Hunting Hollow and Prospect would be ruined. It would certainly frighten my children and cause stress and anxiety for the neighborhood family pets. I also work from home and having that noise and commotion outside my office window daily would be miserable.

One of the most alarming impacts is the increased traffic. This business will bring hundreds of additional cars (per the applicant's study- which I suspect is an underestimate given other details of their operation plans they included) - many driven by people unfamiliar with our quiet streets. That means traffic past my children's bus stop, past the yard where they and other neighborhood kids play, past the routes we walk, bike, and run. It's not just traffic - it's **non-resident** traffic, and that fundamentally changes the safety of the area. My children don't deserve that. Neither do the other families who live here. My husband and I chose this home carefully - financially and emotionally - and if we wanted to live near commercial development, we would have made a different choice.

This proposal would force me to question our safety in our own yard - and possibly restrict my children from playing outside. I've already had sleepless nights filled with anxiety about Chase walking to the bus stop or riding his bike, about strangers and constant vehicle flow just outside our home, about the sheer scale and noise of what's being proposed. It's gut-wrenching.

This proposal feels like a violation of our home and our neighborhood. It is unsafe. It is unfair. It will dramatically and negatively change the place we call home.

Lastly, I feel I must mention that I already feel distrustful of the applicant. They have already violated city ordinances by removing at least 20-50 mature trees from the property without proper permits — and they ignored stop orders from the city.

While I fully support small business growth in our city, it should never come at the expense of residents' quality of life. Hudson can absolutely foster economic development - but not by setting a dangerous precedent that risks the very essence of what makes this city special. Approving this kennel in a residential neighborhood sends the message that no residential area is truly protected from commercial intrusion.

If this is allowed, where does it end? Will developers start buying residential properties - which are cheaper than commercial lots - with the expectation that the city will approve their commercial plans anyway? That could quickly become the new normal. In fact, the property owner himself has stated in his application he may parcel out this lot to create additional commercial space. Again - where does it stop?

Please - for the sake of the families who built their lives here - deny this request.

Thank you for your time and thoughtful consideration.

Sincerely,

**Jen Milla, Matt Milla, Chase Milla & Luke Milla**

1227 Hunting Hollow Dr

Hudson, OH 44236

Phone: 330-714-0006

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Re: Objection to Proposed Conditional Use Dog Daycare, Boarding, and Grooming Facility

at 1556 W. Prospect Street, Hudson, Ohio ("Proposed Facility");

Applicant: 1556 Prospect Road, LLC – Dr. Daniel Bestic;

Zoning District: Outer Village Residential Neighborhood (District 3);

Public Hearing Notice No. 25-360 – Case No. 2025-360.

To the Hudson Planning Commission:

Our names are John and Josephine Trotta, we are residence and owners of the property located at 1247 Hunting Hollow Drive, Hudson, Ohio. We moved to our home in July 1996 and have loved our neighborhood for the past 29 years. Hudson is a wonderful community. Our home is the second last house on Hunting Hollow at the end of the street to West Prospect Street.

We are directly across from the property on which the proposed Dog Daycare, Boarding and Grooming facility ("Proposed Facility") would be located, and we respectfully submit this formal objection to the conditional use permit application for a Proposed Facility at 1556 West Prospect Street. We acknowledge that such a use may be conditionally permitted under the Hudson Land Development Code (LDC), the Proposed Facility fails to meet the required standards for approval and is incompatible with the surrounding residential neighborhood.

We do want to state that we love animals, and this is nothing against our furry friends. We have owned a dog for the past 8 years. We cannot imagine our life without our miniature goldendoodle Leo. It is important for us to have a dog daycare and boarding facility since we travel often for work and personal vacations. We are fortunate that we have many choices with up to 5 kennels close to us. And we have a long-term relationship with 2 of them. If the proposed facility is built it will also cause issues for those of us that walk our dogs on our street. With all the noise from the proposed kennel it will be extremely difficult for our dogs to walk past the kennel. Also, I would like to add that it is cruel for the dogs to have the noise of the highway and the train when they are boarding there. The dogs are away from their homes and families and will have issues with the extra noise and therefore will be barking even more than usual.

When we moved to our neighborhood back in 1996, we considered building a new home on the corner of Hunting Hollow and Prospect, but we chose not to build there because of the noise level from the existing chalet that provides a kennel service. The chalet was a small single-family home with a one car garage and the side business of the kennel operated by the owner. Several years later new homeowners built that corner lot (1227 Hunting Hollow Drive). They started a big issue against the chalet due to the

noise level of the dogs. But nothing got resolved at that time since the kennel was there for a long period of time with some kind of grandfather clause. So, we suffered from the noise. The homeowners that started the case against the chalet decided to sell their home and moved away from Hudson entirely. Then as you know the chalet closed due to their own financial issues in approximately 2012. It has been wonderful to not have the noise from the chalet for many years now. It is enough to have the noise from the turnpike and the train. In fact, it is a big issue for the real values on our street.

Fast forward to the present time and we are now looking at an even larger issue with the new owner of the property on 1556 W. Prospect Street who is proposing a significantly larger dog daycare, boarding and grooming facility. Plus, the owner has already without a permit cut down all the trees on the property except for 2 trees in the front. The additional noise that we now experience from the highway and the train has significantly increased. Again, this will decrease the value of the surrounding homes for resale. Then the compounding effect of once the proposed facility is built will be unbearable and incompatible to our residential area. Our neighborhood has high-end homes, and we pay high real estate taxes.

Please consider the following:

1. Incompatibility with Surrounding Development (LDC §1204.02(a), (d)) The subject property is located in a low-density residential area zoned District 3 (Outer Village Residential Neighborhood). The proposed 8,550–10,000 square foot commercial facility is grossly out of scale with surrounding single-family homes and residential uses. The nearest business is over a mile away, situated in Hudson's designated commercial center. Approval of this use would create a commercial outlier, undermining the zoning integrity of this peaceful residential area and setting a harmful precedent. While a kennel previously operated on this property, that operation was entirely different in nature and scale. It was run by the homeowner of the single-family dwelling on-site, and the business was clearly secondary to the residential use of the property. The kennel was housed in a structure no larger than a one-car garage and operated only Monday through Friday during regular business hours (9:00 a.m. to 5:00 p.m.). It involved no commercial lighting or dedicated parking lot. In Mr. Nick Sugar

City of Hudson May 8, 2025 Page 2 of 3

contrast, the proposed project is a large, standalone commercial operation that represents a fundamental transformation of the use and character of the property.

2. Noise Pollution (LDC §1204.02(b), (e); Codified Ordinance §648.14) Dog kennels are inherently noisy due to continuous barking. Studies show dog barks can range from 60 to 110 decibels, exceeding safe thresholds for residential noise levels. This property

already endures noise from nearby trains and highway activity, and introducing a high-volume kennel would exacerbate these conditions. A previous, much smaller kennel at this site nonetheless drew noise complaints despite serving only ~10 dogs. The proposed expansion multiplies that impact significantly. My husband and I, as well as many other people, are now working from home. We cannot suffer from the additional distracting noise.

3. Light Pollution (LDC §1207.12) Surrounding residential properties currently enjoy low ambient light levels. The proposed facility would introduce excessive outdoor lighting from extended operating hours (5:30 a.m. to 11:00 p.m.) and a commercial parking lot, disrupting the nighttime environment and violating residential character.

4. Traffic and Safety Hazards (LDC §1204.02(c); §1207.13) The Applicant forecasts up to 160 vehicles per day accessing the property. This represents a substantial increase in traffic on narrow residential streets, particularly Hunting Hollow Drive, which lacks sidewalks and serves school buses and cyclists. Increased congestion poses a serious hazard to children, pedestrians, and local commuters. The street has a speed limit of 25, the proposed extra traffic from those drivers will most likely not follow the traffic limit and cause danger to the residents.

5. Environmental and Waste Management Concerns (LDC §1207.10) The handling of dog waste, stormwater runoff, and potential odor issues raise concerns about environmental health and neighborhood livability. No waste mitigation or drainage plans have been adequately presented. Improper waste management may threaten groundwater and air quality, especially in warmer months.

6. Over-Saturation and Lack of Market Need There are already at least five dog boarding facilities within five miles of the proposed site. The prior kennel at this location closed due to financial viability, indicating that the market does not support another large-scale operation. This proposal offers no demonstrated community need.

7. Management and Compliance History The Applicant has previously cleared approximately 20–50 trees from the site without the necessary permits, leading to a stop work order from the City.

We do support commercial business in Hudson but in an appropriate zoned area and not at the expense of residential neighborhoods. The new owner has communicated to several people in Hudson that he may parcel out this lot to create additional commercial



space. When will it end with this individual who wants to destroy our development. Dr. Daniel Bestic must be a very entitled individual who feels that he is above the law and may have strong political connections to get this approved in Hudson. This behavior should not be tolerated.

We do not deserve to have our residential neighborhood changed to include commercial use. We purchased our home specifically because of the quiet park-like environment. Allowing this facility will set a precedent in other Hudson neighborhoods that could happen to them. In fact, the owner of the property should consider buying property where he lives in Chads Ford. Maybe then he would reconsider since it would personally affect him and his neighbors.

Thank you for your consideration.

Respectfully yours,

John and Josephine and Leo Trotta

1247 Hunting Hollow Drive

Hudson, Ohio 44236

Cell 216-533-0463

josephinetrotta@gmail.com

## Nick Sugar

---

**From:** Milla, Jennifer <Jennifer.Milla@stryker.com>  
**Sent:** Thursday, May 8, 2025 8:00 AM  
**To:** Nick Sugar; Planning Commission  
**Subject:** Opposition to the request of Case No 2025-360, at 1556 W Prospect Street

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**To Mr. Nick Sugar / Hudson Planning Commission,**

My name is Jen Milla, and I live at 1227 Hunting Hollow Dr, Hudson, OH 44236. Our home is located directly across the street from the lot where the commercial facility is being proposed.

I vehemently oppose Case No. 2025-360 - the conditional request for a boarding and grooming kennel and respectfully ask that the commission deny this request.

I will be attending the meeting on May 12th with my two children: Chase, who is 6 and finishing kindergarten at McDowell, and Luke, who is 2 and attends pre-preschool at Primrose. They will be there with me as two young residents who do not deserve to have the entirety of their childhood dramatically altered by the sudden intrusion of a disruptive commercial facility outside their bedroom windows - and the front yard where they play.

We chose this home to be the childhood home for our boys. We specifically selected it for the environment - for the trees, for the quiet, for the neighborhood made up of homes, not businesses/traffic/parking lots. Before we bought it, we made sure that the surrounding properties were residential. Safety and peace are our top values. The proposed facility is completely out of place and would irreversibly harm the integrity and character of our neighborhood.

Many of our neighbors share this concern - more than 100, in fact - and you will receive a group letter detailing the collective reasons for our opposition. I urge you to read that letter carefully, as much time and research was spent ensuring our opposition was fact based. In this one, I want to focus on the impacts that are most personal to my family and me.

Again, please understand - the property in question is directly outside our home. It's less than 30 steps from our front yard. It's what my children see when they look out their bedroom windows. It is what I look at outside my office window. If approved, the view of nature (already thinned by the owner's premature tree removal) will be replaced with a nearly 10,000-square-foot commercial facility and a parking lot (currently designed to hold 49 cars), cars and non-residents, and dogs barking.

This development brings with it commercial lighting, more noise, and constant disruption. This is a family neighborhood - not a place for a business with that level of activity. We already manage the background noise from the turnpike and train tracks. Adding a kennel would push our environment into something nearly unlivable. Studies show that the noise pollution from dog barks fall between 80- 90 decibels on average, but is often even higher. Also, it is important to note that it is not just the decibels that create the noise pollution- it is the variation in pitch and frequency too. When a dog barks, I will absolutely hear it. In no way will the cars or train noises block or mask it. Imagine that one bark multiplied to 100 dog barks (which this facility plans to hold)- that noise pollution is simply unbearable. I'm an avid runner, and the peace I find running daily along Hunting Hollow and Prospect would be ruined. It would certainly frighten my children and cause stress and anxiety for the neighborhood family pets. I also work from home and having that noise and commotion outside my office window daily would be miserable.

One of the most alarming impacts is the increased traffic. This business will bring hundreds of additional cars (per the applicant's study- which I suspect is an underestimate given other details of their operation plans they included) - many driven by people unfamiliar with our quiet streets. That means traffic past my children's bus stop, past the yard where they and other neighborhood kids play, past the routes we walk, bike, and run. It's not just traffic - it's **non-resident** traffic, and that fundamentally changes the safety of the area. My children don't deserve that. Neither do the other families who live here. My husband and I chose this home carefully - financially and emotionally - and if we wanted to live near commercial development, we would have made a different choice.

This proposal would force me to question our safety in our own yard - and possibly restrict my children from playing outside. I've already had sleepless nights filled with anxiety about Chase walking to the bus stop or riding his bike, about strangers and constant vehicle flow just outside our home, about the sheer scale and noise of what's being proposed. It's gut-wrenching.

This proposal feels like a violation of our home and our neighborhood. It is unsafe. It is unfair. It will dramatically and negatively change the place we call home.

Lastly, I feel I must mention that I already feel distrustful of the applicant. They have already violated city ordinances by removing at least 20-50 mature trees from the property without proper permits — and they ignored stop orders from the city.

While I fully support small business growth in our city, it should never come at the expense of residents' quality of life. Hudson can absolutely foster economic development - but not by setting a dangerous precedent that risks the very essence of what makes this city special. Approving this kennel in a residential neighborhood sends the message that no residential area is truly protected from commercial intrusion.

If this is allowed, where does it end? Will developers start buying residential properties - which are cheaper than commercial lots - with the expectation that the city will approve their commercial plans anyway? That could quickly become the new normal. In fact, the property owner himself has stated in his application he may parcel out this lot to create additional commercial space. Again - where does it stop?

Please - for the sake of the families who built their lives here - deny this request.

Thank you for your time and thoughtful consideration.

Sincerely,

**Jen Milla, Matt Milla, Chase Milla & Luke Milla**

1227 Hunting Hollow Dr

Hudson, OH 44236

Phone: 330-714-0006

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## Nick Sugar

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**From:** Bruce Adams <bruceadams2018@gmail.com>  
**Sent:** Friday, May 9, 2025 3:43 PM  
**To:** Nick Sugar  
**Subject:** 1556 West Prospect

Hi Nick,

I oppose rezoning residential properties to commercial properties to allow commercial use businesses adjacent to residential neighborhoods. There are other more suitable locations in Hudson for this dog daycare, grooming and boarding center that would not be a detriment to local residents.

Sincerely,

Bruce Adams  
7286 Glastonbury Drive  
Hudson, OH 44236  
[bruceadams2018@gmail.com](mailto:bruceadams2018@gmail.com)

May 8, 2025

Case No. 2025-360, for a Conditional Use request for a boarding and grooming kennel

To the Planning Commission:

I use to live on the border of Westlake and Bay Village. When I told neighbors that I was considering moving to Hudson they replied that Bay Village was the community they thought represented what it would be to live in Hudson. I had 3 homes to decide upon in Hudson when I decided to move. I chose 1230 Hunting Hollow Drive. Let me tell you why I chose this home. I knew this was bordering the turnpike. At the time, I was told this noise would be reduced because a sound barrier was approved and will be completed in a few years. As of today, that promise was not fulfilled. I was told the program “ran out of money”.

I also have a job that I love. But every day my job involves working with people who live with pain, hopelessness and suffering. This week I had a couple who drove from Grand Rapids Michigan to meet with me. The husband broke down and tearfully told me that he doesn't know how to live each day watching his wife die slowly in front of him with Alzheimer's Disease. I have been working with individuals in pain for over 30 years. The only way I am able to go to work each day is to gather mental strength at my home and family. This home I chose is my hidden retreat. I chose this home because as soon as I drive onto Hines Hill Road I can slowly, in my mind, escape the events of the day. I see the nature around me and feel secluded.

The first concern I have is the increase of noise. The noise level from cars not only on the turnpike but also on Prospect has increased over the years. Yes, the train horns have diminished but again car noise has increased. Below, I added graphs to show examples of how noise levels can increase. I also added a graph that shows what can happen when you add cars, dogs and trains together. This does not affect the outside of my home but also the interior of my home.

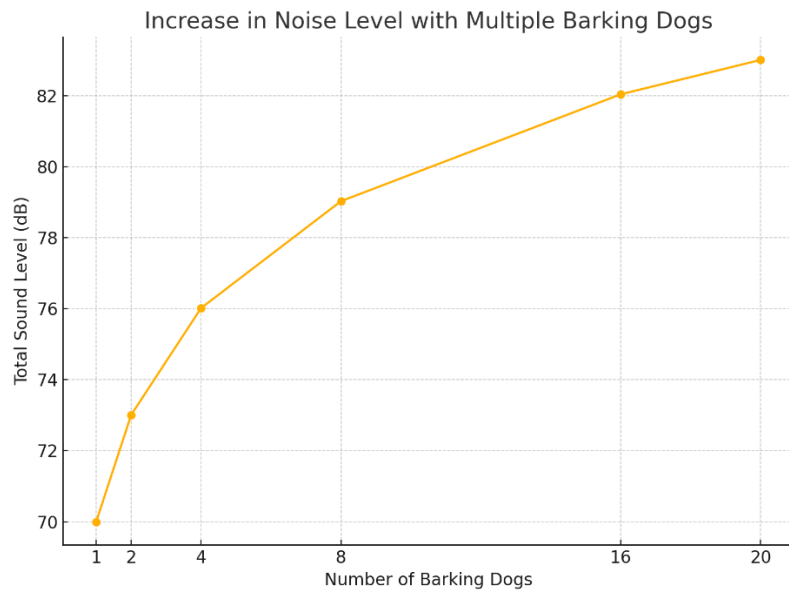
If one car produces **70 dB**, then:

- 2 cars  $\approx$  **73 dB**
- 4 cars  $\approx$  **76 dB**

- 8 cars  $\approx$  **79 dB**
- 16 cars  $\approx$  **82 dB**
- 20 cars  $\approx$  **83 dB**

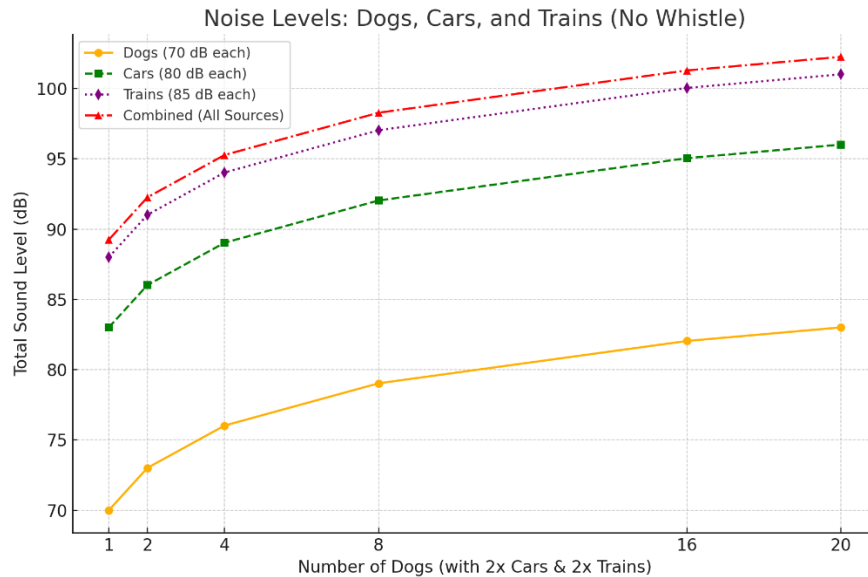
So, going from 1 to 20 identical cars increases the total noise by about **13 dB**, which is perceived by the human ear as **more than twice as loud**.

I would now show you a graph using dogs:



I would like to show you a graph of combining cars, barking dogs and trains without

The whistle:



Please imagine how your place of respite and retreat had this type of noise. Right now the noise is not only present on the outside of my house but the living quarters facing Prospect Road can hear the turnpike and trains rumbling past. The Planning commission will now add another sound to this mix.

My second concern is safety. Hudson has made a decision to add a sidewalk to Prospect. This sidewalk is to provide safety and increase access for the community. Unfortunately, the city has already had first hand experience of when a sidewalk used by community members go over entrances to businesses. Everyday when I am on a portion of 303 I see a cross on a post. This cross represents a tragedy that occurred on November 7, 2020. A seven-year-old was **FATALLY** struck by a vehicle on a sidewalk while riding his bicycle with his family. The car was pulling out of parking lot of a business. It is the city's responsibility to make sure they do everything in their power to protect the individuals of Hudson first and foremost. When people are entering a dog boarding/grooming/daycare they want to spend as minimally time as possible to get either to work on time or home. They are in a rush. You will be adding a sidewalk to the entrance and exit. This is to attract families to utilize this sidewalk. This decision in the future can add another cross on a pole. Please have the foresight to understand the safety of the community when putting a business that will have heavy traffic to and from and a sidewalk for families.

My third concern is my property value. I know that this type of business will affect my property value. The decision, because of lack of funds to install a sound barrier from the turnpike and my house has already caused a decrease in my property value. When you add a business that has now been only residential this also will cause future home seekers to look elsewhere.

## **Documented Impacts of Dog Kennels on Property Values**

### **1. Tuolumne County, California Case Study**

A local real estate agent reported that nearly 100% of respondents would pay significantly less for a property adjacent to a 40-dog rescue kennel. In one instance, a home sale fell through after buyers learned about the proposed kennel, leading to a \$180,000 reduction in the offer.

### **2. Community & Environmental Defense Services (CEDS) Findings**

While specific studies on dog kennels are limited, extensive research indicates that excessive noise—such as persistent barking—reduces property values.

### **3. Moore Road, New York Observations**

Studies have shown that dog kennels can cause neighboring residential property values to plummet between 10% and 20%.

The Planning commission now has the opportunity to make a decision that will directly affect myself, my family and my home. I am hoping your decision will be based on the understanding of the negative implications that will happen to residents surrounding the property and not make the decision based on the interests of the politics of the City of Hudson.

Thank you for your time,

Elisa Poggi



## Nick Sugar

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**From:** Scott Emerick <wscottemerick@hotmail.com>  
**Sent:** Friday, May 9, 2025 11:55 AM  
**To:** Nick Sugar  
**Cc:** Maria Emerick; Patricia Goetz  
**Subject:** Public Comment on PC 2025-360 A Conditional Use Request for a Boarding Kennel

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission and City of Hudson Development Staff:

First, to the City of Hudson Planning Commission, thank you for your volunteer efforts which strive to make Hudson a great community to live in and do business in. To the development staff of the City of Hudson, thank you for your support of the Planning Commission and your balanced Staff Report on PC 2025-360, A Conditional Use Request for a Boarding Kennel at 1556 W Prospect Street.

Nick, as we have just recently become aware of this specific development issue and we just received the materials on Wednesday, May 7, 2025 at their posting, can you please share this letter with the Planning Commission along with the other Public Comments already provided to the Planning Commission. Since the weekend is almost upon us, can you please confirm receipt and your ability to provide to the Planning Commission.

My wife, Maria, and I and our family reside in the Winston Manor community at 119 Brandywine Dr. which is in close proximity to the neighborhoods along Prospect Street that are in very close proximity to the proposed kennel at 1556 W Prospect St.

I understand the Planning Commission is focused on facts when it makes its decisions on Conditional Use of properties as everyone will have a unique opinion on each given planning commission project proposal.

Here are some important facts that you will surely consider in your decision-making process and some unique perspectives that Maria and I can share from our life experiences.

Based on the fact that this new business plan was not mentioned in the March 31, 2025 or April 14, 2025 Planning Committee Minutes, I have deduced that this May 12, 2025 Planning Committee Meeting is the first time that the project has been presented to the Planning Committee. There feels like a push to move fast based on comments in the applicant's application, but I ask the Planning Committee to remain vigilant, open-minded and consider the comments of Hudson's residents who are very concerned about this business proposal in our 100% Residential Community neighborhood, as it currently exists.

An important step in the evaluation process of this project is the assessment of the Conditional Use Standards. Item (2) of those standards, which states, "The use is physically and operationally compatible with the surrounding neighborhood. Conditions may be imposed on a proposed conditional use to ensure that potential significant adverse impacts on surrounding existing uses will be reduced to the maximum extent feasible, including but not limited to, conditions or measures addressing:", has many considerations. As the Staff so well summarized in the Staff Report and I will describe below in pertinent anecdotes, noise

considerations are a major factor and these noise factors should not be discounted. There are many other pertinent factors in Section 2 as well, but Item K is the most noteworthy, "Privacy Concerns of Adjacent Uses." The Applicant has completely disregarded the very important adjacent uses of this property that pertains to residential ownership. The Staff commented in their report, "Staff notes a large portion of the wooded site was cleared without a permit prior to site plan review submission. This included a wooded area that would have been between the proposed building and Prospect Street. City staff has coordinated with the City Prosecutor regarding this violation and requested the applicant include a landscaping restoration plan as part of the application. The submitted landscaping plan, more fully described on page 6, does not respond to this requirement." While this description is alarming by itself, during a conversation with City Council President, Chris Foster, I learned that the City had told the property owner to cease and desist clearing the land without a permit, but the very next day the property owner, and/or his agents, were back out on the property clearing more trees, so the City sent police to the property to enforce the cease and desist. What does this fact pattern tell me? The business and property owner does not follow all city procedures or laws. The business and property owner has no intention to endear themselves to the residents of the neighborhood by following the conditional use standards. In addition, instead of addressing the landscaping restoration plan as the city requested, the applicant argued why more landscaping would not be necessary for their business. The red flags set off by this applicant and business/property owner behavior are very alarming.

As I reviewed the 9 items of consideration in the Conditional Use Standards, the one that struck me the greatest was Item 9: "The residential use is proposed at a density consistent with that of the existing neighborhood density or is compatible by its use of architecture, orientation of structures and parking, and landscape buffer. Where sufficient natural screening does not exist, or will be disturbed, development adjacent to existing residential shall blend with neighboring properties and increased density shall be directed away from neighboring properties." The Staff indicated that this section was "Not applicable". The applicant stated in their application, "We are planning on a commercial use so the residential use is not applicable at this time." When I reviewed the context and goal of Item 9, I deemed this section to be very powerful. The goal was to disqualify a residential property that did not fit in the adjacent residential neighborhood. In this situation, the context of Item 9 could not be more powerful to the context of this matter since the commercial business does not fit in with any of the neighboring properties which are 100% residential. This is a clear matter of substance over form where the spirit of zoning standards needs to be evaluated in a complex matter like this one. The real goal of Item 9 is to protect the existing Residential Properties.

The Applicant is requesting significant flexibility for its development whereby the applicant could build a smaller structure for short-term economic reasons, and then have the "design plan focus on developing within 5 acres in the event we look to parcel off 2.5 acres for another use whether **commercial** or residential." And, this perhaps highlights the greatest risk of all. Once a precedent like this is reestablished in a current 100% residential neighborhood that has been reset in 2018 to only include residential properties, or the applicant believes that they have received inferred pre-approval to construct another commercial business, our cozy neighborhood becomes lined with commercial businesses meeting the current zoning code as precedent prevails. Fact: Our family does not want a commercial business built at the end of Brandywine Drive on Prospect Drive, where available undeveloped land exists. While I have not polled all of my neighbors, I believe it is fair to say that my neighborhood and adjacent neighborhoods do not wish to make Prospect Street a road lined with commercial businesses based on the public comments to date.

Through research, I have learned that the historical Chalet Kennel & Cattery opened on January 8, 1979 at 1556 W Prospect Street and later became the Chalet Kennel in Hudson, Ohio in February 25, 2003 at the location of 1556 W Prospect Street, the same location being proposed in this Planning Commission item 2025-360. The Chalet Kennel business operated at 1556 W Prospect St until 2017, a cumulative 38-year

period. While, I don't have the details of the closing, buildings on the property were demolished in 2018, per the Staff Report. My wife and I purchased our property at 119 Brandywine Drive in 2019 so we have never actually seen the historical Chalet Kennel operating. We only have ever known of our surrounding neighborhood with zero commercial businesses on Prospect Street or on our street, Brandywine Drive.

The district in which I live in and includes the Hunting Hollow neighborhood and the other nearby neighborhoods are located in District 2 in Hudson, which does provide for some Conditional Use for commercial/retail purposes that include bed and breakfast inns, boarding kennels, cemeteries, commercial nurseries and some other businesses. These are types of businesses that have existed in Hudson a long time, some before zoning laws were probably put in place.

Very important point: Just because a boarding kennel once existed on this Prospect Street site does not unilaterally set a precedent that future businesses can or should automatically be built on this same site. While I don't know this to be fact, I believe that the original zoning decisions for District 2 allowed for such a business as Chalet Kennel to be grandfathered in as the zoning ordinances were being finalized and that is why District 2 specifically allows such a business. Perhaps the Planning Commission can verify this historical point which seems logical. Over time, neighborhoods change and conditional uses change.

I drove Prospect Street from Darrow Rd. to Hines Hill Road on Thursday afternoon. There is a large church, St. Mary Catholic Church, on the corner of Prospect Street and Darrow Rd. As I drove West on Prospect St. to Hines Hill Road, there is not a single other structure or dwelling that is not a single-family home. There are no other churches or non-profits. There are no commercial businesses. For the last seven years this area has appeared to be simply a residential community. When Maria and I bought our home in Winston Manor, this is the residential community that we saw and fell in love with. This is the residential community that the Milla's saw as they described so thoughtfully in their letter. For the last 7 to 8 years, this larger scale neighborhood has been fully reborn into a 100% residential community after the demolition of Chalet Kennels. It is fair to say that this residential community that lines Prospect Street supports Hudson commercial businesses and we enjoy a vibrant nearby downtown and a commercially focused Darrow Road. As you can see by the passionate opinions of the neighborhood and the projected turn-out at Monday's meeting, this neighborhood community no longer desires to have "brick and mortar" commercial businesses embedded within its tight-knit neighborhood community. These feelings are no longer "opinions", these feelings are the facts as to how we want our neighborhood to be.

Also on Thursday, I also drove North on Darrow Road from Stow into Hudson. When I came to the location of Bed & Bark Boarding and Daycare in Hudson at 5980 Darrow Rd., Hudson, Ohio, I observed a large parcel of commercial property for sale directly adjacent to Bed & Bark to the South on Darrow Road. There is also other commercial property available in the high traffic area of Darrow Road, including significant available real estate at what will soon be the former Joann Fabrics. With all of this commercial real estate available in areas zoned for businesses, this project does not need to be built in the middle of a residential neighborhood.

The building of a Commercial Business on Prospect Street does not increase the business footprint for the City of Hudson. Two businesses are simply moving from a desired commercial area from a resident perspective to a non-desired residential area from a resident perspective. The positive financial impact to the City of Hudson is negligible in this case. Payroll related and business city income taxes will remain materially the same. The county may derive some additional real estate taxes from additional building in the City of Hudson, but again, the consolidated building could be anywhere in Hudson, specifically designed as commercial.

In a chance of coincidence, I worked for the original owner of the nearest property to 1556 W Prospect Steet on Hunting Hollow Drive, 1227 Hunting Hollow Drive. The original owners of 1227 Hunting Hollow Drive were Timothy and Leslie Sikon who acquired the home in March of 1998. At that time, I was Controller of Flexalloy, Inc., a fasteners distributor based in Streetsboro, Ohio. Tim Sikon was hired as CFO of Flexalloy beginning in 1997 or early 1998. I served Flexalloy Inc. as Controller from 1997 to 2001 and succeeded Mr. Sikon in his role for a couple of years after the business was sold. I recall Tim Sikon telling me one day that he was suing the Chalet Kennel and the City of Hudson because the Chalet Kennel had become a nuisance to him and his family. He described how the dogs were barking throughout the entire day incessantly and he and his wife were finding no quiet or peace in their brand-new home. His case proceeded to court. One day, Tim came to work dejected and told me that the judge had laughed him out of the courtroom and threw the case out. Why? The judge told him that the business had been in place for nearly 20 years and he should have been aware of the business and the dogs when he bought his property. I actually agreed with that court's conclusion as I listened to Tim's lament. Fast forward to now, home owners have bought into this neighborhood like us and the Milla's believing that we are in a residential neighborhood safely away from the noise and hustle and bustle of commercial business. This time, the applicant should know better, because the tranquility and peacefulness of this community has existed since 2017 when the Chalet Kennel closed.

I mentioned that my wife, Maria, and I are dog lovers. In fact, Maria is a professional dog trainer. As part of her background, she has worked for rescues like One of a Kind Pet Rescue in Akron, boarders like Pay It Forward Pets in the Valley, and dog training companies that board dogs during training like Sit Means Sit and Spot-On Dog Training in Northeast Ohio. Maria understands dogs very well. When dogs get out of their comfort zones, are stimulated by other dogs and people or are generally fearful, they naturally bark. This is a normal and expected behavior. At these kennels and facilities, the dogs literally bark all of the time. That is NOT an exaggeration. Because of her love of dogs, Maria learned to be patient with the noise of the animals and adapted to their natural behaviors when there are a lot of dogs together in one area. For citizens who have not embraced or experienced a job associated with dogs, barking dogs are not a white noise that disappears in the background. For such citizens, like me and my neighbors, the sound of one or more barking dogs is a distressing sharp sound like a car alarm going off or the cry of a child. It is not pleasant to the ear. It is an interruption of peace for which Hudson protects its residences from in Section 1207.10 of the Land Development Code.

In addition, we previously utilized a dog groomer, Silver Creek Kennel, in Novelty, Ohio on Kinsman Road. They also provided boarding services. The outdoor dog runs were visible by sight or scent, and upon every arrival for our dog's grooming, incessant dog barking would occur and my dog would be drawn to all of the excitement. In the moment, I did not mind, as I was in and out in five minutes. However, I projected that experience to what it would be like as dogs are dropped off for grooming and boarding appointments throughout the day or if someone was out walking their dog or biking along Prospect. The dog communications would be endless and a disturbance to the quiet neighborhood that we currently enjoy. The trip generation analysis prepared by TMS Engineers, Inc. really only focuses on rush hour driving congestion. This study does not include the negative aesthetic impact (i.e. incessant barking) of the comings and goings of customers and their dogs when dogs are in an outside run area. This problem can't be avoided at this location.

The two former businesses that are combining are Dogs with Style and Bed and Bark Boarding and Daycare. While I don't know what the current branding of the combined businesses will look like, the prior brand "Bed and Bark" clearly sets the expectations that barking is supported by the business and simply a fact of life for this business. Even as a passionate dog lover, I do not enjoy incessant dog barking. And, as the Staff duly notes in the Staff Report, Section 1207.10 of the Land Development Code states, "No owner, keeper, or

harborer of any animal shall permit such animal to continuously or frequently bark, howl, or emit other audible sounds that create offensive noise to the annoyance or discomfort of any person of ordinary sensibilities occupying any premises within 1,000 feet of the animal." By allowing a commercial business of this nature into a residential community, as is being proposed, there is no way that this section of the Code will NOT be violated on a consistent basis. The experiences of Mr. Timothy Sikon and my wife and I, documented above, already have validated this concern from a historical perspective, and common sense highlights that this problem will carry on into the future if a kennel business with outdoor runs is allowed into this residential neighborhood.

The most recent owners of 1227 Hunting Hollow Drive purchased their home in 2023. There was no business or dog kennel across the street when they purchased their home. I have read the powerful impact letter from Mrs. Jennifer Milla on behalf of she, her husband, Matt, and two children, Chase and Luke. There is a lot of raw emotion in that letter. One could argue that this is simply opinion, and not fact. However, I would contend that the passion of that letter is as real as it gets. I would also safely suggest that the existence of a commercial business across the street from Hunting Hollow Drive will adversely affect the property values of those homes and other surrounding homes. I can honestly say that I would not buy a home within ear shot of a commercial dog boarding business like that. I can't say how much the financial impact will be, but I am sure the expertise of realtor, Jesse Obert, on the Planning Committee can assist the committee in understanding the adverse financial impacts to the real estate of the residents of that community and nearby communities.

Thank you, Planning Committee, for considering these facts, life experiences and views as you consider next steps for this proposed commercial business at 1556 W Prospect Street. I would be happy to address any questions of the Planning Committee or provide any documentation of the facts referenced in my letter should you need that.

Best regards,

Scott

W. Scott Emerick  
119 Brandywine Dr.  
Hudson, OH 44236  
(330) 241-7410 (mobile)  
[wscottemerick@hotmail.com](mailto:wscottemerick@hotmail.com)

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## Nick Sugar

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**From:** Sandy McCaffrey <swmccaffrey@gmail.com>  
**Sent:** Friday, May 9, 2025 11:22 AM  
**To:** Nick Sugar  
**Cc:** Foster, Chris  
**Subject:** Zoning residential to commercial

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning!

I am expressing my concern over the proposed re-zoning of residential property to commercial property at 1556 West Prospect Street. Hudson has historically supported the established residential zones areas in order to maintain the consistent use of those properties, even changing density requirements for proposed developments in order to appease established residential property owners.

Changing the zoning for this requested property would set a poor precedent for future residential developments. Buyers would want to be assured their neighborhood and properties around them would have the same zoning guidelines when making the decision to purchase a home. Surely there are other locations that could accommodate the dog daycare and handle the increased traffic in an area that is zoned commercial.

Thank you for your time.

Warm wishes,  
Sandy McCaffrey  
259 Brentwood Drive  
412-989-0228

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## Nick Sugar

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**From:** Cynthia Conaway Mavroidis <cconawaymavroidis@gmail.com>  
**Sent:** Friday, May 9, 2025 10:10 AM  
**To:** Nick Sugar  
**Subject:** Proposal for Prospect Road

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sugar,

I am writing to express my opposition for the proposed commercial veterinary business on Prospect Road in Hudson. This is a long-standing residential area and after reviewing the information about the proposed facility, I do have significant concerns about the amount of traffic and noise levels that would be ongoing in that area. A number of residents ride their bicycles and walk through this area so the increased traffic would also be of great concern to residents' safety.

I'm also concerned that Hudson would, if moving forward with this zoning transition to commercial usage, set an uncomfortable precedent for future procedure and converting properties and areas in our town that are residential to commercial usage.

Thank you for your time and consideration on this important matter, I appreciate it.

Sincerely ,  
Cynthia Conaway Mavroidis

7639 Valley View Rd, Hudson, OH 44236

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## Nick Sugar

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**From:** Milla, Jennifer <Jennifer.Milla@stryker.com>  
**Sent:** Friday, May 9, 2025 7:21 AM  
**To:** Nick Sugar; Planning Commission  
**Cc:** Patrick Gallegos  
**Subject:** Group Letter for Case No 2025-360 with Signatures  
**Attachments:** 1556 W Prospect Opposition Group Letter with Signatures.pdf; 1556 W Prospect Opposition.pdf

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Nick Sugar & Hudson Planning Commission,

Please see the two attached documents to enter as consideration evidence as you make a decision regarding the conditional use request for a boarding and grooming kennel at 1556 W Prospect St. Please ensure that the contents of both attached documents and this email are provided to the planning commission committee today.

1. The **“1556 W Prospect Opposition Group Letter with Signatures”** document is a scanned copy of our group letter outlining our opposition to the request with 9 key concerns detailed.
  - This document contains 108 signatures of affected residents with their addresses. These 108 residents strongly oppose this request. The document is 17 pages long.
  - We will bring the original copy to the meeting on May 12<sup>th</sup>
2. The **“1556 W Prospect Opposition”** document is a digital copy of just the letter for any readability concerns.

I will also include the letter contents below:

### OVERVIEW:

The following outlines nearby homeowners' concerns and strong opposition to the proposed rezoning of 1556 West Prospect Street. There is strong belief and evidence to support that it will be detrimental to the area. The following Hudson residents adamantly oppose permitting a large-scale commercial boarding and grooming kennel for the following reasons: incompatible with surrounding development,



will cause additional noise and light pollution to the area, waste management and environmental concerns, traffic and safety problems, and impact to property values of the surrounding properties.

## **CONCERNS:**

### **1.Incompatibility with Surrounding Development**

- The property is located in a residentially zoned area, with all adjacent properties zoned for residential use. Approval of this rezoning would set a dangerous precedent and create an "outlier" use in an otherwise peaceful, residential neighborhood.
- The nearest business is over a mile away, located in the commercial heart of Hudson, a considerable distance from the proposed kennel location.
- Local realtors have confirmed that the establishment of a commercial dog kennel in this area could decrease property values due to concerns about noise, odor, and the general unattractiveness of an 8,550 sq. ft. commercial facility next to homes.
- While two other kennels have been approved in District 2 – Rural Residential Conservation, both are small-scale operations directly connected to private residences, housing only 10 to 15 dogs. In contrast, the proposed facility is a large, standalone commercial operation spanning 8,550 sq.ft., making it vastly different in scale, impact and character from these previously approved uses.

### **2.Noise Pollution**

- Dog kennels inherently generate loud, disruptive noise from barking dogs, which can significantly disturb the peace and quiet that residents in this neighborhood currently enjoy, especially during nighttime hours.
- The proposed site is already subject to noise pollution from nearby train tracks and the Turnpike, and adding further noise from a dog kennel is unwarranted and would only exacerbate the problem.
- The city has already made investments to mitigate the noise by making the Hines Hill crossing a “quite” zone.
- Studies show that a dog's bark ranges from 60dB to 110dB, with train horns reaching up to 100dB and roosters crowing at up to 140dB. The noise from the kennel would therefore have an impact comparable to the noise from trains and roosters, both of which have been a concern in this area.
- Residents had previously filed complaints about noise from a former kennel that operated on this site, underscoring the disruptive impact such a facility can have. That prior kennel, which ceased operations several years ago, was much smaller and tied to a residential home – yet still generated a significant concern. Reintroducing a larger commercial-scale kennel would only intensify those past issues.

### **3.Light Pollution**

- The residential properties surrounding this location currently benefit from minimal light pollution, as most residents own large lots (over 1 acre).
- The proposed kennel would introduce new light pollution from both the business itself and the parking lot, which would disrupt the residential character of the area and diminish the quality of life for local residents.

#### **4.Waste Management and Environmental Concerns**

- The large number of dogs housed in a kennel could lead to unpleasant smells, especially during warmer months, affecting air quality in the surrounding area and negatively impacting the overall livability of the neighborhood.
- If waste management systems are not properly maintained, there is a risk of pet waste contaminating local water sources, posing health risks to residents and pets alike.

#### **5.Traffic and Safety Issues**

- The proposed kennel would attract an increase in traffic, including vehicles from pet owners, staff, and delivery trucks, leading to higher congestion on already narrow, residential streets. On Friday alone there is a forecasted total of 160 vehicles going in and out of the facility.
- Hunting Hollow, which is directly in front of the property, already experiences significant traffic as a cut through route between West Prospect and Valley View Road. This increases the risk of accidents and congestion – particularly concerning given the presence of multiple school bus stops, including one directly across from the site, and an on-road bike lane used by cyclists.
- Additionally, there are no sidewalks on Hunting Hollow, raising concerns for the safety of pedestrians, children, and dogs being walked in the area.

#### **6.Animal Welfare and Stress Considerations**

- Dogs are highly sensitive to loud noises, and the location's proximity to frequent train activity and highway noise will likely cause increased stress for the animals housed at the proposed kennel.
- Studies show that noise pollution can negatively impact the well-being of dogs, making this location particularly unsuitable for their care.

#### **7.Over-Saturation of Boarding Services**

- There are already four established dog boarding facilities within a five-mile radius:
  - **PetSuites** (8275 Darrow Rd, Twinsburg)
  - **Pooch Palace** (285 Twinsburg Rd E, Northfield)
  - **Bed & Bark of Hudson** (5890 Darrow Rd, Hudson)
  - **Hudson Hounds Room & Groom** (2461 Barlow Rd, Hudson, OH 44236)
  - **Fairy Dogmothers** in Peninsula, a highly-rated service, serves Hudson and surrounding areas (Pet Sitter)
- Given this abundance of boarding options already available, there is no demonstrated need for another facility in this location. Furthermore, the prior kennel at this address closed due to financial difficulties, suggesting that the market does not support another facility in this area.

#### **8.Health and Safety Risks**

- The establishment of a dog kennel can increase the risk of disease transmission, including parasites and airborne diseases, which could potentially affect local pets or even human residents.

- Additionally, large groups of animals in a kennel facility could pose a security risk if not adequately contained, as evidenced by past incidents where dogs from previous kennels at this location escaped.

## **9.Management**

- The management team of this property has already violated city ordinance by removing approximately 20-50 mature trees from the property without the appropriate and mandatory permitting and was subsequently issued a stop order.
- The mismanagement of the initial clearing of the land calls into question the capability of the owner to properly construct and run the proposed facility.

## **CONCLUSION:**

In conclusion, the proposed dog kennel at 1556 West Prospect Street is incompatible with the surrounding residential neighborhood and would negatively impact local residents in terms of noise, safety, property values, and environmental quality. We strongly urge the City Council to reject the rezoning application and preserve the residential character of this area.

Thank you for your time and consideration of our concerns.

From,  
Concerned Hudson Residents affected by the request.

Follow this link to read our [Privacy Statement](#)

# 1556 West Prospect Street

## Rezoning Opposition

### OVERVIEW:

The following outlines nearby homeowners' concerns and strong opposition to the proposed rezoning of 1556 West Prospect Street. There is strong belief and evidence to support that it will be detrimental to the area. The following Hudson residents adamantly oppose permitting a large-scale commercial boarding and grooming kennel for the following reasons: incompatible with surrounding development, will cause additional noise and light pollution to the area, waste management and environmental concerns, traffic and safety problems, and impact to property values of the surrounding properties.

### CONCERNS:

#### 1. Incompatibility with Surrounding Development

- The property is located in a residentially zoned area, with all adjacent properties zoned for residential use. Approval of this rezoning would set a dangerous precedent and create an "outlier" use in an otherwise peaceful, residential neighborhood.
- The nearest business is over a mile away, located in the commercial heart of Hudson, a considerable distance from the proposed kennel location.
- Local realtors have confirmed that the establishment of a commercial dog kennel in this area could decrease property values due to concerns about noise, odor, and the general unattractiveness of an 8,550 sq. ft. commercial facility next to homes.
- While two other kennels have been approved in District 2 – Rural Residential Conservation, both are small-scale operations directly connected to private residences, housing only 10 to 15 dogs. In contrast, the proposed facility is a large, standalone commercial operation spanning 8,550 sq.ft., making it vastly different in scale, impact and character from these previously approved uses.

#### 2. Noise Pollution

- Dog kennels inherently generate loud, disruptive noise from barking dogs, which can significantly disturb the peace and quiet that residents in this neighborhood currently enjoy, especially during nighttime hours.
- The proposed site is already subject to noise pollution from nearby train tracks and the Turnpike, and adding further noise from a dog kennel is unwarranted and would only exacerbate the problem.
- The city has already made investments to mitigate the noise by making the Hines Hill crossing a "quiet" zone.
- Studies show that a dog's bark ranges from 60dB to 110dB, with train horns reaching up to 100dB and roosters crowing at up to 140dB. The noise from the kennel would therefore have an impact comparable to the noise from trains and roosters, both of which have been a concern in this area.
- Residents had previously filed complaints about noise from a former kennel that operated on this site, underscoring the disruptive impact such a facility can have. That prior kennel, which ceased operations several years ago, was much smaller and tied to a residential home – yet still generated a significant concern. Reintroducing a larger commercial-scale kennel would only intensify those past issues.

#### 3. Light Pollution

- The residential properties surrounding this location currently benefit from minimal light pollution, as most residents own large lots (over 1 acre).
- The proposed kennel would introduce new light pollution from both the business itself and the parking lot, which would disrupt the residential character of the area and diminish the quality of life for local residents.



# 1556 West Prospect Street

## Rezoning Opposition

### 4. Waste Management and Environmental Concerns

- The large number of dogs housed in a kennel could lead to unpleasant smells, especially during warmer months, affecting air quality in the surrounding area and negatively impacting the overall livability of the neighborhood.
- If waste management systems are not properly maintained, there is a risk of pet waste contaminating local water sources, posing health risks to residents and pets alike.

### 5. Traffic and Safety Issues

- The proposed kennel would attract an increase in traffic, including vehicles from pet owners, staff, and delivery trucks, leading to higher congestion on already narrow, residential streets. On Friday alone there is a forecasted total of 160 vehicles going in and out of the facility.
- Hunting Hollow, which is directly in front of the property, already experiences significant traffic as a cut through route between West Prospect and Valley View Road. This increases the risk of accidents and congestion – particularly concerning given the presence of multiple school bus stops, including one directly across from the site, and an on-road bike lane used by cyclists.
- Additionally, there are no sidewalks on Hunting Hollow, raising concerns for the safety of pedestrians, children, and dogs being walked in the area.

### 6. Animal Welfare and Stress Considerations

- Dogs are highly sensitive to loud noises, and the location's proximity to frequent train activity and highway noise will likely cause increased stress for the animals housed at the proposed kennel.
- Studies show that noise pollution can negatively impact the well-being of dogs, making this location particularly unsuitable for their care.

### 7. Over-Saturation of Boarding Services

- There are already four established dog boarding facilities within a five-mile radius:
  - **PetSuites** (8275 Darrow Rd, Twinsburg)
  - **Pooch Palace** (285 Twinsburg Rd E, Northfield)
  - **Bed & Bark of Hudson** (5890 Darrow Rd, Hudson)
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  - **Fairy Dogmothers** in Peninsula, a highly-rated service, serves Hudson and surrounding areas (Pet Sitter)
- Given this abundance of boarding options already available, there is no demonstrated need for another facility in this location. Furthermore, the prior kennel at this address closed due to financial difficulties, suggesting that the market does not support another facility in this area.

### 8. Health and Safety Risks

- The establishment of a dog kennel can increase the risk of disease transmission, including parasites and airborne diseases, which could potentially affect local pets or even human residents.

# 1556 West Prospect Street

## Rezoning Opposition

- Additionally, large groups of animals in a kennel facility could pose a security risk if not adequately contained, as evidenced by past incidents where dogs from previous kennels at this location escaped.

### 9. Management

- The management team of this property has already violated city ordinance by removing approximately 20-50 mature trees from the property without the appropriate and mandatory permitting and was subsequently issued a stop order.
- The mismanagement of the initial clearing of the land calls into question the capability of the owner to properly construct and run the proposed facility.

### CONCLUSION:

In conclusion, the proposed dog kennel at 1556 West Prospect Street is incompatible with the surrounding residential neighborhood and would negatively impact local residents in terms of noise, safety, property values, and environmental quality. We strongly urge the City Council to reject the rezoning application and preserve the residential character of this area.

Thank you for your time and consideration of our concerns.

<u>X <i>grima</i> Jen Mila 1227 HUNTING HOLLOW DR</u>	<u>X <i>[Signature]</i> 6900 HUNTING HOLLOW HUDSON, OH 44236</u>
Resident Signature / Address	Resident Signature / Address
<u>X <i>[Signature]</i> 6900 HUNTING HOLLOW LN HUDSON, OH 44236</u>	<u>X <i>[Signature]</i> 6940 Hunting Hollow Hudson OH 44236</u>
Resident Signature / Address	Resident Signature / Address
<u>X <i>[Signature]</i> 6940 Hunting Hollow Ln W. Hudson, Ohio 44236</u>	<u>X <i>[Signature]</i> 6920 Hunting Hollow Ln. W.</u>
Resident Signature / Address	Resident Signature / Address



## 1556 West Prospect Street Rezoning Opposition

- Additionally, large groups of animals in a kennel facility could pose a security risk if not adequately contained, as evidenced by past incidents where dogs from previous kennels at this location escaped.

### 9. Management

- The management team of this property has already violated city ordinance by removing approximately 20-50 mature trees from the property without the appropriate and mandatory permitting and was subsequently issued a stop order.
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### CONCLUSION:

In conclusion, the proposed dog kennel at 1556 West Prospect Street is incompatible with the surrounding residential neighborhood and would negatively impact local residents in terms of noise, safety, property values, and environmental quality. We strongly urge the City Council to reject the rezoning application and preserve the residential character of this area.

Thank you for your time and consideration of our concerns.

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Resident Signature / Address

R. Donthi  
X 6945 Hunting Hollow  
Hudson, OH 44136

Resident Signature / Address

X 7336 Herrick Pk Dr. Hudson OH  
44136

Resident Signature / Address

X

Resident Signature / Address

X 108 Cheshire Rd  
1481 Prospect St

Resident Signature / Address

X Jamie Dalton 1410 E. Vine  
Hill Rd.  
Hudson

Resident Signature / Address

# 1556 West Prospect Street

## Rezoning Opposition

X Josephine Trotta  
1247 Hunting Hollow Dr  
Resident Signature / Address Hudson OH 44236

X Joseph Trotta  
1247 Hunting Hollow Dr  
Resident Signature / Address Hudson OH 44236

X Jenny Yang  
6923 Hunting Hollow Ln. E.  
Resident Signature / Address Hudson OH 44236

X Jason Lin  
6923 Hunting Hollow Ln. E.  
Resident Signature / Address Hudson OH 44236

X Madison Lin  
6923 Hunting Hollow Ln. E.  
Resident Signature / Address Hudson OH 44236

X [Signature]  
1300 Hunting Hollow  
Resident Signature / Address Hudson, OH

X 7179 Durrow Rd Hudson  
Resident Signature / Address

X Bruce Babcock  
1447 Hunting Hollow Dr  
Resident Signature / Address

X Luis Babcock  
1447 Hunting Hollow Drive  
Resident Signature / Address


X Alyssa  
50 Brandywine Dr.  
Resident Signature / Address

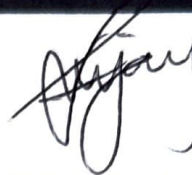
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Resident Signature / Address

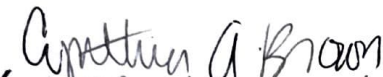
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Resident Signature / Address




1556 West Prospect Street  
Rezoning Opposition


  
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Resident Signature / Address


  
X 1340 Hunting Hollow Dr  
Resident Signature / Address

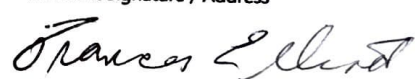
  
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X 1300 Hunting Hollow Dr.  
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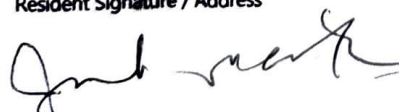
  
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X 1400 Hunting Hollow Dr.  
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X 1400 Hunting Hollow  
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X 1497 Hunting Hollow Dr.  
Resident Signature / Address

  
X 1477 Hunting Hollow Dr  
Resident Signature / Address

  
X 1497 Hunting Hollow Dr.  
Resident Signature / Address

# 1556 West Prospect Street

## Rezoning Opposition

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X Donna Pinto  
Resident Signature / Address  
1520 Hunting Hollow Dr.

X Yvonne A. Pinto  
Resident Signature / Address  
1520 HUNTING HOLLOW DR.

X Michelle  
Resident Signature / Address  
1527 HUNTING HOLLOW

X Ch. Shilt  
Resident Signature / Address  
1567 Hunting Hollow

X Russell  
Resident Signature / Address  
1560 HUNTING HOLLOW DR

X Ch. Russell  
Resident Signature / Address  
1600 Hunting Hollow Dr.

X [Signature]  
Resident Signature / Address

X John [Signature]  
Resident Signature / Address  
63 Ambrose Dr.

X Thoms. P. [Signature]  
Resident Signature / Address  
72 BRANDYWINE DR  
HUDSON OH 44236

X [Signature]  
Resident Signature / Address  
1457 Hunting Hollow Dr

X [Signature]  
Resident Signature / Address  
1457 Hunting Hollow

X M. [Signature]  
Resident Signature / Address  
119 BRANDYWINE DR.  
HUDSON, OH 44236



1556 West Prospect Street  
Rezoning Opposition

X Gurumukh S. Bhatia

Resident Signature / Address

91 Steepleview Dr  
Hudson, OH 44236

X Krist R Sef

Resident Signature / Address

145 Brandywine Dr.  
Hudson, OH 44236

X Ed. P. J.

Resident Signature / Address

72 Ambrose Dr.  
Hudson, OH 44236

X \_\_\_\_\_

Resident Signature / Address

13 Steepleview Dr.

X SS Randall

Resident Signature / Address

X B. Leo

Resident Signature / Address  
264 Prospect

X Neelan Bhatia

Resident Signature / Address

91 Steepleview Dr  
Hudson, OH 44236

X William S. S.

Resident Signature / Address

145 Brandywine Dr.  
Hudson, OH 44236

X Crystal P. J.

Resident Signature / Address

72 Ambrose Dr.  
Hudson, OH 44236

X Carl P. Tronson

Resident Signature / Address

6 Steepleview Dr.

X Virginia Tronson

Resident Signature / Address

6 Steepleview Drive

X Krista P.

Resident Signature / Address

72 Ambrose Dr.

1556 West Prospect Street  
Rezoning Opposition

X Maria I. Emerick

Resident Signature / Address 119 Brandywine Dr  
Hudson. OH 44236

X Yaeliga Ponomareva

Resident Signature / Address 1560 Hunting  
Hollow Drive

X Al J

Resident Signature / Address 119 Brandywine Dr  
Hudson, OH 44236

X Connie Berkeley  
1587 Hunting Hollow Dr.

Resident Signature / Address

X Elsa Papp

Resident Signature / Address 1230 Hunting Hollow Dr  
Hudson OH 44236

X Inf. Cron

Resident Signature / Address 1587 Hunting Hollow Dr.

X Paul

Resident Signature / Address 1230 Hunting Hollow Dr  
Hudson OH 44236

X Elena Poterain

Resident Signature / Address 1230 Hunting  
Hollow Dr.

X Margaret Vidman

Resident Signature / Address 1250 Hunting Hollow Dr

X Paul

Resident Signature / Address

X Paul  
1540 Hunting Hollow Dr.  
Hudson OH 44236

Resident Signature / Address

X Paul 1540 Hunting Hollow Dr.

Resident Signature / Address



1556 West Prospect Street  
Rezoning Opposition

Tara Gallagos  
X 1481 Prospect Rd

Resident Signature / Address

X V. M. Martin / Marshon  
1501 Prospect Road.  
Resident Signature / Address

J. E. Dube  
X 1410 E. Hines Hill Rd.

Resident Signature / Address

X [Signature]  
1481 Prospect Road  
Resident Signature / Address

Jordan Gallagos  
X 1481 Prospect Rd.

Resident Signature / Address

[Signature]  
X 773 Patriot Ct.

Resident Signature / Address

Jeanie Koburken  
X 1547 Hunting Hollow Dr.

Resident Signature / Address

C. U. U. U.  
X 773 Patriot Ct

Resident Signature / Address

Joseph Koburken  
X 1547 Hunting Hollow Dr.

Resident Signature / Address

[Signature]  
X 1906 Ashley Dr.

Resident Signature / Address

[Signature]  
X 1501 Prospect

Resident Signature / Address

[Signature]  
X 1906 Ashley Drive

Resident Signature / Address

# 1556 West Prospect Street

## Rezoning Opposition

X Lindy Rusk  
Resident Signature / Address  
6903 Hunting Hollow Ave

X Val S  
Resident Signature / Address  
7374 VALLEY VIEW RD

X Paul Rusk  
Resident Signature / Address  
6903 HUNTING HOLLOW AVE

X Jim S  
Resident Signature / Address  
7374 VALLEY VIEW RD

X Mark Lane  
Resident Signature / Address  
1936 Weymouth Dr.

X Mark Mills  
Resident Signature / Address  
1227 Hunting Hollow

X Dorley McDowell  
Resident Signature / Address  
2795 Middleton Rd.

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Resident Signature / Address

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Resident Signature / Address

# 1556 West Prospect Street

## Rezoning Opposition

- Additionally, large groups of animals in a kennel facility could pose a security risk if not adequately contained, as evidenced by past incidents where dogs from previous kennels at this location escaped.

### 9. Management

- The management team of this property has already violated city ordinance by removing approximately 20-50 mature trees from the property without the appropriate and mandatory permitting and was subsequently issued a stop order.
- The mismanagement of the initial clearing of the land calls into question the capability of the owner to properly construct and run the proposed facility.

### CONCLUSION:

In conclusion, the proposed dog kennel at 1556 West Prospect Street is incompatible with the surrounding residential neighborhood and would negatively impact local residents in terms of noise, safety, property values, and environmental quality. We strongly urge the City Council to reject the rezoning application and preserve the residential character of this area.

Thank you for your time and consideration of our concerns.

X [Signature] 6 CLAYTON CT

Resident Signature / Address

X Kristin P. Kane

Resident Signature / Address 21 Clayton Ct.

X [Signature] 11 Clayton Ct

Resident Signature / Address

X [Signature]

Resident Signature / Address 21 Clayton Ct

X Amy Mussay 14 Rachel's Way  
Hudson 10th 44234

Resident Signature / Address

X [Signature]

Resident Signature / Address



# 1556 West Prospect Street

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Thank you for your time and consideration of our concerns.

X Walter Scheldt

Resident Signature / Address

252 WEST PROSPECT ST

X M.B. Scheldt

Resident Signature / Address

X Ann Jones 130<sup>th</sup> Prospect

Resident Signature / Address

X Dr. H. Kelly 15 THIRTY ACRES

Resident Signature / Address

X Sam E. Song 12 morning song

Resident Signature / Address

X Karina C. Kelling 15 THIRTY ACRES

Resident Signature / Address



# 1556 West Prospect Street

## Rezoning Opposition

X

Resident Signature / Address

*[Signature]* 1540 Huntington Hl/over

X

Resident Signature / Address

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Resident Signature / Address

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Resident Signature / Address

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# 1556 West Prospect Street

## Rezoning Opposition

X Chen Andrew  
1525 Prospect Rd Hudson 07423  
Resident Signature / Address 44236

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Resident Signature / Address

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Resident Signature / Address

# 1556 West Prospect Street

## Rezoning Opposition

X

Resident Signature / Address

*James H. Smith / 32 Richards Way*

X

Resident Signature / Address

*Richard Smith / 1621 Prospect*

X

Resident Signature / Address

*[Signature] / 36 Richards Way*

X

Resident Signature / Address

*Tom Smith / 1621 Prospect*

X

Resident Signature / Address

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Resident Signature / Address

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Resident Signature / Address

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# 1556 West Prospect Street

## Rezoning Opposition

X Cheryl Mettler 704 Westbrookway  
Hudson, OH.  
Resident Signature / Address

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# 1556 West Prospect Street

## Rezoning Opposition

### OVERVIEW:

The following outlines nearby homeowners' concerns and strong opposition to the proposed rezoning of 1556 West Prospect Street. There is strong belief and evidence to support that it will be detrimental to the area. The following Hudson residents adamantly oppose permitting a large-scale commercial boarding and grooming kennel for the following reasons: incompatible with surrounding development, will cause additional noise and light pollution to the area, waste management and environmental concerns, traffic and safety problems, and impact to property values of the surrounding properties.

### CONCERNS:

#### 1. Incompatibility with Surrounding Development

- The property is located in a residentially zoned area, with all adjacent properties zoned for residential use. Approval of this rezoning would set a dangerous precedent and create an "outlier" use in an otherwise peaceful, residential neighborhood.
- The nearest business is over a mile away, located in the commercial heart of Hudson, a considerable distance from the proposed kennel location.
- Local realtors have confirmed that the establishment of a commercial dog kennel in this area could decrease property values due to concerns about noise, odor, and the general unattractiveness of an 8,550 sq. ft. commercial facility next to homes.
- While two other kennels have been approved in District 2 – Rural Residential Conservation, both are small-scale operations directly connected to private residences, housing only 10 to 15 dogs. In contrast, the proposed facility is a large, standalone commercial operation spanning 8,550 sq.ft., making it vastly different in scale, impact and character from these previously approved uses.

#### 2. Noise Pollution

- Dog kennels inherently generate loud, disruptive noise from barking dogs, which can significantly disturb the peace and quiet that residents in this neighborhood currently enjoy, especially during nighttime hours.
- The proposed site is already subject to noise pollution from nearby train tracks and the Turnpike, and adding further noise from a dog kennel is unwarranted and would only exacerbate the problem.
- The city has already made investments to mitigate the noise by making the Hines Hill crossing a "quite" zone.
- Studies show that a dog's bark ranges from 60dB to 110dB, with train horns reaching up to 100dB and roosters crowing at up to 140dB. The noise from the kennel would therefore have an impact comparable to the noise from trains and roosters, both of which have been a concern in this area.
- Residents had previously filed complaints about noise from a former kennel that operated on this site, underscoring the disruptive impact such a facility can have. That prior kennel, which ceased operations several years ago, was much smaller and tied to a residential home – yet still generated a significant concern. Reintroducing a larger commercial-scale kennel would only intensify those past issues.

#### 3. Light Pollution

- The residential properties surrounding this location currently benefit from minimal light pollution, as most residents own large lots (over 1 acre).
- The proposed kennel would introduce new light pollution from both the business itself and the parking lot, which would disrupt the residential character of the area and diminish the quality of life for local residents.

# 1556 West Prospect Street

## Rezoning Opposition

### 4. Waste Management and Environmental Concerns

- The large number of dogs housed in a kennel could lead to unpleasant smells, especially during warmer months, affecting air quality in the surrounding area and negatively impacting the overall livability of the neighborhood.
- If waste management systems are not properly maintained, there is a risk of pet waste contaminating local water sources, posing health risks to residents and pets alike.

### 5. Traffic and Safety Issues

- The proposed kennel would attract an increase in traffic, including vehicles from pet owners, staff, and delivery trucks, leading to higher congestion on already narrow, residential streets. On Friday alone there is a forecasted total of 160 vehicles going in and out of the facility.
- Hunting Hollow, which is directly in front of the property, already experiences significant traffic as a cut through route between West Prospect and Valley View Road. This increases the risk of accidents and congestion – particularly concerning given the presence of multiple school bus stops, including one directly across from the site, and an on-road bike lane used by cyclists.
- Additionally, there are no sidewalks on Hunting Hollow, raising concerns for the safety of pedestrians, children, and dogs being walked in the area.

### 6. Animal Welfare and Stress Considerations

- Dogs are highly sensitive to loud noises, and the location's proximity to frequent train activity and highway noise will likely cause increased stress for the animals housed at the proposed kennel.
- Studies show that noise pollution can negatively impact the well-being of dogs, making this location particularly unsuitable for their care.

### 7. Over-Saturation of Boarding Services

- There are already four established dog boarding facilities within a five-mile radius:
  - **PetSuites** (8275 Darrow Rd, Twinsburg)
  - **Pooch Palace** (285 Twinsburg Rd E, Northfield)
  - **Bed & Bark of Hudson** (5890 Darrow Rd, Hudson)
  - **Hudson Hounds Room & Groom** (2461 Barlow Rd, Hudson, OH 44236)
  - **Fairy Dogmothers** in Peninsula, a highly-rated service, serves Hudson and surrounding areas (Pet Sitter)
- Given this abundance of boarding options already available, there is no demonstrated need for another facility in this location. Furthermore, the prior kennel at this address closed due to financial difficulties, suggesting that the market does not support another facility in this area.

### 8. Health and Safety Risks

- The establishment of a dog kennel can increase the risk of disease transmission, including parasites and airborne diseases, which could potentially affect local pets or even human residents.



# 1556 West Prospect Street

## Rezoning Opposition

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### 9. Management

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Thank you for your time and consideration of our concerns.

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1556 West Prospect Street  
Rezoning Opposition

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1556 West Prospect Street  
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# 1556 West Prospect Street

## Rezoning Opposition

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# 1556 West Prospect Street

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## Nick Sugar

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**From:** Thomas O'Neill <thomasponeill@gmail.com>  
**Sent:** Friday, May 9, 2025 6:54 AM  
**To:** Nick Sugar  
**Subject:** Conditional use of property at 1556 West Prospect

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

> I am opposed to the anticipated use of this property for a dog daycare, boarding and grooming center. The location should be residential and the intended use will be disruptive with added traffic, noise and commercial lighting.  
> Thank you for including my concerns in your decision for the intended use.  
>  
> Thomas P O'Neill  
> 72 Brandywine Dr  
> Sent from my iPad

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This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:

[https://us3.proofpointessentials.com/app/report\\_spam.php?mod\\_id=11&mod\\_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f26284aa0558fe902fc08ef751a9e02dbfe178e3c117c516b770de03a97dfda9a20142087a000afe2cbd25a6e46dea5ece023031eefbf0256749028a72b4601277033d03f88e92bb026fab707ba7aae936f7245297cd63cc96e43dd24a869014931e02f86cf7902589dd936499187648d4e1b78a71ab4e030e63045501842dde0ad1bb5c7ce853c9a460f92d12621a8981fe50d00272f134a](https://us3.proofpointessentials.com/app/report_spam.php?mod_id=11&mod_option=logitem&report=1&type=easyspam&k=k1&payload=53616c7465645f5f26284aa0558fe902fc08ef751a9e02dbfe178e3c117c516b770de03a97dfda9a20142087a000afe2cbd25a6e46dea5ece023031eefbf0256749028a72b4601277033d03f88e92bb026fab707ba7aae936f7245297cd63cc96e43dd24a869014931e02f86cf7902589dd936499187648d4e1b78a71ab4e030e63045501842dde0ad1bb5c7ce853c9a460f92d12621a8981fe50d00272f134a)

## Nick Sugar

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**From:** June Horsch <jjhplansvcs@gmail.com>  
**Sent:** Thursday, May 8, 2025 11:15 PM  
**To:** Nick Sugar  
**Subject:** file # PC 2025-360 — A Conditional Use request for a boarding kennel

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Board of Zoning and Building Appeals of the City of Hudson , I am writing to express our strong opposition to the proposed construction of a commercial facility on the currently residential-zoned land located on Prospect Rd. (Old Chalet location).

Our community values the peaceful, safe, and family-friendly environment that our residential zone provides. The introduction of a commercial facility in this area would significantly alter the character of our neighborhood, increase traffic congestion, noise levels, and potentially compromise safety and property values.

We respectfully request that the city prioritize the preservation of our residential zoning and consider alternative locations better suited for commercial development. We urge the city to listen to the concerns of local residents and to uphold zoning regulations that protect our community's integrity.

Thank you for your attention to this important matter. We look forward to your support in maintaining the residential nature of our neighborhoods in the city of Hudson.

Sincerely,  
June Horsch

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## Nick Sugar

---

**From:** Daniel Clark <dclark047@yahoo.com>  
**Sent:** Thursday, May 8, 2025 10:04 PM  
**To:** Nick Sugar  
**Subject:** Dog day care on Prospect

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live in the Winston Manor neighborhood and am writing to express our opposition to the dog day care planned for Prospect Drive.

We've been residents in this neighborhood for more than 25 years. The previous dog kennel on this site was an eye sore and added to the traffic on Prospect (where speeding is common). Allowing a new business in a residential area like this would be very difficult and, I believe, unprecedented for other residential neighborhoods in Hudson.

Dan Clark and Deb Venesy  
47 Steepleview Drive  
330-801-0131

[Yahoo Mail: Search, Organize, Conquer](#)

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## Nick Sugar

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**From:** Dave Janotka <djanotka@windstream.net>  
**Sent:** Thursday, May 8, 2025 9:32 PM  
**To:** Nick Sugar  
**Subject:** West Prospect Road Dog Facility

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am voicing our disapproval of the rezoning of the West Prospect property to accommodate the Dog Facility. Our reasons are below:

- 1) significant increase in traffic in a residential area, that will affect not only Hunting Hollow, Hines Hill and Prospect roads, but the surrounding residential roads as well.
- 2) significant increase in noise from the cars, dogs and delivery trucks (that will be needed to maintain the facility and the animals.)
- 3) significant increase in smell from the animals exacerbated by the westwardly wind direction and now already cleared natural vegetation barrier.
- 4) significant precedence that will most likely have ramifications on the future rezoning of the remaining land on Prospect street.
- 5) significant negative impact on the value of the already existing homes in the area.

We wholeheartedly oppose the rezoning of the land and this proposed project.

Dave and Karin Janotka  
7345 Valley View Road  
216-533-5594

Sent from my iPad

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## Nick Sugar

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**From:** John Jaeger <john.wjaeger@gmail.com>  
**Sent:** Thursday, May 8, 2025 9:18 PM  
**To:** Nick Sugar  
**Cc:** Planning Commission  
**Subject:** Public Hearing Notice No. 25-360 – Case No. 2025-360 / Applicant 1556 Prospect Road, LLC – Dr. Daniel Bestic; Zoning District: Outer Village Residential Neighborhood (District 3)  
**Attachments:** Public Hearing Notice No 25-360 Case No 2025-360 1556 W Prosoect Street Hudson.pdf

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Mr.Sugar & City Council,

I am expressing my concerns regarding 1556 Prospect Road which is located next to my property 1506 Prospect Rd, Hudson, Oh 44236.

The property has been a mess for over ten years. I am submitting several reasons why applicant 1556 Prospect Road, LLC – Dr. Daniel Bestic should not be granted the zoning change for this property. Please review the document attached Objection to Proposed Conditional Use Dog Daycare.

If you have any questions, please do not hesitate to contact me for further information.

Sincerely,

John & Mary Kay Jaeger

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# Objection to Proposed Conditional Use Dog Daycare, Boarding, & Grooming Facility at 1556 W. Prospect Street, Hudson,

05/08/2025

Subject: Applicant 1556 Prospect Road, LLC – Dr. Daniel Bestic;  
Zoning District: Outer Village Residential Neighborhood (District 3);  
Public Hearing Notice No. 25-360 – Case No. 2025-360

City Council & Members,

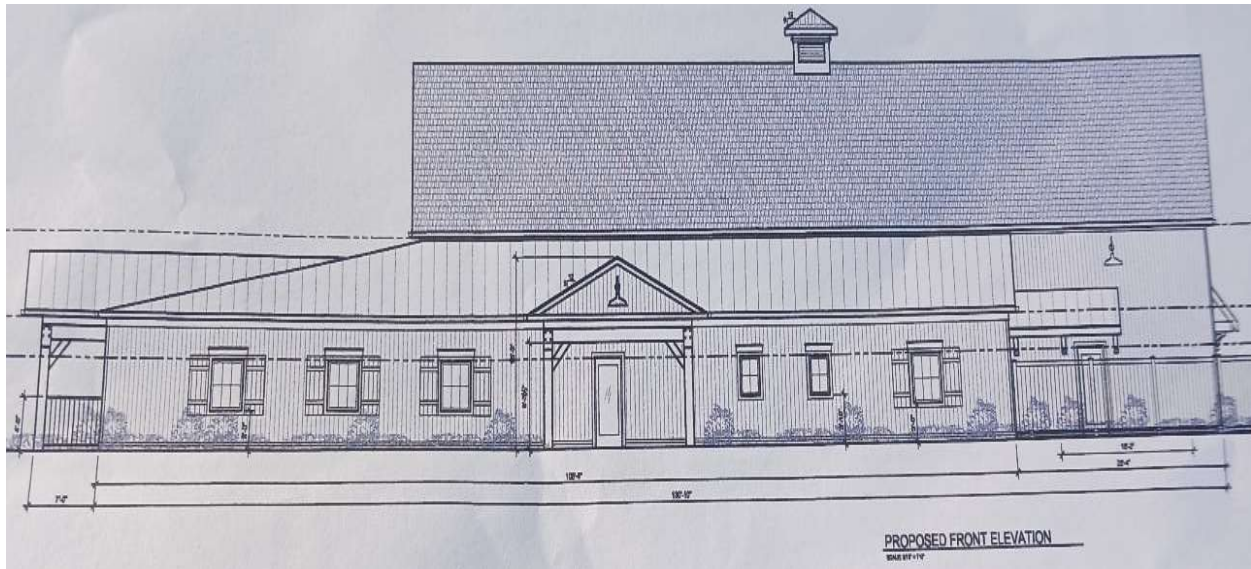
My name is John Jaeger. I have been a resident of Hudson for over 50 years and the owner of the property located at 1506 W. Prospect Street, Hudson, Ohio next door to the proposed Dog Daycare, Boarding and Grooming facility (“Proposed Facility”) would be located and I respectfully submit this formal objection to the conditional use permit application for a Proposed Facility at 1556 West Prospect Street.

1. The proposed 8,550–10,000 square foot commercial facility is totally out of character for a residential structure for a family neighborhood. The facility which was located at 1556 West Prospect was called Chalet. It was a family-run small business, and students worked at the Chalet. The facility was nestled in the woods. Below is a picture of the Chalet and resident’s home. The resident home is on the right and the grooming and kennel are on the left for about 10 pets.



## Objection to Proposed Conditional Use Dog Daycare, Boarding, & Grooming Facility at 1556 W. Prospect Street, Hudson,

Below is the proposed Dog Daycare 8,550–10,000 square foot commercial facility with very little knowledge of how many dogs/ pets will be boarded? This does not fit in with a residential family neighborhood. My home was built in 1936, and the lumber was cut from the property. The proposed Dog Daycare facility (1556 West Prospect Street) is almost twice the height of my home.



2. The current Proposed Facility at 1556 West Prospect Street is to have 50 parking spots. Light Pollution (LDC §1207.12) Surrounding residential properties currently enjoy low ambient light levels. The proposed facility would introduce excessive outdoor lighting from extended operating hours (5:30 a.m. to 11:00 p.m.) and a commercial parking lot, disrupting the nighttime environment and violating residential character. Note: **The Chalet (1556 West Prospect Street) had about 5 to 7 spots for parking which was concealed by tree's foliage.**

3. Noise Pollution (LDC §1204.02(b), (e); Codified Ordinance §648.14) Dog kennels are inherently noisy due to continuous barking. Studies show dog barks can range from 60 to 110 decibels, exceeding safe thresholds for residential noise levels. Due to the remove of 80% of the trees at 1556 West Prospect Street the neighborhood will endure louder dogs barking at the proposed kennel, highway and train noise.

4. Environmental and Waste Management Concerns (LDC §1207.10) The handling of dog waste, stormwater runoff, and potential odor issues raise concerns about environmental health and neighborhood livability. No waste mitigation or drainage plans have been adequately presented. I have a pond at the back of my property and have experienced odors in the past from the proposed facility at 1556 West Prospect Street. Having a large Dog Daycare 8,550–10,000 Sq/Ft facility would impact my quality of water because I have well water.



Objection to Proposed Conditional Use Dog Daycare,  
Boarding, & Grooming Facility at 1556 W. Prospect Street, Hudson,

5. Traffic and Safety Hazards (LDC §1204.02(c); §1207.13) The Applicant forecasts up to 160 vehicles per day accessing the property. We already have vehicles racing down Prospect Street and not to mention the increased traffic on secondary streets to get to the proposed facility at 1556 West Prospect Street.

6. The proposed Dog Daycare facility at 1556 West Prospect Street has been sitting empty for almost 10 years. Dr. Daniel Bestic took possession of 1556 West Prospect Street property in 2017. Dr. Daniel Bestic made no effort in maintaining the grounds, cutting grass or structure. What can we expect from Dr. Daniel Bestic proposed Dog Daycare facility at 1556 West Prospect Street when he has clearly violated ordinance in cutting trees and not maintaining 1556 West Prospect Street grounds.

In conclusion I am against this applicant proposed facility at 1556 West Prospect Road, LLC – Dr. Daniel Bestic; Zoning District: Outer Village Residential Neighborhood (District 3); Public Hearing Notice No. 25-360 – Case No. 2025-360.

I want to thank the City Council and its members for their time in reviewing this issue carefully to change the current zoning of 1556 West Prospect Road which will affect many Hudson residents in the years to come.

Sincerely,

John & Mary Kay Jaeger  
1506 Prospect Rd.  
Hudson, Ohio 44236



## Nick Sugar

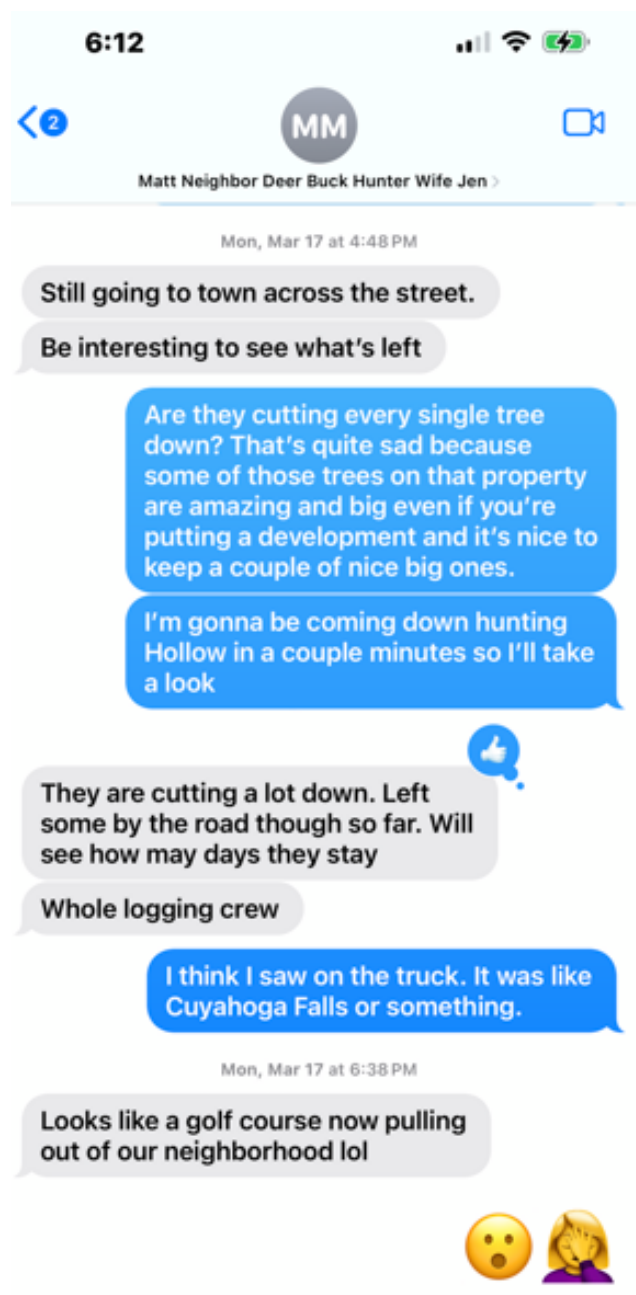
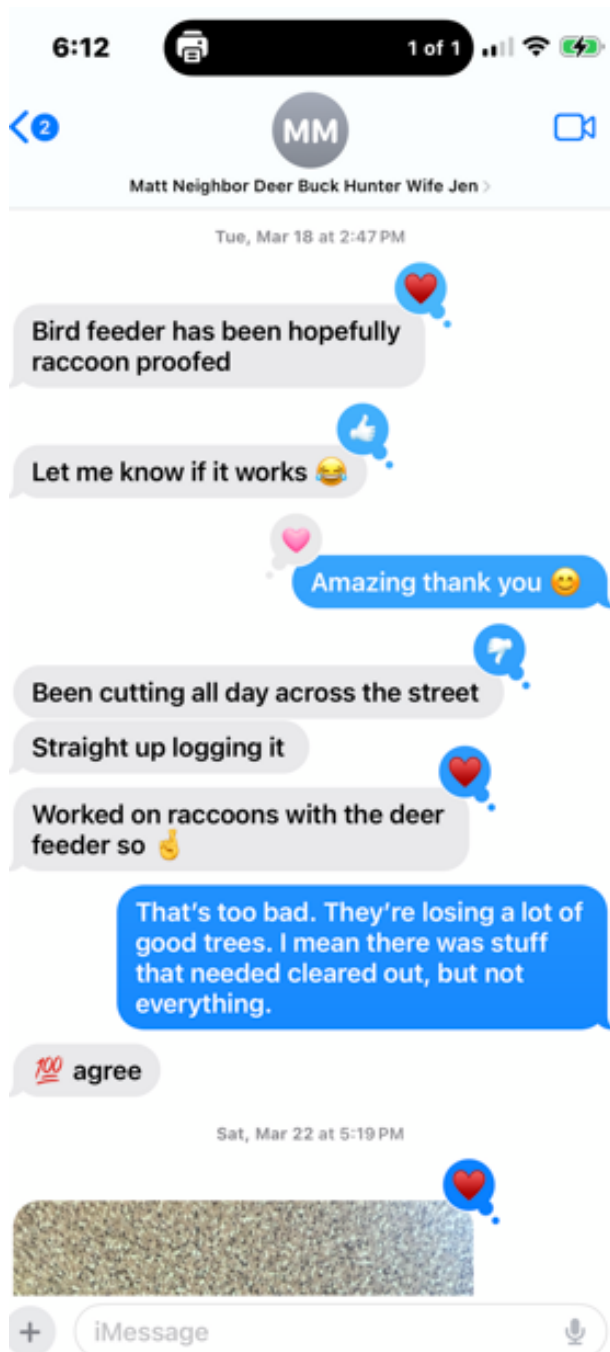
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**From:** Mel Do <redpoodlesrus@gmail.com>  
**Sent:** Thursday, May 8, 2025 8:06 PM  
**To:** Nick Sugar; Foster, Chris; Planning Commission; CD  
**Subject:** Daniel Bestic cut trees down before they put their application in.  
**Attachments:** IMG\_0227.PNG; IMG\_0226.PNG; IMG\_0224.PNG; IMG\_0222.jpg; IMG\_0230.jpg; IMG\_0225.PNG

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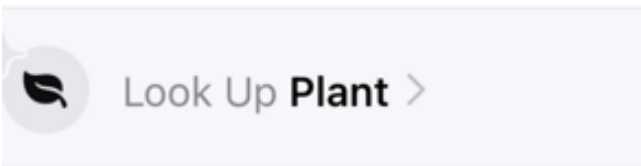
Daniel Bestic cut trees down before they put their application in. According to the land development code they cannot submit the application if they start work prior to submitting their paperwork for the conditional use.

Sincerely,  
Carol LaSpina

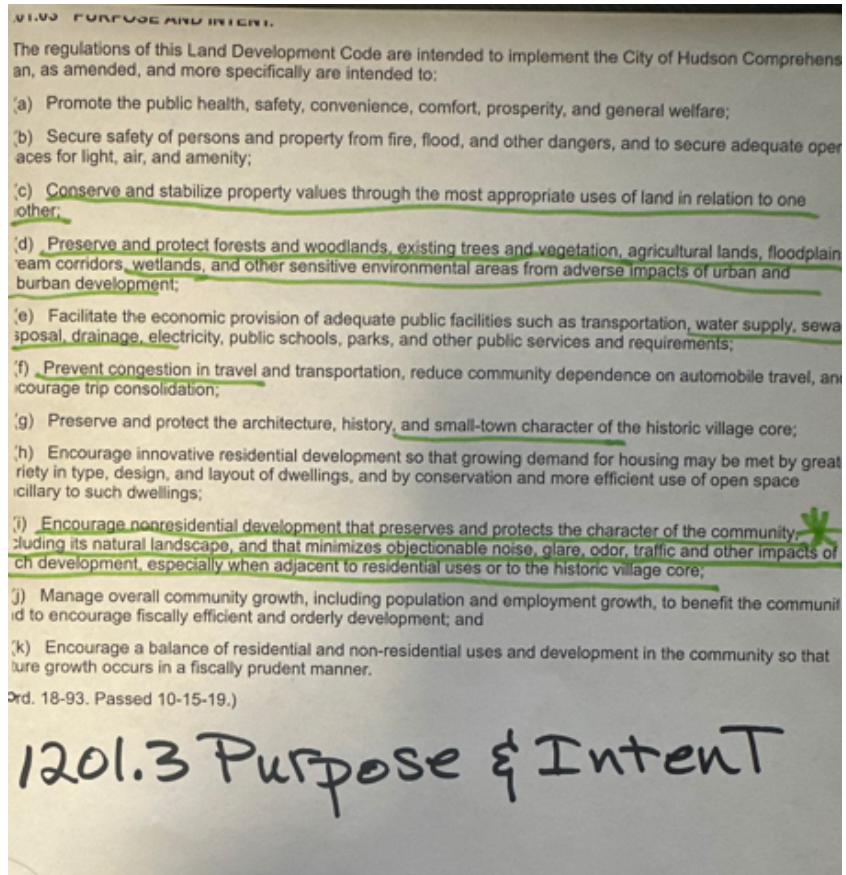




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Tuesday • Mar 18, 2025 • 4:04 PM





3001786 Decimated lot by new owner March 17,

2025

Prior  
TO  
Subm.  
Condition  
use,



07 1

5

Hudson

March 18 4:04 PM



May 8, 2025

City of Hudson Planning Commission  
Mr. Nick Sugar  
City Planner  
1140 Terex Road  
Hudson, Ohio 44236  
[nsugar@hudson.oh.us](mailto:nsugar@hudson.oh.us)

**Re: Objection to Proposed Conditional Use Dog Daycare, Boarding, and Grooming Facility at 1556 W. Prospect Street, Hudson, Ohio ("Proposed Facility");**

**Applicant: 1556 Prospect Road, LLC – Dr. Daniel Bestic;**

**Zoning District: Rural Residential Conservation (District 2);**

**Pubic Hearing Notice No. 25-360 – Case No. 2025-360.**

To the Hudson Planning Commission:

My name is Timothy Laspina. I am a resident and owner of the property located at 1621 W. Prospect Street, Hudson, Ohio. My home is just south of the W. Prospect Street property on which the proposed Dog Daycare, Boarding and Grooming facility ("Proposed Facility") would be located and I respectfully submit this formal objection to the conditional use permit application for a Proposed Facility at 1556 West Prospect Street. While I acknowledge that such a use may be conditionally permitted under the Hudson Land Development Code (LDC), the Proposed Facility fails to meet the required standards for approval and is incompatible with the surrounding residential neighborhood.

1. Incompatibility with Surrounding Development (LDC §1204.02(a), (d)) The subject property is located in a low-density residential area zoned District 2 (Rural Residential Conservation). The proposed 8,550–10,000 square foot commercial facility is grossly out of scale with surrounding single-family homes and residential uses. The nearest business is over a mile away, situated in Hudson's designated commercial center. Approval of this use would create a commercial outlier, undermining the zoning integrity of this peaceful residential area and setting a harmful precedent.

While a kennel previously operated on this property, that operation was entirely different in nature and scale. It was run by the homeowner of the single-family dwelling on-site, and the business was clearly secondary to the residential use of the property. The kennel was housed in a structure no larger than a one-car garage and operated only Monday through Friday during regular business hours (9:00 a.m. to 5:00 p.m.). It involved no commercial lighting or dedicated parking lot. In contrast, the proposed project is a large, standalone commercial operation that represents a fundamental transformation of the use and character of the property.

**2. Noise Pollution (LDC §1204.02(b), (e); Codified Ordinance §648.14)** Dog kennels are inherently noisy due to continuous barking. Studies show dog barks can range from 60 to 110 decibels, exceeding safe thresholds for residential noise levels. This property already endures noise from nearby train and highway activity, and introducing a high-volume kennel would exacerbate these conditions. A previous, much smaller kennel at this site nonetheless drew noise complaints despite serving only ~10 dogs. The proposed expansion multiplies that impact significantly.

**3. Light Pollution (LDC §1207.12)** Surrounding residential properties currently enjoy low ambient light levels. The proposed facility would introduce excessive outdoor lighting from extended operating hours (5:30 a.m. to 11:00 p.m.) and a commercial parking lot, disrupting the nighttime environment and violating residential character.

**4. Traffic and Safety Hazards (LDC §1204.02(c); §1207.13)** The Applicant forecasts up to 160 vehicles per day accessing the property. This represents a substantial increase in traffic on narrow residential streets, particularly Hunting Hollow Drive, which lacks sidewalks and serves school buses and cyclists. Increased congestion poses a serious hazard to children, pedestrians, and local commuters.

**5. Environmental and Waste Management Concerns (LDC §1207.10)** The handling of dog waste, stormwater runoff, and potential odor issues raise concerns about environmental health and neighborhood livability. No waste mitigation or drainage plans have been adequately presented. Improper waste management may threaten groundwater and air quality, especially in warmer months.

**6. Over-Saturation and Lack of Market Need** There are already at least five dog boarding facilities within five miles of the proposed site. The prior kennel at this location closed due to financial viability, indicating that the market does not support another large-scale operation. This proposal offers no demonstrated community need.

**7. Management and Compliance History** The Applicant has previously cleared approximately 20–50 trees from the site without the necessary permits, leading to a stop work order from the City. This disregard for established procedures raises legitimate concerns about their ability to comply with the conditions of any approved use.

**Conclusion** For the foregoing reasons, I respectfully request that the Planning Commission deny the conditional use permit application for the Proposed Facility. The project does not comply with the standards set forth in Hudson's Land Development Code and poses a significant threat to the residential character, safety, and environmental integrity of the neighborhood.

Mr. Nick Sugar  
City of Hudson  
May 8, 2025  
Page 3 of 3

This objection is submitted to be considered in the Commission's determination on application for conditional permitted use for the Proposed Facility. I appreciate your careful consideration of my concerns and those of the many other neighboring property owners.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Tim Laspina", written in a cursive style.

Timothy Laspina

#### **648.14 UNNECESSARY, EXCESSIVE OR OFFENSIVE NOISE OR SOUND.**

(a) No person shall make, continue or cause to make or continue any unnecessary, excessive or offensive noise or sounds which are above the prevailing background sound level at any time within the City. This shall include, but is not limited to:

(1) The operation of a musical instrument or sound-producing equipment from vehicles or structures louder than required for the comfortable listening by the inhabitants of such vehicle or structure or in such a manner as to disturb the peace and comfort of the neighboring inhabitants;

(2) Continuous or repetitious barking, howling or other audible sounds by animals harbored by any resident;

(3) The operation or use of any motorized vehicle or equipment in a manner inconsistent with its normal operation; and

(4) Any other activity that results in noise or sounds that may jeopardize the health, safety or welfare of the residents of the City or that results in the denial of the peaceful use of their property or detracts from the quality of life enjoyed by such persons.

(b) The following are excepted from this section:

(1) Audible warning devices on emergency or public safety vehicles when responding to situations in an emergency mode in conjunction with the use of emergency warning lights;

(2) Building and vehicle alarms, unless there is a history of recurrent false activation of such devices;

(3) Construction equipment involved in the emergency repair or stabilization of a structure or facility after the accidental damage of or failure of such structure or facility, with the consent of the City Manager or his or her designee;

(4) Any event sponsored for the enjoyment of the community at large; and

(5) Warning devices such as horns, whistles, etc., when used to warn of a potentially dangerous and/or hazardous condition, but only for the duration of the condition.

(c) Whoever violates this section is guilty of a minor misdemeanor. In addition, if the sound device used during the commission of the offense is either a boombox or an automobile stereo, said sound device shall be subject to seizure and payment of a judgment.



High-pitched and constant dog barking can significantly impact health and peace of mind, leading to stress, sleep disruption, and even potential long-term health consequences. The noise can act as a chronic stressor, increasing heart rate and blood pressure, and contributing to anxiety, irritability, and even aggression. Furthermore, persistent barking can disrupt sleep patterns, hindering restorative sleep and potentially leading to fatigue and other health problems.

#### Detailed Impact:

- **Stress and Anxiety:**

The constant noise can be a potent stressor, triggering the body's stress response, leading to increased cortisol levels, and potentially affecting sleep, mood, and overall well-being.

- **Sleep Disruption:**

Dogs' barks can disrupt sleep cycles, especially at night, preventing individuals from achieving deep, restorative sleep.

- **Physical Health:**

Long-term exposure to noise can have adverse effects on physical health, including increased blood pressure, headaches, and potentially even cardiovascular issues.

- **Emotional and Mental Health:**

The stress of constant barking can contribute to anxiety, irritability, and even depression, particularly in individuals who are sensitive to noise or have a history of trauma.

- **Interpersonal Conflicts:**

In multi-family settings, excessive barking can lead to strained relationships with neighbors and even legal disputes.

- **Hearing Sensitivity:**

Some individuals may develop or worsen hearing sensitivities, making the noise even more bothersome.

- **Cognitive Function:**

Research indicates that exposure to stressful sounds, like barking dogs, can negatively impact cognitive abilities.

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[Home](#) › [FAQs](#)**Is there a noise ordinance in Hudson?**

Yes. [Section 648.14](#) of the Codified Ordinances lists unnecessary, excessive, or offensive noise or sound to include loud music, barking dogs, etc. In addition, [Land Development Code Section 1207.10 \(a\)\(3\)E](#) states no person shall use construction equipment or perform construction operations between the hours of 7 p.m. and 7 a.m. Monday through Saturday or between the hours of 7 p.m. on Saturday and 9 a.m. on Sunday (and all holidays observed by the City of Hudson) or after 5 p.m. on Sunday within a residential area, or within 500 feet of a school. [See the full Code text here.](#)

- **Zoonotic Diseases:**

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Some pathogens in dog waste can be transmitted from animals to humans, posing a risk to public health.

**Environmental Damage:**

- **Fish Kills:**

Depleted oxygen levels due to algal blooms and organic matter decomposition can lead to fish kills and other ecological damage.

- **Habitat Degradation:**

Contamination can harm aquatic habitats, making them less suitable for various species.

- **Reduced Water Quality:**

Overall, the presence of dog waste in waterways can significantly degrade water quality, making it less suitable for human and animal use.

A dog kennel with 100+ dogs near a stream and wetlands poses significant risks from fecal contamination, including water pollution, health risks for humans and animals, and environmental damage. Fecal waste from many dogs can introduce pathogens, nutrients, and organic matter into the water, leading to harmful algal blooms, depleted oxygen levels, and potential contamination of drinking water sources.

Here's a more detailed breakdown of the risks:

### **Water Pollution:**

- **Pathogens:**

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Dog waste contains bacteria (like fecal coliform), viruses, and parasites that can contaminate water sources, potentially making them unsafe for human and animal consumption or recreation.

- **Nutrients:**

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Dog waste is rich in nitrogen and phosphorus, which can cause algal blooms in aquatic ecosystems. These blooms deplete oxygen levels in the water, harming fish and other aquatic life.

- **Organic Matter:**

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Decomposing dog waste releases organic matter into the water, further reducing oxygen levels and contributing to water quality degradation.

- **Algal Blooms:**

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Excessive growth of algae, fueled by nutrients in dog waste, can block sunlight, disrupt the natural balance of the ecosystem, and release toxins.

### **Health Risks:**

- **Human Health:**

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Water contaminated with dog waste can transmit diseases to humans who swim, fish, or drink the water.

- **Animal Health:**

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Contaminated water can also harm the health of pets and other animals, potentially causing gastrointestinal issues, parasitic infections, or other diseases.

Adding 200 more cars to a narrow residential road daily will likely lead to increased congestion, slower speeds, and potentially reduced safety for residents. It could also negatively impact air and noise pollution levels, and lower property values.

Elaboration:

- **Increased Congestion and Reduced Speeds:**

Narrow roads have limited capacity. Adding more vehicles will fill that capacity, leading to cars being forced to slow down and potentially stop to allow others to pass, especially if there's opposing traffic. This will significantly impact residents' commute times and overall travel experience.

- **Safety Concerns:**

Increased traffic density can reduce the safety of the road for both drivers and pedestrians. It can also increase the risk of accidents, especially if drivers feel pressured to move quickly through the increased traffic flow.

- **Negative Impact on Air and Noise Pollution:**

More cars mean more emissions and noise pollution. Residents living near the road may experience higher levels of air pollution, affecting respiratory health, and increased noise levels, potentially impacting their well-being and property values.

- **Property Value Decline:**

Higher traffic volumes and the associated noise, air pollution, and safety concerns can negatively affect property values in the affected neighborhood.

- **Impact on Quality of Life:**

Increased traffic can disrupt the peace and quiet of the neighborhood, making it less desirable for residents.

Bright commercial lighting in residential areas can lead to various negative effects, including light pollution, disrupted sleep patterns, reduced safety, and potential health issues. It can also impact wildlife and ecosystems.

Here's a more detailed breakdown:

## 1. Light Pollution and its Effects:

- **Disrupted Sleep:**

Bright lights can suppress melatonin production, affecting circadian rhythms and leading to sleep disturbances, reduced sleep quality, and daytime fatigue.

- **Reduced Safety:**

While some may think bright lights deter crime, excessive lighting can actually reduce safety by causing glare, making it difficult to see, and potentially increasing the risk of accidents.

- **Impact on Wildlife:**

Bright lights disorient migrating birds, attract insects that are important for pollination, and disrupt the hunting and foraging patterns of nocturnal animals.

## 2. Negative Health Impacts:

- **Increased Stress:**

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Exposure to bright lights can be associated with higher heart rates, core body temperatures, and may even impact stress hormone levels.

- **Other Health Concerns:**

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Studies have also linked nighttime light exposure to an increased risk of sleep disorders, depression, and even other health problems.

## 3. Other Negative Consequences:

- **Reduced Aesthetics:**

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Bright, intrusive lighting can detract from the beauty and character of a residential area, creating a less desirable living environment.

- **Property Values:**

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Excessive light pollution may negatively impact property values in nearby neighborhoods, as potential buyers may find the bright lighting undesirable.

Opening a large kennel and grooming facility in a saturated market presents significant challenges, potentially leading to difficulty attracting customers, intense competition, and a need to differentiate your business to stand out. Success will depend on effective marketing, competitive pricing, and a strong focus on customer service.

Here's a more detailed look at the potential outcomes:

### Challenges in a Saturated Market:

- **Increased Competition:**

Existing businesses are already vying for the same customers, making it harder to attract new clients.

- **Price Wars:**

To gain market share, you might be forced to lower prices, potentially impacting your profitability.

- **Difficulty Differentiating:**

Standing out from the crowd requires offering unique services or experiences to attract customers.

- **Higher Costs:**

Marketing and advertising efforts may need to be more extensive to reach potential clients, increasing operational costs.

- **Challenges in Finding Staff:**

Talented and experienced groomers and kennel staff may be in high demand, making it difficult to find and retain qualified employees.

- **Lower Profit Margins:**

Competition and potentially lower pricing can lead to thinner profit margins, making it harder to build a sustainable business.

Lack of proper care and enrichment in kennels can lead to behavioral problems in dogs.

## 5. Other Potential Issues:

- **Overcrowding:**

Too many kennels in a specific area could lead to overcrowded facilities, further exacerbating the potential for disease spread and animal welfare issues.

- **Conflict with Zoning Regulations:**

In some areas, there may be zoning regulations that limit the number or type of kennels allowed in a specific zone.

In summary, while kennels can be necessary for certain purposes, having too many in a concentrated area can lead to a range of problems, including noise pollution, health concerns, environmental impacts, and potential issues for the animals themselves.



Having many kennels nearby can lead to several issues, including increased noise pollution, potential spread of diseases, and environmental impacts. Additionally, the presence of kennels can sometimes affect property values.

Here's a more detailed breakdown:

#### 1. Noise Pollution:

- **Barking:**

Continuous and loud barking from multiple kennels can be a significant source of noise pollution, impacting the quality of life for nearby residents.

- **Reduced Property Values:**

Excessive noise, including barking from kennels, can reduce the perceived value of nearby properties.

#### 2. Health Concerns:

- **Disease Spread:**

Close quarters in kennels can facilitate the spread of diseases, particularly in situations where sanitation practices are inadequate or there is overcrowding.

- **Zoonotic Diseases:**

Some diseases can be transmitted from animals to humans, and overcrowding in kennels can increase the risk of such transmission.

#### 3. Environmental Impacts:

- **Ammonia:**

Ammonia from animal waste can be released into the environment, potentially impacting vegetation and water quality.

- **Polluted Runoff:**

Runoff from kennels can carry pollutants, including ammonia and other substances, into waterways, leading to algae blooms and other water quality problems.

#### 4. Animal Welfare Concerns:

- **Stress and Anxiety:**

[.Opens in new tab](#)

Some dogs may experience stress and anxiety when confined to a kennel, particularly if the environment is barren or unstimulating.

- **Behavioral Problems:**

[.Opens in new tab](#)

permit holder is subject to all the terms and conditions of the prior permit holder and shall be subject to this chapter and the rules adopted thereunder.

(I) No person shall submit an application for an advertising device permit where the proposed location is adjacent to a proposed project on the interstate or primary system and the proposed location for the device would be illegal under this chapter upon completion of the project.

(J) Any permit issued by the director under this chapter or the rules adopted under it, is the property of the permit holder. Upon the sale of an advertising device, a permit issued under this section continues in effect for the period established under division (E) of this section.

## Available Versions of this Section

- September 16, 2004 – House Bill 230 - 125th General Assembly [ View September 16, 2004 Version ]

of permits canceled as a result of nonpayment of renewal fees, and shall develop a fee schedule for late renewals.

(F)(1) Where the director conditionally approves the issuance of a permit as to location only and the permit applicant fails to construct, erect, use, operate, or maintain an advertising device within the period for which the permit was issued, such permit shall not be renewed unless a renewal fee is paid to extend the privilege for one additional permit period. No conditional permit shall be renewed and no extensions shall be granted after the second renewal period.

(2) A last permit holder's application for a permit shall not be accepted until a permit issued pursuant to division (F)(1) of this section has expired for a period of six months, commencing from the expiration date, for any of the following locations:

(a) The expired location;

(b) A location within five hundred feet of the expired location on an interstate highway, a primary highway outside a municipal corporation, or a freeway inside a municipal corporation;

(c) A location within two hundred fifty feet of the expired location on any other primary highway inside a municipal corporation.

The director shall process written applications in the order in which they are received.

(G) Permits for advertising devices erected and maintained with a valid permit issued before July 1, 1997, may be renewed unless the director finds that the permit application contains materially false, misleading, or inaccurate information or the sign has been erected or maintained contrary to this chapter or the rules adopted thereunder, and in such event the director may take appropriate action pursuant to section 5516.12 of the Revised Code. An applicant who has a conditional permit issued by the director before June 30, 1997, and who has not yet exercised the privilege of constructing, using, operating, erecting, or maintaining an advertising device at the proposed location as of that date, shall have until December 31, 1997, to comply with the terms and conditions of the conditional permit or such permit shall be canceled. However, the applicant may request that the conditional permit be renewed by submitting a renewal application and paying a nonrefundable renewal fee to extend the privilege for one additional permit period.

(H) Permits may be transferred from one sign owner to another upon written acknowledgment from the current permittee and the payment of a transfer fee in an amount to be determined by the director for each permit to be transferred. The new

(g) The advertising device is illuminated so as to interfere with the effectiveness of an official sign, signal, or other traffic control device.

(h) The advertising device attempts, or appears to attempt, to direct the movement of traffic, or interferes with, imitates, or resembles an official sign, signal, or other traffic control device.

(C) The issuance of a permit under this section shall not be construed to invalidate municipal ordinances requiring a permit or license or providing for an inspection fee for advertising devices, or regulating such advertising devices. The cost of the application fee for such permits or licenses issued, or the cost of initial inspection fees charged under municipal ordinances shall be credited against and shall reduce the cost of the permit issued by the director under this section. If a permit is issued by a zoning authority pursuant to its ordinances, rules, or regulations controlling outdoor advertising devices, a copy thereof shall be furnished to the director with any application for a new permit required by this section or within thirty days of its issuance by a zoning authority.

(D) Where an application is submitted for the erection, use, maintenance, operation, or construction of an advertising device, the director may conditionally approve such application as to location only, and final approval shall remain pending until the advertising device is erected, used, maintained, or constructed or becomes operational. Upon notification by the permit applicant that the erection, use, maintenance, construction, or operation of the advertising device is completed, the director shall verify that the advertising device complies with the terms and conditions of the conditional permit. Upon verification of compliance with the terms and conditions of the conditional permit, the director may approve and issue a permit and permit plates, which shall be securely and permanently attached in the corner of the face of the advertising device nearest to the highway in such a manner as to be visible from the main traveled way of the interstate or primary highway system. Replacement plates may be issued upon request and upon the payment of a replacement fee to be determined by the director.

(E) All permits issued pursuant to this section shall be in effect for a period of two years. Permits may be renewed upon application made on forms designated by the director and upon the payment of a nonrefundable renewal fee in an amount to be determined by the director based on the reasonable cost of administering and processing such renewal permits. Any permits that are not renewed, and any permit plates issued in connection with such permits, shall be returned to the director for cancellation by the expiration date. The director may adopt rules for the reinstatement

(1) As part of the application process, the director may require an acknowledgment to be signed by the owner or person in lawful possession or control of the proposed location of the advertising device. Such acknowledgment may include, but shall not be limited to, a statement that the applicant has the right to occupy the land at the subject location, that if at any time removal is required, the owner or person in lawful possession or control of the location may be jointly liable, and that the applicant may only occupy the land for a specified time period. If legal use of the location is terminated at any time during the permit period, the permit is subject to cancellation pursuant to section 5516.12 of the Revised Code.

(2) As part of the application process, the director may require an applicant or the applicant's authorized representative to certify in a notarized signed statement that the applicant has not knowingly provided materially false, misleading, or inaccurate information.

(3) Each application shall be accompanied by the appropriate application fee as set forth in the fee schedule established by the director. Such fee schedule shall be based on the reasonable cost of administering and processing such permits. Application fees shall be nonrefundable.

(4) Applications for permits shall be disapproved and permits shall not be issued under any of the following conditions:

(a) The proposed location for an advertising device is not visible from the main traveled portion of the highway due to existing landscaping on the right-of-way of any highway.

(b) The advertising device can be erected or maintained only from the right-of-way of an interstate or primary highway system.

(c) The proposed location for the advertising device is on land that is used principally as a residence.

(d) The advertising device is erected or maintained on trees, or painted or drawn upon rocks or other natural features.

(e) The advertising device would be a traffic hazard or a danger to the safety of the traveling public.

(f) The advertising device would prevent the driver of a motor vehicle from having a clear and unobstructed view of official signs and approaching or merging traffic.

# Section 5516.10 | Permits and permit plates - application process.

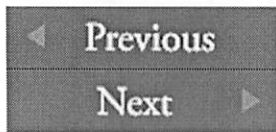
Ohio Revised Code

/

Title 55 Roads-Highways-Bridges

/

Chapter 5516 Advertising On Interstate Highways



***Effective:***

*September 16, 2004*

***Latest Legislation:***

*House Bill 230 - 125th General Assembly*

***PDF:***

*Download Authenticated PDF*

(A) No person shall do either of the following without first obtaining a permit and permit plates from the director of transportation:

(1) Erect, use, maintain, operate, construct, or cause or permit to be erected, used, maintained, operated, or constructed, any advertising device located in either of the following:

(a) Commercial or industrial zones traversed by segments of the interstate system within the boundaries of a municipal corporation as such boundaries existed on September 21, 1959;

(b) Zoned or unzoned industrial or commercial areas adjacent to highways on the primary system.

(2) Maintain any nonconforming advertising device.

(B) Applications for such a permit shall be made on forms prescribed by the director, and a separate application shall be submitted for each sign face. The director shall adopt rules setting forth the requirements for completion of the application process and the issuance of permits consistent with this section.

**Violated** Under: 119.03PDF: Download Authenticated PDF If the menacing attitude of any

imal under the control or supervision of any person within any area administered by the division  
cites fear in other persons, or if the animal disturbs the quiet enjoyment by other persons of any  
ea administered by the division by incessant barking, whining, howling, crying or other incessant  
arp, abrupt outcries, or other means, a natural resources officer may direct that the animal be

moved by the owner or handler from any area administered by the division. Last updated February  
?, 2022 at 1:44 PM Supplemental Information Authorized By: 1546.04 Amplifies: 1546.02, 1546.0

ve Year Review Date: 7/16/2026 Prior Effective Dates: 6/14/1975

0410

# Rule 1501:46-3-08 | Removal of barking or unruly animals.

Ohio Administrative Code / 1501:46 / Chapter 1501:46-3 | Prohibitions

[Previous](#)[Next](#)

OHIO

*Effective:* July 16, 2021    *Promulgated Under:* 119.03    *PDF:* Download Authenticated PDF

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the menacing attitude of any animal under the control or supervision of any person within any area administered by the division excites fear in other persons, or if the animal disturbs the quiet enjoyment by other persons of any area administered by the division by incessant barking, whining, howling, crying or other incessant sharp, abrupt outcries, or other means, a natural resources officer may direct that the animal be moved by the owner or handler from any area administered by the division.

*Last updated February 25, 2022 at 1:44 PM*

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## Supplemental Information

**Authorized By:** 1546.04

**Amplifies:** 1546.02, 1546.04

**Next Year Review Date:** 7/16/2026

**Original Effective Dates:** 6/14/1975



# Summit

[5] [http://akron-oh.elaws.us/code/coor\\_title13\\_ch132\\_sec132.15](http://akron-oh.elaws.us/code/coor_title13_ch132_sec132.15)

[6] <https://www.summitdaily.com/news/summit-county-commissioners-place-stricter-limits-on-excessive-noise-exemptions-as-part-of-revisions-to-noise-ordinance/>

[7] <https://www.news5cleveland.com/news/local-news/akron-homeowners-demand-tougher-excessive-dog-barking-ordinance>

[8] [https://library.municode.com/oh/akron/codes/code\\_of\\_ordinances?nodeId=TIT13GEOF\\_CH139MI\\_139.14SK](https://library.municode.com/oh/akron/codes/code_of_ordinances?nodeId=TIT13GEOF_CH139MI_139.14SK)

[9] <https://www.fairlawn.us/FAQ.aspx?QID=81>

# Summit County

In Summit County, Ohio, barking dog and noise ordinances aim to prevent excessive noise that disturbs residents. Summit County Ordinance 505.04 prohibits keeping animals that create unreasonably loud noises through barking, howling, or yelping. Ordinance 509.08 addresses general noise nuisances, prohibiting any loud, unreasonable sounds that are a nuisance or menace to the public. [1, 2, 3]

## Barking Dog Ordinance (505.04): [1, 2]

- **Prohibition:** No person shall keep or harbor any animal that creates unreasonably loud and disturbing noises through frequent and habitual barking, howling, yelping, or any other audible nuisance.
- **Penalties:** Violations are a minor misdemeanor for the first offense and a misdemeanor of the fourth degree for each subsequent offense. [1, 2]

## General Noise Ordinance (509.08): [3, 3, 4, 4]

- **Prohibition:** No person shall cause, produce, or create within the County any loud unreasonable sounds that are a nuisance or menace to the public, including but not limited to the frequent and habitual use of certain sound-producing devices. [3, 3, 4, 4]
- **Factors considered in determining a violation:** The volume and intensity of the noise, whether it is usual or unusual, its origin, and the proximity to residential sleeping facilities are all factors considered in determining a violation. [2, 2]
- **Examples of prohibited sounds:** This includes the frequent and habitual use of radios, stereos, TVs, musical instruments, phonographs, and other devices for the production or reproduction of sound, or any other audible nuisance. [4, 4, 5]

## Additional Information: [6, 6]

- The Summit Daily News reported in 2023 that Summit County Commissioners placed stricter limits on excessive noise, particularly in residential areas. [6]
- Akron News 5 reported in 2023 that Akron homeowners are seeking a tougher dog nuisance ordinance, including a requirement to bring dogs inside if barking excessively between certain hours. [7, 7]
- The Akron City Code of Ordinances also includes provisions regarding excessive barking and noise nuisances. [7, 7, 8, 8]
- The City of Fairlawn has ordinances prohibiting loud noises in residential areas between 9:00 pm and 8:00 am. [9, 9]

*Generative AI is experimental.*

[1] [https://codelibrary.amlegal.com/codes/summitcounty/latest/summitco\\_oh/0-0-0-10737](https://codelibrary.amlegal.com/codes/summitcounty/latest/summitco_oh/0-0-0-10737)

[2] [https://cms9files.revize.com/sagamoreoh/Document\\_Center/Community/General%20Information/Summit-County-Ordinance-509.08.pdf](https://cms9files.revize.com/sagamoreoh/Document_Center/Community/General%20Information/Summit-County-Ordinance-509.08.pdf)

[3] [https://www.mysagamorehills.com/community/general\\_information.php](https://www.mysagamorehills.com/community/general_information.php)

[4] [https://codelibrary.amlegal.com/codes/summitcounty/latest/summitco\\_oh/0-0-0-11274](https://codelibrary.amlegal.com/codes/summitcounty/latest/summitco_oh/0-0-0-11274)



google.com

No, you should not start cutting trees or performing construction work on your new construction in Hudson, OH, prior to submitting your paperwork and obtaining necessary permits from the City of Hudson. Doing so could lead to fines and delays. Always prioritize obtaining the necessary permits before commencing any work. [🔗](#)

### Elaboration:

#### 1. Permitting Requirements:

The City of Hudson requires permits for various activities, including tree removal and construction. [🔗](#)

#### 2. Tree Removal:

While some tree removals may not require a permit, it's crucial to check with the City of Hudson's Department of Public Works or [American Legal Publishing's code library](#) to ensure compliance. Specifically, removing or damaging trees on City-owned property requires permission. [🔗](#)

#### 3. Construction Work:

New construction projects, including those involving trees, require building permits from the City of Hudson. [🔗](#)

#### 4. Consequences of Starting Work Without Permits:

Working without permits can result in fines and delays in the construction process. [🔗](#)

#### 5. Obtaining Permits:

You'll need to contact the City of Hudson's relevant department, typically the building department, to apply for the necessary permits. The application process may require providing details about the



will impact your potential to maintain equanimity as you deal with the problems and challenges of everyday life.

Maybe you suffer from chronic pain or [depression](#) or anxiety or some other similarly distressing condition. You may have noticed that your condition fluctuates, sometimes getting better and sometimes getting worse. If you start to watch for it, you will probably find that your symptoms either improve or deteriorate, depending on your level of resilience.

Since resilience is a reflection of your level of adaptive capacity, you can minimize your symptoms and maximize your level of functioning by keeping your adaptive capacity as high as possible. The best way to do that is to make sure you eat well and get enough rest, have enough fun and get enough sleep. Also, take care to remove from your environment those stressors that sap your potential to adapt.

Exposure to barking reduces your adaptive capacity by interfering with your [sleep](#), rest and relaxation while simultaneously serving as a stressor that draws down your reservoir of resilience. Because barking saps your adaptive capacity, you may well find that the symptoms of the ailment from which you suffer are much worse in an environment where you are exposed to frequent barking. Anyone who has ever had to live near a hyperverbos canine can tell you there is no situation so bad that it cannot be made worse by the presence of a barking dog. In fact, it is safe to say that any distressing event will be more traumatic when experienced in the vicinity of a barking dog and any potentially enjoyable event will be less enjoyed.

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Written by [Craig Mixon](#), Ed.D. - Barking Dogs Webmaster

[Go to the index for this article](#)

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This page about [Chronic Barking](#) is part of Section Seven:  
the [Harm](#) section of [barkingdogs.net](#)

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Written by [Craig Mixon](#), Ed.D.,

[Spanish translation - Traducción al español](#)

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## **Relaxation in the Zone of Barking**

There *is* no relaxation in a zone of barking.

## **Sex in the Land of the Howling Hound**

Not unless you find it arousing to make love in a kennel.

## **Illness Within Range of a Superbarker**

For many illnesses, the keys to recovery are rest, relaxation and sleep, none of which are possible in close proximity to a barking dog. So, for many, the course their illness follows is determined by the behavior of the neighboring canine.

Too much barking will make you sick as a dog. That's something the authorities need to keep in mind as the population ages, hospital rates rise, and there are ever more ill, elderly people lying in their beds, much too sick to organize the neighborhood for a legal action against the dog's guardian.

## **A Cur's Diminishment of Adaptive Capacity**

A person's resilience can, perhaps, be best defined as their potential to regain their equilibrium following the introduction of a stressor. Therefore, the more resilient you are, the more readily you will be able to bounce back and regain your composure after something goes wrong. All of us have a certain capacity for adapting to stressful events with equanimity, but our capacity to adapt is not limitless. Anything that draws down your capacity leaves you less able to cope when additional events further tax your reservoir of resilience. Let's look at this phenomenon in real-life terms and then relate it to chronic barking situations.

If someone is extremely rude to you, will you become upset by it? Well, that depends. If everything is going great and nothing is bothering you to begin with, then you will probably be able to easily maintain your equilibrium when someone behaves provocatively. On the other hand, if someone is rude to you and you haven't had enough sleep, you are more likely come unglued than you would be if you'd had plenty of rest. If, in addition to not having enough sleep, you are also hungry, then you are more likely yet to be unhinged by a stressful situation, such as someone being rude. If you are under-slept and hungry and in pain, the odds are still greater that you will cope poorly with stress. If you are under-slept, hungry, in pain, your shoes are too tight and the room is hot and noisy, the odds are ever greater that you will be thrown into disequilibrium when something goes wrong.

The point is that anything that injures you, drains you, distracts you, impairs your functioning or keeps you from getting your needs met, will render you less able to cope with life's events. The more of these sorts of negatives you are exposed to the less well you will be able to roll with the punches, because your capacity to do so is diminished by their presence. If adaptive negatives are in your environment in substantial numbers, you will be overwhelmed by them.

Therefore, any deficits you have, in combination with any stressors you encounter,



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people who leave their dogs to bark unchecked.

## **Sleep In the Realm of the Irresponsible Dog Owner**

Having a barking dog nearby turns your life on its head, especially when it comes to sleep. For most people, sleeping is the easiest thing they do all day, *but when* you must sandwich your rest between outbursts from a barking dog, the nocturnal hours become a dreaded ordeal. In the land of abusive barking, you go to bed tense and you wake up exhausted.

You may spend eight hours in bed and still only get three hours of sleep. You may lie there most of the night, watching the clock tick your life away, waiting for the dog to stop.

If he barks three times you'll wake up three times. If he barks ten times you'll wake up ten times. He if barks continuously you won't get any sleep at all. You can waste hours in a single day just getting up and lying down as you try to work a nap or a night's sleep around a barking dog. Those are wasted hours in which you don't have any fun. You don't get any work done. You don't get any sleep. You don't get relaxed. You don't learn anything. That time is stolen from you, and it's gone forever.

It's really maddening when you consider that the dog's owner could bark train the beast with a mere ninety minutes worth of effort, which is a fraction of the amount of sleep you may be losing in a single night.

## **If You Have A Toddler**

If you have a toddler who wakes up easily and is difficult to get back to sleep, and your neighbor has a barking dog -- just kill yourself. Get it over with.

## **Work In the Universe of the Crowing Canine**

As the commutes get longer and the computer technology gets better, there is a definite trend toward people working at home. Every year there are more of us doing it. All you need is a telephone, a computer, and a quiet place to hunker down.

When you work in a quiet house, you can think deeply and become absorbed in a state of sustained concentration. Just as important, you can plan your activities, which lets you work very efficiently. But you can kiss all that goodbye the day your neighbor decides he's too broke to buy an electronic collar for his dog, and too busy to train his new companion.

Trying to arrange your work around a barking dog is pretty much like trying to sandwich your sleep in between episodes of barking. Scheduling your time becomes impossible. When the dog is quiet you work, when he sounds off you take a break. If he barks all day, you don't get any work done and you don't make any money.

the neighbor's dog is in the mood to let you sleep. You may be upset and need a quiet place to pull yourself together, but the dog will determine whether a quiet space is available.

You may decide you want to work out of your house while telecommuting to the office. But you can't make an important business call with a dog barking in the background and you can't get your work done when every room in your house sounds like ground zero of the kennels of kingdom come. So it's not up to you. Rather, it will be the neighbor's dog that determines whether you make a long, expensive commute into town or spend your work days at home with your family.

It's no problem for you when it's *your* dog barking. If your dog's barking interferes with your plans, you can bring him in the house or take other steps to quiet him. When it's your neighbor's dog, it's an altogether different story. When your neighbor's dog fills your house with noise, it is you and not the dog that must make the accommodation. As odd as it sounds, it's true; while you control your dog's life inside your house, it is your neighbor's dog that controls *your* life inside your house.

You can't do anything inside your home that is inconsistent with what the neighbor's dog is doing outside. If he barks frequently, you can't relax at home, nor can you study, work, concentrate or have a mellow conversation or a tender moment. The neighbor's dog is in charge. He will not adjust his vocalizations to accommodate you, so you have to work your activities around him.

You can't have friends over for a quiet dinner. Dinner perhaps, but a loud, chaotic dinner is not quite the same thing. You certainly can't invite guests for an overnight visit and then situate them in a room where the neighbor's dog makes sleep impossible. And God help you if you must endure an illness in a sick bed dominated by the endless tyranny of a barking dog.

What's it worth to be able to sleep, nap, work, relax, concentrate, entertain and recuperate in your own home whenever you wish? What have you lost when an irresponsible neighbor takes that away from you? I can show you million dollar homes where the occupants can't rely on doing any of those things because the behavior of the neighbor's dog prohibits them.

Of course, the barking is merely the manifestation of a problem. The actual problem is the dog's owner who refuses to take control of his pet and, thereby, creates a situation in which much of the control of your life is transferred from you to his dog.

By controlling how much sleep and rest you get, your neighbor impacts your health. By controlling whether you are tense or relaxed, he transforms your psychological state. By controlling your ability to work at home, he impacts your financial condition and, thus, your future. When your neighbor so strongly influences your health, psychological state and financial well being, he holds heavy sway over the quality of your life and impacts the fabric of your relationships. I think it is seldom recognized how sweeping is the damage done by



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conceivable aspect of daily life, but no production has ever been set with a chronically barking dog in the background. The only television shows that ever have dogs barking continually, throughout a scene, are the reality based shows like COPS, where they take a camera out to the streets and record real-life events as they occur. Since chronic barking is a common element in real life, doesn't it seem odd for that one particular facet of our daily existence to be so totally excluded from depiction on the screen? It shouldn't; there are *reasons why dogs* never bark frequently in Hollywood.

The sound of a barking dog in the background would make every show less enjoyable. The nuances of the spoken word, like the strategic timing of a key line, would become difficult to manage. No comedy would be as funny and no romance would be as touching. No drama would be as absorbing. Every minute the viewer watched he would be struggling to push from his mind the tension and anxiety that are part and parcel of the chronic barking experience. The sound of frequent barking would change the essential experience of making and watching the show, just as the dog barking next door changes the essential nature of our homes and the way we experience daily life within them.

### **Creating Limits On the Use of Your Property**

One of those things we all discover as we get older is that the way things are officially, and the way things are in reality, are often very different.

Officially, we all have the right to the "quiet enjoyment" of our property. That means your home is your castle and, at least in terms of legal theory, you have a right to expect quiet in that space. It also means, that, with a few exceptions, your neighbor does not have the right to do anything on his property that will interfere with your right to maintain and enjoy a quiet home. That's the theory, but the theory goes all to hell as soon as we factor in the barking laws, which are almost always next to impossible to enforce.

Where the anti-barking laws are unworkable, the neighbor with the barking dog is, in effect, absolved of all responsibility to control the animal. That means that, in real terms, the neighbor has a right to keep a barking dog, and that negates your right to the quiet enjoyment of your property. It's sideways. The irresponsible neighbor is awarded a de facto right he's *not* supposed to have, which negates the right that the rest of us *are* supposed to have.

If your neighbor takes advantage of the Catch-22 nature of the barking laws and keeps a dog that barks frequently, you have no choice but to surrender to the dog much of your control over how your property is used. No doubt about it, under that circumstance the neighbor's dog is in the driver's seat. By barking, he can at any time force you to stop what you are doing, but you have no way of influencing his activities. So you must follow his schedule. You are powerless to force him to follow yours.

You can't call over the fence and make arrangements with the dog when you want to take a nap. You can lay down and close your eyes, but you can't sleep unless

wolf as being "modest and abbreviated." He says, "Wolf barking is not particularly loud, or particularly common, and is always monosyllabic. It is best described as a staccato 'wuff' sound. It is usually repeated a number of times, but it never develops into the noisy machine-gun fire so typical of the wolf's domestic descendants." In other words, dogs bark louder, longer, more frequently and in a more percussive manner than the animals from which they are descended.

The explosive and persistent bark of the modern dog, then, is not an abomination of nature. It is an abomination of man. For some reason, some of our ancestors thought that when it came to barking, more is better. So across the millennia, some of those who came before us bred dogs in a selective manner to create today's modern bark of excessive dimensions. You can see then that the barking we hear today is not truly a natural sound. As Morris says, the voice of the modern dog is the result of "ten thousand years of selective breeding" to produce the "superbarker" we have today.

### **Human Nature**

Think of a room full of people who are emotionally subdued. If a charismatic, life of the party, always knows what to say, joke telling personality blows into the room, he can single handedly liven the place up and shift everybody into a positive mood. On the other hand, just one person who is angry or desperate or frantic, or one couple sniping at one another, can drag everyone's mood down and spoil the party. That's the nature of people. We are social animals. Most normal, healthy people have a very strong tendency to absorb the mood of those around them.

Now, think about the message a dog is sending when he barks. Either he is angrily shouting out threats to do bodily injury, or screaming out that he's lonely and desperate, or shouting out a frantic alarm. The function of those sounds is to agitate the listener, to force you to pay attention and make it difficult for you to focus on anything else.

Of course, there is also the sound of a happy canine at play, but when the next door neighbor's dog is barking all day, that's not the bark you're listening to. What you are hearing is the dog expressing rage, sorrow, desperation or a frantic state of mind. It is just human nature for us to absorb those feelings and be drawn into the dog's chaotic emotional state.

It is no wonder then that most people find it upsetting to be forced to listen to a barking dog. I'm sure it is worse yet for those who are tuned-in enough to dogs to be aware of the underlying desperation that drives chronic barkers to cry out endlessly.

### **Imposing a Fundamental Change in the Essential Quality of Life**

Think of all the TV shows and movies that have ever been produced. If you added those up, surely they would come to an enormous number. Yet there has never been a single production that featured an off camera dog, unrelated to the story, that barked frequently throughout the show. To a large extent, theatrical productions mirror real life. You can find some show that reflects even



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frequently enough, you will still be wound-up from the last outburst when the next one hits, with the result that you will be forever tense, and at no point will you ever be able to become truly relaxed in your own home.

Some people have an autonomic nervous system that *works like greased* lightening, while others have a relatively sluggish function of the ANS. The more readily your ANS fires up, the faster your endocrine system will kick in, and the longer it will take your body to return to a relaxed state after you are exposed to a flurry of barking.

### **Lies**

- Henry Kissinger is every bit as attractive as Paris Hilton.
- I, for one, would just as soon sit all alone bare ass naked in Antarctica as to sip a margarita in the jacuzzi with the Laker Girls.
- There's really not much difference between living in a quiet home and living in a house filled with the sound of a neighbor's barking dog.

### **The Nature of Noise**

When the federal government wanted to push the Branch Davidians to the breaking point in the siege at Waco, they bombarded them with sound, including the sounds of animals in distress. When the U.S. military wanted to drive Manuel Noriega from his sanctuary in Panama, they used the same strategy, because they knew that chronic noise is an intolerable irritant that drives people frantic.

The owners of barking dogs will sometimes tell you that the fact that you are bothered by the sound means you have some deep psychological problem, but it is not so. It is normal and natural for people to be irritated and upset as a result of exposure to sound, especially loud, sharp sounds that erupt suddenly and without warning.

When you think of all the varieties of suffering that exist in prison, it is significant that for many, the most difficult aspect of incarceration is the misery that comes from being exposed to the high noise levels. Chronic noise is just very tough on people.

When chronic noise rings throughout your home, as it does with a barking dog, it is even more upsetting than it would be if the same noise occurred in a different setting, because your home is your place of refuge. It is where you go to get away from the relentless hammering of the outside world. If you cannot find refuge in your own home, then where are you to go?

### **An Unnatural Sound**

Wolves, from which dogs are descended, do not bark with the same continuous, explosive, non-stop stream of noise we get from today's dogs. In his book, *Dogwatching* (Crown Publishers), Desmond Morris describes the barking of the

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which slows down. The more things speed up, the greater the sense of tension we feel. When you feel emotionally upset in an excited, high energy sort of way, you are in a state of autonomic speed up.

If your brain sends electrical impulses along the neural pathway telling the connected organs to slow down, your pupils return to normal size and your heart rate and breathing slow. At the same time, the smooth muscles of your vascular system channel more blood into your hands and feet and less to the major organs. As you might expect, when the slow-down message is sent, your digestive system reacts by speeding up. That's why digestion is a more pleasant process when you're relaxed than when you're tense.

The more things slow down, the more relaxed we are likely to feel.

## **The Autonomic Nervous System & the Endocrine System**

The organs of the body that are beyond our conscious control, like those listed above, together with the nerve cells that connect them, are known as the Autonomic Nervous System (ANS).

Notice that when you hear the sharp report of a barking dog, it gives you a start. Physically you feel yourself give a little jump and you experience a sudden sense of tension. That feeling is the autonomic nervous system speeding up the inner workings of your body. As the barking continues on, the neurons continue firing and you become increasingly tense.

When a dog barks, he creates sound waves. Sound waves are real physical entities that have a real physical effect on our bodies. We can't see them, but they are there and they carry the output of the barking dog to the sensory hair cells of our ears, which then carry the report of the sound into our brains. The brain, in turn, stimulates the ANS, which makes us feel tense.

Hormones are chemicals manufactured within our bodies. Under certain conditions, those hormones are released into our blood streams by our body's various glands. Different hormones do different things. They regulate our growth, our metabolism, our sexual desires and our sense of well being and distress. While the ANS makes us feel tense, it is the endocrine system that makes us feel anxious when we are in close proximity to a barking dog. That's not surprising really. The hormonal (endocrine) system is regulated by a primitive part of the human brain that seems to respond instantly to the primitive threats and messages of desperation that are implicit in the voice of a chronically barking dog. That's part of why barking drives people wild.

To really appreciate the impact that chronic barking has on your autonomic and endocrine systems and, thus, your emotional state, you must also factor-in the length of time required for our bodies to return to normal after an acoustic shock like that which we receive when a nearby dog releases a loud, sudden, percussive burst of barking. If it happens only once, you may return to normal in a matter of seconds. However, with each additional episode of barking, your systems fire-up more quickly and it takes a little longer to return to baseline. If it happens



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## Section One: Quieting Your Own Dog

This page about **Chronic Barking** is part of Section Seven:  
the **Harm** section of **barkingdogs.net**

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## Section Two: Personally Silencing Your Neighbor's Dogs

[Go to the index for this article](#)

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## **Why Exposure to Chronic Barking is So Profoundly Debilitating**

## Section Three: The Barking Laws and the Courts

### **Introduction**

People who have never suffered through extensive exposure to chronic barking often find it difficult to understand why it should be such **an incredibly upsetting, debilitating ordeal**. This section tells you why that is, beginning with a discussion of how our bodies react to exposure to chronic noise.

## Section Four: To Quiet Your Home Town

### **The Physiology of the Upset Victim**

The various organs of your body are connected in a way you may not have thought of before. Your **eyes, heart, lungs, digestive system, and the smooth muscles of your vascular system** (among other organs) are all connected to your brain by nerve cells, which are also called neurons.

## Section Five: The Noise Activist's Guide

## Section Six: More Info on Chronic Barking

Picture the way telephone lines run across the country connecting one city to another. The telephone line running from Los Angeles to San Francisco is not one continuous wire. It is many wires, each connected to the next. When an electronic signal goes from one city to another over the phone line, it travels in relay fashion from wire to wire until it reaches its destination. These particular types of neurons are like that. They carry electrical impulses from the brain in relay fashion, only instead of running from city to city, they run from the brain to the other organs of the body.

## Section Seven: The Harm Done

Because the brain is wired up to these particular organs through the same relay system of neurons, it can simultaneously create changes in all the connected organs at once by sending electrical impulses traveling along the neural pathway.

## Section Eight: The Cause of the World's Chronic Barking and Biting Epidemics

If your brain sends electrical impulses along the neural pathway telling the connected organs to speed up, the pupils of your eyes will open wider. Your heart will begin beating faster and your breathing will increase as your lungs begin to work harder. Also, the smooth muscles of your vascular system will react in a way that reduces the blood flow to your hands and feet and channels more blood deep into your body to the major organs. The one exception is your digestive system. When the speed-up message is sent, everything speeds up except your digestion.

## Section Nine: The Cure for the Barking Epidemic 1 All of Our Dog Related Problems

## Section Ten: The Barking Dog





realtor.com



## Street view

old Kennel from  
10+ years ago.



Property Type

**Retail**

Property Subtype

**Veterinarian/Kennel**

Building Size

**7,714 SF**

Building Class

**C**

Year Built

**1959**

Building Height

**1 Story**

Building FAR

**0.03**

Lot Size

**7.00 AC**

Zoning

**RRC, Hudson**

Parking

**5 Spaces (0.64 Spaces per 1,000 SF Leased)**

## TRANSPORTATION



**COMMUTER RAIL**

Boston Mill

14 min drive | 6.1 mi

Peninsula Depot (Lock 29)



This Retail Property is no longer advertised on LoopNet.com.

1556 Prospect Rd  
Hudson, OH 44236

Chalet Kennel · Retail Property For Sale

Old Kennel from 10+ yrs. ago  
Home they lived in center right &  
Grooming to the left. Small  
Kennel in the back. About 5 parking  
spaces.



## PROPERTY FACTS





## Auditory Stress: Implications for Kenneled Dog Welfare

Morgan Garvey, Judith Stella and Candace Croney,  
Department of Comparative Pathobiology, College of Veterinary Medicine, Purdue University

### Introduction

Dogs in kennels often are exposed to noise levels known to be stressful to animals. Such levels may negatively impact their welfare. Several studies suggest that prolonged exposure to loud noises can cause hearing impairment or even total loss in humans. Because the auditory systems of humans and dogs are similar, noise levels that damage human hearing may have similar adverse effects on dogs. Despite the similarities, dogs are able to detect sounds ranging in frequency from 40 Hz to 50 kHz, while humans can hear up to only 20 kHz. That suggests dogs may be even more at risk of noise distress than people experiencing the same environments. Exposure to hazardous noise levels can not only cause hearing damage but lead to behavioral and physiological responses, such as a suppressed immune system, insulin resistance, cardiovascular disease and intestinal problems (Coppola et al., 2006). However, few studies have investigated the effects of auditory stress on kenneled dogs.

### Sources of noise in kennels

Most noise in dog kennels is produced by dogs. Sales et al. (1997) have reported that the bark of a single dog can reach 100 dB, and recorded sound levels can range between 85 and 122 dB in kennels. Barking by one dog may become a self-reinforcing behavior and may also stimulate other individuals to vocalize further. Additionally, dogs housed in kennels may bark as a territorial behavior or from excitement generated by people passing by the pens. Routine husbandry may also have some effect on barking. For example, dogs that anticipate activities such as the daily arrival of staff may begin to bark around the same time each day in an attempt to solicit food or attention from caretakers.

Another source of noise in kennels is from equipment and husbandry procedures, some of which may be inaudible to people. For example, use of high-pressure water hoses during cleaning will emit sound in the ultrasonic range which may reach 90 dB (Coppola et al., 2006). Other noise-emitting equipment





in the kennel environment includes refrigerators, ventilation systems, temperature regulating systems, and noise made by food and water bowls, as well as doors and nearby motor vehicle traffic.

### Negative impacts of high noise levels on people and dogs

Physiological stress responses to noise levels of 100-110 dB have been documented in rodents (Cappert et al., 2000). In humans, hearing loss has been reported at 85 dB; exposure to sounds greater than 90 dB for longer than 8 hours can result in serious hearing damage. Exposure to sounds above 140 dB can cause immediate damage and physical pain. Sound levels ranging from 85-100 dB are common in dog kennels. Exposure to these high levels of sound throughout the day puts both animals and humans at risk for damage to their hearing and may result in decreased quality and quantity of sleep in dogs. An unpleasantly noisy environment can result in reduced reproductive and cardiovascular function, disturbed sleep-wake cycles, or a limited ability to communicate with other dogs (Wells, 2009).

### Decreasing kennel noise

Given the risks associated with noise distress, it is important to consider ways to minimize kennel noise. Modifying kennel management procedures or incorporating sound control into construction of new buildings are among several ways of doing so. Reducing the number of interruptions in the kennel and setting a regular care schedule may decrease barking. Replacing squeaky kennel doors and loud overhead fans, and using quieter cleaning equipment may all help to decrease the level of noise within the facility. Another intervention, if budgets allow, is the use of sound absorbing materials. Materials such as concrete block walls and floors, and metal or hard ceilings do not absorb noise but, instead, reflect it. Because these materials are routinely used in kennels, noise abatement, when not cost prohibitive, should be considered. Sound-dampening materials that can be incorporated into kennel design include noise abatement paneling, hanging baffling and sound clips. Because incorporating such materials can be impractical and costly, in newer facility designs, self-contained rooms may be incorporated as an alternative to traditional kennels and runs as a means of reducing noise. Such rooms typically are enclosed within a larger area with the noise absorbed and contained within the smaller rooms. Additionally, dogs can be housed in groups within these self-contained rooms, which has been shown to decrease noise caused by vocalization and increase the time spent sleeping (Coppola et al., 2006). However, for many facilities, such as high-volume or low-resource shelters or kennels, self-contained rooms may not be feasible due to their relatively high costs and impracticality for housing large numbers of dogs.



### Using environmental enrichment for noise abatement

Environmental enrichment can provide an effective intervention to decrease barking and, therefore, lower kennel noise. Auditory enrichment programs have been used to decrease barking in kennels. The demonstrated benefits of auditory stimulation have led to the development of music selections created specifically to enhance companion animal well-being. For example, playing classical music in a kennel can promote restful behaviors often associated with reduced stress levels, thereby reducing some of the negative aspects of the kennel environment at relatively minimal cost and effort (Kogan et al., 2012). In addition, the music may have a positive effect on human caretakers by creating a more relaxing work environment. The use of radio broadcasts has also been shown to have beneficial effects on captive animals by masking distractive noises (Wells, 2009). More recently, commercially available psycho-acoustically designed classical music CDs, such as "Through a Dog's Ear," have become popular for use in various companion animal environments. Use of these albums in shelters, clinics, and home settings have been proven to help calm dogs with anxiety (Leeds and Wagner, 2005).

Another type of enrichment that may reduce barking is olfactory enrichment. For example, Dog Appeasement Pheromone (DAP), a synthetic version of a pheromone that is produced by bitches shortly after whelping, has a calming effect on newborn puppies and has been found to decrease problem behaviors in dogs. Wells (2009) reported that dogs in shelters decreased barking after being exposed to DAP for



3001786 Decimated lot by new owner March 17, 2025 Prior to Subm. Conditional use,





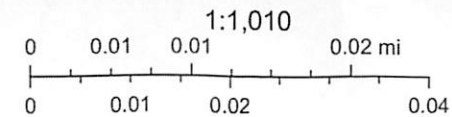
All trees were all cut down by March 25<sup>th</sup> 2025 Prior to submitting Conditional  
Parcel viewer web map by County of Summit use application.



4/26/2025, 3:56:38 PM

Parcels

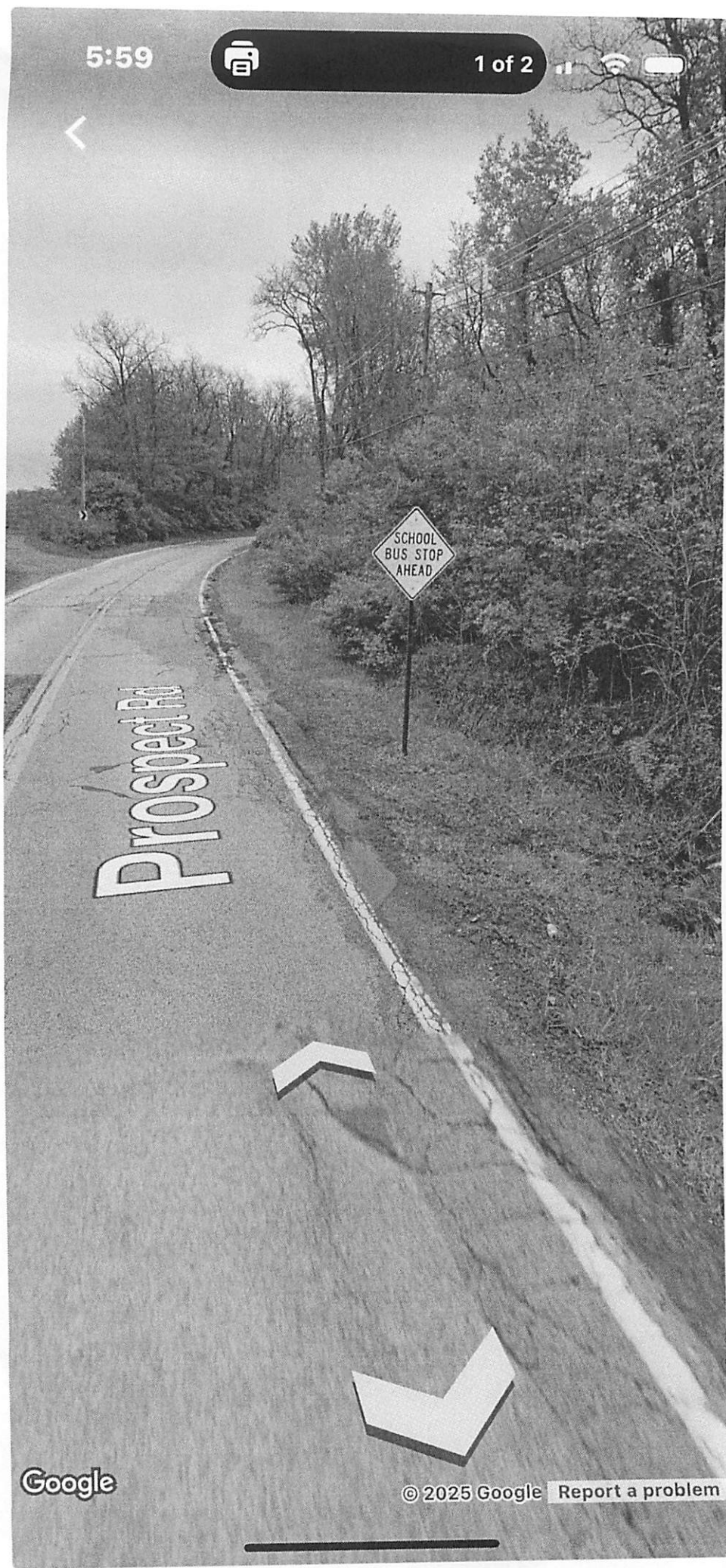
Jurisdictions



5:59



1 of 2



Google

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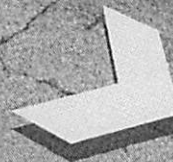


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Chrome



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MPH



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◀ Chrome



Prospect Rd



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## EPA Identifies Noise Levels Affecting Health and Welfare

[EPA press release - April 2, 1974]

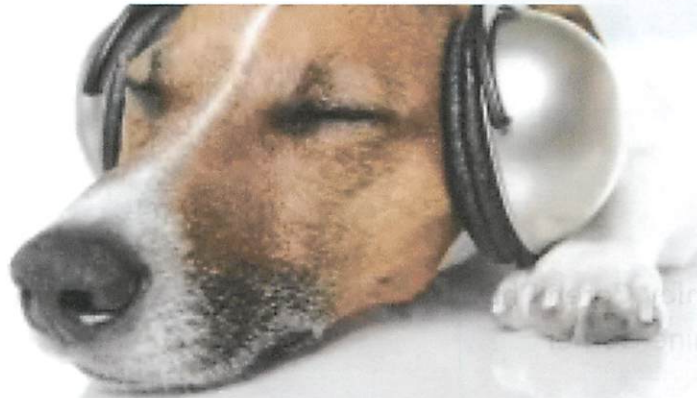
Noise levels requisite to protect public health and welfare against hearing loss, annoyance and activity interference were identified today by the Environmental Protection Agency. These noise levels are contained in a new EPA document, "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (PDF)."

One of the purposes of this document is to provide a basis for state and local governments' judgments in setting standards. In doing so the information contained in this document must be utilized along with other relevant factors. These factors include the balance between costs and benefits associated with setting standards at particular noise levels, the nature of the existing or projected noise problems in any particular area, the local aspirations and the means available to control environmental noise.

The document identifies a 24-hour exposure level of 70 decibels as the level of environmental noise which will prevent any measurable hearing loss over a lifetime. Likewise, levels of 55 decibels outdoors and 45 decibels indoors are identified as preventing activity interference and annoyance. These levels of noise are considered those which will permit spoken conversation and other activities such as sleeping, working and recreation, which are part of the daily human condition.

The levels are not single event, or "peak" levels. Instead, they represent averages of acoustic energy over periods of time such as 8 hours or 24 hours, and over long periods of time such as years. For example, occasional higher noise levels would be consistent with a 24-hour energy average of 70 decibels, so long as a sufficient amount of relative quiet is experienced for the remaining period of time.

Noise levels for various areas are identified according to the use of the area. Levels of 45 decibels are associated with indoor residential areas, hospitals and schools, whereas 55 decibels is identified for certain outdoor areas where human activity takes place. The level of 70 decibels is identified for all areas in order to prevent hearing loss.



Source: iStockphoto/Ognidno/Flickr

Is your environment too noisy for your dog? It is generally agreed that dogs have better hearing than human beings, especially in the higher frequency ranges. It is also a proven fact that exposure to loud noises can be damaging to hearing.

Many published guidelines describe safe exposure levels to loud noise for humans. However, no such guidelines existed for dogs—until now. A new set of recommendations for noise exposure in dogs has just been put out by a team headed by S. L. Mak of the School of Science and Technology at Hong Kong Metropolitan University.





Stanley Coren PhD., DSc, FRSC  
Canine Corner

## NEUROSCIENCE

# How Much Loud Noise Can a Dog Tolerate?

Sound intensity that causes damage to the ear is lower for dogs than for humans.

Posted December 15, 2022

Reviewed by Vanessa Lancaster



### KEY POINTS

- Loud sounds can cause hearing loss by damaging the hair cells in the inner ear of dogs and humans.
- Up to 70 dB is safe for humans; however, prolonged exposure to sound levels of 85 dB or above can cause hearing loss.
- A new report suggests that since dogs have more sensitive hearing, the guidelines for safe listening should be lower than the human standard.



Noise level from a SINGLE barking dog can reach 80-90 decibels. Noise levels in kennels typically range from 95 to 115 decibels, which is equivalent to a car horn.

Please...try to imagine being asked to listen to that in your home while your eating dinner, reading a book, or trying to sleep.

And now with that thought in mind, is five acres big enough for a dog kennel?

Wishing you peace & quite,  
Peter & Criss Krzanowski

## Soils

descriptx	Mahoning Silt Loam
es	Severe
ndngs	no
major1	999.00
minor1	825,378.00
dukey	825378
usym	MgB
on153_a	2,200.00
on153_a_id	2,200.00
wd	83
site_sde_so	0.00
septic	Severe
st_area_sh	7,826,976.23
st_length	38,766.37
streets	Moderate
symbolx	MgB

— more prob, than usual to build on this land  
Per Summit County



## Phasing Timeline

We don't have any public improvements or recreation areas so that won't apply. We anticipate that construction will start this summer and occupancy is anticipated late spring/early summer of 2026.

If the project needs to occur in two phases, one would start this summer and occupancy is anticipated late spring/early summer of 2026.

Phase two would occur if and when dictated by business needs and financing factors but within 2 years of permit.

Septic & well & gas?

14/17  
Descriptions Approved by Tax Maps  
Approval: Good for 30 days from: 5-19-17  
per sketch map

Case Number: CV-2015-08-3930

## SHERIFF'S DEED

To All Persons to Whom These Presents Shall Come — Greetings:

KNOW YE, That at the **SEPTEMBER** Term, **A.D. 2016**, of the Court of Common Pleas of Summit County, in the State of Ohio, in a certain action then and there pending and heard, wherein **KEYBANK NATIONAL ASSOCIATION**, Plaintiff and **BERGGREN-ORTH NET, LLC, ET AL**, Defendant by the Judgment and Decree of said Court the said Plaintiff recovered of the said Defendant the sum of **FOUR HUNDRED SEVENTY-NINE THOUSAND FIVE HUNDRED FIFTY-TWO DOLLARS**, and **04/100**, (COMBINED JUDGMENTS) etc., Cents, together with interest and the costs of said action.

AND WHEREAS, on the **15TH** day of **NOVEMBER** A.D. 2016 an Order of Sale was issued from said Court to **KIKO & ASSOCIATES AUCTIONEERS**, commanding THEM to cause the following Real Estate to be advertised, and exposed to sale, as the law directs,  
to-wit:

SEE EXHIBIT A ATTACHED HERETO

ALSO KNOWN AS: 1556 PROSPECT RD., HUDSON, OH 44236 & V/L PROSPECT RD., HUDSON, OH 44236

**PERMANENT PARCEL NUMBERS:**

**3001786** (Routing No. **HU0001703011000**),  
**3006300** (Routing No. **HU0001703010001**) and  
**3009247** (Routing No. **HU0001797025000**)

NEW OWNER: 1556 PROSPECT ROAD, LLC  
C/O DANIEL BESTIC  
1749 EAST SAPPHIRE DR.  
HUDSON, OH 44236

AND WHEREAS, The said **KIKO & ASSOCIATES AUCTIONEERS** having caused the said Lands and Tenements to be duly advertised, did on the **12th** day of **JANUARY** A.D. 2017, offer the same for sale at Public Vendue, ON PREMISES in Hudson, Ohio, when **DANIEL BESTIC** bid therefor the sum of **TWO HUNDRED TWENTY FIVE THOUSAND and 00/100 DOLLARS**, which being the highest and best bid therefor, and MORE THAN the established minimum bid therefor, the said **KIKO & ASSOCIATES AUCTIONEERS**, then and there sold and struck off the said Lands and Tenements to the said **DANIEL BESTIC** as the purchaser, for the aforesaid sum of **\$225,000.00**; and the said **KIKO & ASSOCIATES AUCTIONEERS** having made due return of said Writ, with ITS proceedings thereon endorsed, the said Court having examined the return of said **KIKO & ASSOCIATES AUCTIONEERS**, and being satisfied that said proceedings had in all respects been conducted according to law, at its **JANUARY** Term, A.D. 2017, directed THE Clerk to make an entry on its Journal that it was satisfied of the legality of said sale, and ordered that the said Sheriff execute to the purchaser a good and sufficient Deed of said premises. All of which will more fully and at large appear by the Journal and Records of said Court.

NOW THEREFORE KNOW YE That I, **STEVE BARRY**, Sheriff of said County of Summit, in pursuance of the aforesaid Sale BY **KIKO & ASSOCIATES AUCTIONEERS**, and Order, and for and in consideration of the aforesaid sum of **\$225,000.00**; so as aforesaid bid by the said **1556 PROSPECT ROAD, LLC**, assignee of **DANIEL BESTIC**, and to me in hand paid, do hereby grant, bargain, sell and convey to **1556 PROSPECT ROAD, LLC** and assigns forever, the premises above described, with all and singular the appurtenances thereof, with all the right, title, and estate of the above named Defendant, and in and to the same, TO HAVE

DOC # 56298478



## Tim LaSpina

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**From:** David Kelling <dhkelling@hotmail.com>  
**Sent:** Wednesday, May 7, 2025 4:16 PM  
**To:** Tim LaSpina  
**Subject:** Kennel

Hi Tim

I am a longtime time friend of your

Father

I am against this and be glad to sign the  
Petition if not too late.

David kelling

15 thirty Acres

330 730 7187

My family has

been hudson residents for 70 years

My wife's family has.lived here 93 years.

Enough unnecessary development.

Enough imposing unwanted development

On residents.

Especially a nuisance business like this.

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)



Paul L. & Barbara M. Heinzerling  
7256 Glastonbury Dr.  
Hudson, OH 44236  
330-650-0859

May 8, 2025 Sent only by Email

Hudson Board of Zoning and Building Appeals  
Attn: Sarah Norman, Chair  
City of Hudson  
Town Hall  
27 E. Main St.  
Hudson, OH 44236

Re: Objection to Proposed Dog Daycare 1556 West Prospect St.

Dear Ms. Norman:

In this letter we are expressing out opposition to the Proposed Dog Daycare on 1556 West Prospect St which would require re-zoning from residential property to commercial property. We have been continuous residents of Hudson since August, 1966 and at our present home since August, 1973. Thus it is our position that we have a history observing the development of Hudson including now the proposed development of the property located at 1556 W. Prospect St. Our position is based upon the idea that zoning should NOT be easily modified ; it should not be a response to a whim or a sudden request. Individuals frequently make decisions wherein zoning is a crucial decision making factor. This is certainly very true when housing decisions are made. It is imperative that Hudson protect its residential neighborhoods; the neighborhoods and the local schools are crucial factors in the development of Hudson during the past 59 years.

There is a possible alternative to developing the property at 1556 West Prospect St. Since the City of Hudson owns the property formerly owned by the Cleveland detention facility for juveniles, perhaps the dog daycare could be located there. Given the considerable number of commercial establishments already on that section of Hines Hill Rd. it would seem quite natural to locate another commercial business there.

One factor which definitely should be considered would be the loss of trees on the West Prospect property should the dog daycare be allowed. The property we believe is heavily wooded and that is vital for noise abatement from the railroad line. What good would the recent cessation of train whistles be if instead there is heavy noise from dogs and car traffic.

Lastly, we are aware that there had been a dog kennel located on West Prospect St. While we can't speak to the actual length of time the facility was opened nor when it was closed, it was a small kennel not at all like what the proposed business is. In addition there has been significant housing development of the areas north of West Prospect during the intervening years and it is this development of homes and neighborhoods that is endangered by the modification of the zoning.

Thus, we are opposed to any changes in the existing zoning in order to provide for a proposed dog park. Thank you for your anticipated attention to this letter.

Sincerely,

Paul L. Heinzerling

Barbara M. Heinzerling

cc: to Architectural & Historic Board



## Nick Sugar

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**From:** salecindy@aol.com  
**Sent:** Thursday, May 8, 2025 2:58 PM  
**To:** Nick Sugar  
**Subject:** Rezoning of property at 1556 West Prospect Street

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To Whom It May Concern;

I am writing as a property owner at 6903 Hunting Hollow Lane East as well as the owner of Specs Eyecare in the downtown First and Main development.

I am sending this email in regard to the property located at 1556 Prospect Street. I was quite surprised when I saw all the trees taken down at the end of our development. I assumed that residential housing was being built on the property. and was surprised when I heard that this was being developed as a commercial property. I would like to know how that is rezoned without it being brought to the attention of the community? When we were putting our pool in we had to have plans approved as well as the arborist approve the landscaping before we could even begin our project.

Big, beautiful trees were taken down and just now the property is being rezoned. I truly believe this is not how our community development works. If the City of Hudson wants to work in this fashion any business can buy property and do as they wish without getting any approval from the zoning commission.

I believe the City of Hudson has rules in place for a reason and that everyone needs to abide by them. We cannot have a single person for any reason decide that they can make their own rules and do not have to follow the zoning guidelines. We need to work together as a community to keep our towns high standards upheld.

Thank You for your consideration in this matter.

Regards,  
Cindy Ripkin  
216-554-5477

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## Nick Sugar

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**From:** Jennifer Winot <journalist223@yahoo.com>  
**Sent:** Thursday, May 8, 2025 2:48 PM  
**To:** Nick Sugar  
**Subject:** Commercial Property on Prospect

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

My name is Jennifer Winot. I'm 46 years old and have lived in Hudson for almost 40 years. Our city has always been strict when it comes to zoning. It's part of the reason our city continues to be one of the best. I meet people from other states who say they have heard of Hudson and what a great place it is to live.

It is very concerning to me that the city would even consider changing the zoning at 1556 West Prospect from residential to commercial.

It's unfair to the residents who live on Prospect St. and the developments off of it. I live in The Hunt Club and would hate to pull out of my neighborhood each day and see a business at the end of the street. In addition, it will increase traffic and set a bad precedent for our city.

I will do whatever I can to stop this from happening in order to keep the current standards in our wonderful city and protect our neighborhood.

Sincerely,

Jennifer Winot

Sent from my iPhone

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## Nick Sugar

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**From:** Tyler Will <twill864864@gmail.com>  
**Sent:** Thursday, May 8, 2025 12:33 PM  
**To:** Nick Sugar  
**Subject:** Commercial Business on W Prospect

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Nick,

I am writing on behalf of my wife and myself. We live on Middleton Road and often struggle to get across town during busy times due to all the traffic and utilize the town businesses and parks and the resources in our great neighborhood. Adding a commercial business in the heart of Hudson, that does not add to the small town charm, does not seem beneficial to everyone. There are plenty of pet sitters in Twinsburg and streetsboro and I have not heard of that being a complaint. Especially when boarding times are high during holidays and traffic where college students are home and traffic is increased. Any jobs that would be created would be low wage jobs without good benefits.

Please consider this when allowing new commercial businesses in Hudson.

Tyler Will

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## Nick Sugar

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**From:** Margaret Vidmar <mtrippvidmar@gmail.com>  
**Sent:** Thursday, May 8, 2025 12:27 PM  
**To:** Nick Sugar; Planning Commission  
**Subject:** Opposition to proposed re-zoning:1556 Prospect

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We are writing to express our concern and opposition to the proposed re-zoning of the property located at [1556 Prospect Road](#) in Hudson, OH. We live at [1250 Hunting Hollow Drive](#) and after learning of the proposed business plan for that property, we are in complete shock and disgust that the City of Hudson would even consider this. Hudson is a city that is always fostering community and family first, but in this case they are willing to sell out a residential neighborhood. A neighborhood full of kids outside playing, neighbors walking and walking their dogs along with many people riding their bikes.

Allowing a business of that magnitude (10,0000 sq ft building, parking lot for 50 cars) in a residential neighborhood will disturb everyone's right to peaceful enjoyment of their property. Along with this business comes the increased amount of traffic in a neighborhood with no sidewalks. Hunting Hollow Drive is already used as a short cut for many people and now that will only significantly increase. This is a safety risk to all who live there and want to enjoy their neighborhood, because the people who will be coming to this business will not just be from Hudson, they will be from neighboring communities who may have little or no interest in protecting our community.

Operating a business 7 days a week from 6:00 am until 10:00 pm also brings a safety concern in the number of people that will be coming in and out of that property. There are not that many businesses in Hudson that stay open past 9:00 but now we see fit that a dog kennel should be open until 10:00 at night 7 days a week. Having a teenage daughter that will soon be driving causes us great worry in her coming home at night and having to be concerned with who could be in the neighborhood. There will be no way to know if someone walking on that property is an employee, a customer or more importantly someone who shouldn't be there.

I think everyone involved in this process should ask themselves, "Would I want this business in my neighborhood?" and I am certain that the overwhelming majority of responses would be **NO!**

The City of Hudson has residential and commercial zoning to prevent exactly this from happening. Once you allow one business in a residential neighborhood you are establishing a very bad precedent that is just going to snowball and create many headaches in the future.

Sincerely,

Dale and Margaret Vidmar



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**Jarrold E. Dalton, Ph.D.**

1410 East Hines Hill Road  
Hudson, OH 44236  
May 8, 2025

Nick Sugar  
c/o Hudson Planning Commission  
1140 Terex Road  
Hudson, OH 44236

**RE: Opposition to Proposed Conditional Use Permit for Dog Kennel at 1556 West Prospect Street**

Dear Mr. Sugar,

I am writing to voice my strong opposition to the proposed conditional use permit for the commercial dog kennel at 1556 West Prospect Street. My family and I have lived in this neighborhood for five years, having intentionally chosen to make our home and firmly establish our family and community identities here because of the natural, peaceful environment, large residential lots, privacy, and the consistently high value of surrounding properties. These defining features — which align with Hudson's own vision of a rural agricultural residential community in the northwest quadrant — would be fundamentally threatened by the approval of this facility.

We live less than a quarter mile from the proposed site and would be directly affected by the impact of this project. Like many of our neighbors, we are particularly concerned about three major issues: **incompatibility with residential zoning, noise pollution, and the traffic and safety risks** it would introduce.

This is a family neighborhood — not a commercial corridor. The area is zoned for residential use and is surrounded by homes, not businesses. The proposed 8,550 square foot kennel is a large-scale, standalone commercial operation — vastly different from the small, home-based boarding services previously approved elsewhere in Hudson. It would set a dangerous precedent that undermines the current zoning and residential character of the neighborhood, devaluing properties in the process. The idea that a facility of this scale would sit next to people's homes is deeply concerning, and local realtors have already expressed that such a development would decrease home values due to noise, odor, and aesthetic degradation.

Furthermore, the noise generated by such a kennel — potentially dozens of dogs barking day and night — would disrupt the quiet and solitude that residents here have invested in and relied upon. The area is already exposed to ambient noise from nearby train lines and highways; adding this kind of ongoing disruption would make the problem exponentially worse. Many of us moved here precisely to escape the kinds of disturbances that would now be reintroduced through this project.

We are also raising serious concerns about traffic and safety. My children walk to and from the school bus, and on several occasions, we've had to physically pull them back from the road because drivers ignore the bus's stop signs. The proposal forecasts a dramatic increase in vehicular traffic — upwards of 160 vehicle trips on Fridays alone — in an area with no sidewalks, limited visibility, and known issues with speeding. Introducing that volume of additional traffic poses a clear and present risk to

children, pedestrians, cyclists, and local pets. My own pets would also likely suffer from increased agitation caused by noise and the proximity of other animals.

The city has long envisioned this neighborhood as a premier rural-residential area, a vision that residents have bought into — literally and figuratively — through significant investments in their homes and land. Many of us actively engage in small-scale agricultural use, gardening, or simply enjoying the tranquility that comes with living in a low-density, nature-rich environment. Approving this rezoning would irreversibly compromise that vision and quality of life.

I respectfully urge the Planning Commission to reject this application and preserve the integrity, safety, and character of our neighborhood.

Thank you for your time and consideration.

Sincerely,



5/8/2025

**Jarrod E. Dalton, Ph.D.**  
1410 East Hines Hill Road

## Nick Sugar

---

**From:** Mike Fistek <fistekfamily@gmail.com>  
**Sent:** Thursday, May 8, 2025 11:12 AM  
**To:** Nick Sugar  
**Subject:** Dog kennel Prospect Rd

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Hello,

My family would like to voice our concerns about the development of a dog kennel/boarding facility on prospect rd.

We live around the corner on E Hines Hill Rd. One of the main reasons we chose this area of Hudson to live in was the sense of peace and relative quietness of the area. We are very concerned that a dog kennel would significantly affect our sense of peace and the relative quietness that we enjoy. Dogs will bark and howl all hours of the day and night. The lights on the facility will likely cause our beautiful dark night skies to be less dark and beautiful. Heaven forbid a dog gets loose and wanders onto our property. Could it attack our soon to be 3yr old? Could it attack any of the Hudec children across the street? Would any of our own animals be at risk? There are just too many negatives for everyone who lives within a mile or so of this location to allow this facility to be built. There is a reason this area of town is only residentially zoned and a reason that these kind of businesses are never placed in residential neighborhoods.

Please don't allow this facility to be built and for it to negatively impact so many local residents who love to call this part of Hudson home.

Thank you for your time and consideration.

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**Attn: Hudson Planning Commission**

**c/o Nick Sugar, City Planner**

I am reaching out to express my deep concern regarding the proposed rezoning to permit a commercial dog kennel at 1556 West Prospect Street. This area of Hudson has long been characterized by its rural, residential charm, which is intentionally sought out by the residents who live here. Allowing the establishment of a large, commercial kennel shows a complete disregard for the interests and well-being of Hudson families.

The proposed kennel would introduce noise pollution from barking dogs in a neighborhood that is already impacted by noise from train activity and the Turnpike. The kennel would introduce light pollution in an area that currently has very little light pollution, thanks to its large lots and significant green space. The kennel would also come with substantial odor issues for neighbors in this area.

I have even greater concerns about the safety implications of the dog kennel. Prospect Road already has significant issues with speeding and dangerous driving. My children have already experienced several near-misses when speeding cars attempt to pass their school bus on Prospect Road. Adding the additional traffic from pet owners, staff, and delivery trucks – with more than 100 vehicles going in and out of the facility on any given day – would only lead to further safety concerns.

Hudson prides itself on maintaining an outstanding quality of life and delivering the best service to all its residents. Approving a large kennel facility would greatly disturb the character and safety of our neighborhood. It would also set a dangerous precedent for future commercial encroachments into our neighborhood—and all of Hudson's residential areas. Furthermore, the proposed facility would have a devastating impact on the property values of nearby homes—causing homeowners to lose a significant portion of their investment.

For these reasons, I strongly urge the Planning Commission to deny the rezoning application, prioritizing safety, maintaining the trust of nearby residents, and preserving the rural residential character that defines our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Jamie Dalton, Resident

1410 E. Hines Hill Rd.  
Hudson



## Nick Sugar

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**From:** Mel Do <redpoodlesrus@gmail.com>  
**Sent:** Friday, May 9, 2025 5:30 PM  
**To:** Nick Sugar; Foster, Chris; Planning Commission; CD  
**Subject:** Conditional kennel submitted for May 12, 2025

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City of Hudson Planning Commission

May 9, 2025

Mr. Nick Sugar

City Planner

1140 Terex Road

Hudson, Ohio 44236

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

**Re: Objection to Proposed Conditional Use Dog Daycare, Boarding, and Grooming Facility at 1556 W. Prospect Street, Hudson, Ohio ("Proposed Facility")**

**Applicant: 1556 Prospect Road, LLC - Dr. Daniel Bestic;**

**Zoning District: Rural Residential Conservation (District 2);**

**Public Hearing Notice No. 25-360 - Case No.2025-360.**

To the Hudson Planning Commission:

My name is Carol LaSpina, I am a resident and owner of the property located at 1621 W. Prospect Street, Hudson, Ohio. My home is just south of the W. Prospect Street property on which the proposed Dog Daycare, Boarding and Grooming facility ("Proposed Facility") would be located and I respectfully submit this formal objection to the conditional use permit application for a Proposed Facility at 1556 West Prospect Street. While I acknowledge that such a use may be conditionally permitted under the Hudson Land Development Code (LDC), the Proposed Facility fails to meet the required standards for approval and is incompatible and inconsistent with the surrounding residential neighborhood.

**1. Incompatibility with Surrounding Development (LDC 1204.02 (a), (d))** The subject property is located on a quiet, fully residential area composed entirely of single-family homes. Many homes are on more than 3 acres. Residents purchased these homes for the tranquility of the area with its low-density residential area zoned District 2 (Rural Residential Conservation). Many of us enjoy the peacefulness of all the surrounding woods and low traffic volume. The Introduction of the proposed 8,550-10,000. square foot commercial facility is significantly out of scale with the surrounding single-family homes and residential uses that are currently there, particularly one with such intense activity and infrastructure. This would fundamentally alter the character of the neighborhood and create serious safety, environmental, and quality-of-life concerns for current residents. The nearest business is over a mile away and situated in Hudson's designated commercial center. Approval of this use would force a disruptive commercial intrusion into a tranquil residential zone, fundamentally undermining its zoning integrity and setting a dangerous precedent for future developments.

While a kennel previously operated on this property, that use was fundamentally different in both nature and scale. It was a small-scale operation run by the homeowner and clearly subordinate to the property's primary residential use. The kennel was housed in a modest structure no larger than a one - two car garage, and it operated Monday through Friday during standard business hours, with no commercial lighting or dedicated parking. In stark contrast, the proposed project is a large, standalone commercial facility that constitutes a complete departure from the property's original character and represents a significant and incompatible transformation of land use.

**2. Noise Pollution (LDC 1204.02(B), (E))** Dog kennels are inherently noisy operations, a fact recognized in both codified ordinances and numerous studies. Dog barking - can range from 60 to 113 decibels, often exceeding safe thresholds for residential noise. Beyond volume alone, the high pitch and continuous nature of barking make it especially disruptive in quiet neighborhoods. This property already experiences ambient noise from nearby train and highway activity; introducing a high capacity kennel would significantly exacerbate those conditions. Notably, even the much smaller, homeowner-run kennel previously on the site-serving fewer than 20 dogs- drew noise complaints. The proposed expansion, with plans to house over 100 dogs, would multiply this impact several times over, creating an unacceptable and unmanageable noise burden for surrounding residents. Residents have a fundamental right to the peaceful enjoyment of their homes and properties, free from excessive noise and commercial disturbances that disrupt daily life and diminish quality of living. **Hudson Ohio noise ordinance section 648.14 of the codified ordinances lists unnecessary, excessive, or offensive noise or sound to include barking dogs, etc.** Again current property owners have the right to "quiet enjoyment".

**3. Light Pollution (LDC 1207.12)** Surrounding residential properties currently benefit from low ambient light levels that preserve the area's quiet, nighttime character. The proposed facility, with operating hours from 5:30 AM to 11:00 PM and a commercial parking lot, would introduce excessive outdoor lighting that disrupts the natural night environment, undermines the established residential character, and introduces stress-inducing, health endangering impacts for both humans and local wildlife. Prolonged exposure to artificial light and night is linked to sleep disruption, increased anxiety, and ecological imbalance, making this level of illumination incompatible with a peaceful residential setting. The proposed lighting violates the established residential character and infringes upon the fundamental right of current property owners to the quiet enjoyment of their homes.

**4. Environmental and Waste Management Concerns (LDC 1207.13)** While the applicant estimates up to 160 vehicle trips per day, the actual traffic volume could be significantly higher based on the number

of kennels shown in the building plans. This would result in a substantial increase in traffic along a narrow residential street already burdened by two blind spots. Of particular concern is Hunting Hollow Drive, which is designated as a shared-use bike path where cyclists are entitled to full use of the roadway. Increased vehicle traffic-potentially from drivers rushing to drop off or pick up dogs during peak hours-would create a hazardous conflict, especially given the absence of sidewalks. This level of congestion presents a serious safety risk to children, pedestrians, cyclists, and local commuters alike.

**5. Environmental and waste management concerns (1207.10)** The handling of dog waste, stormwater runoff, and odor control raises serious concerns about environmental health and potential liability for the surrounding neighborhood. To date, the applicant has failed to present adequate waste mitigation or drainage plans. Improper waste management-especially during warmer months- poses a risk to groundwater and air quality, with the potential for persistent foul odors. Compounding the issue, the property lacks access to city sewer, water, and gas utilities, making effective waste treatment and containment even more uncertain and potentially hazardous.

**6. Over-Saturation and Lack of Market Need** There are already at least five established dog boarding facilities within a five-mile radius of the proposed site. Notably, the previous kennel at this location closed due to lack of financial viability, clearly indicating that the local market does not support another large-scale operation. The current proposal fails to demonstrate any legitimate community need, making the justification for this disruptive development both weak and unsubstantiated.

**7. Management and Compliance History** The applicant previously cleared the majority of trees on the site without obtaining the required permits, resulting in a stop-work order issued by the city. This action occurred prior to submitting the current application and demonstrates a clear disregard for established procedures and regulatory compliance. Such conduct raises serious and legitimate concerns about the applicant's willingness and ability to adhere to conditions of any approved use moving forward.

**8. Purpose and Intent: promote public health, safety, convenience, comfort, prosperity, and general welfare; Conserve & stabilize property values through the most appropriate uses of land in relation to one another; Preserve & protect forests & woodlands, existing trees & vegetation, agricultural lands, floodplains, stream corridors, wetlands, and other sensitive environmental areas from adverse impacts of urban & suburban development; Facilitate the economic provision of water supply, sewage disposal, drainage; Prevent congestion in travel and transportation; Preserve and protect the architecture, history, and small-town character; encourage nonresidential development that preserves and protects the character of the community, including its natural landscape, and that minimizes objectionable noise, glare, odor, traffic and other impacts of such development, especially when adjacent to residential uses or to the village core; Manage overall community growth, including employment growth, to benefit the community and to encourage fiscally efficient and orderly development; (1201.3) (a) (b)(c) (d) (e) (f) (g) (i) (j)** Financial Effects of a Large scale kennel in a residential area The presence of a high-capacity commercial dog kennel is likely to have a detrimental impact on nearby property values. Excessive noise, increased traffic, odors, and disruption of the residential character can make surrounding homes less desirable, leading to a significant decrease in market value. This risk poses a direct financial harm to current homeowners who have invested in the stability and tranquility of this neighborhood.

**Conclusion** For all the foregoing reasons, I respectfully urge the Planning Commission to deny the conditional use permit application for the proposed facility. The project fails to meet the standards set forth in Hudson's Land Development Code and poses a significant threat to the residential character,

public safety, environmental integrity, and the fundamental right of residents to the quiet enjoyment of their neighborhood.

This objection is respectfully submitted for consideration in the Commission's determination on the application for a conditional use permit for the proposed facility. I appreciate your thoughtful review of my concerns, as well as those shared by many neighboring property owners.

<http://www.barkingdogs.net/exposure.shtml>

"Notice that when you hear the sharp report of a barking dog, it gives you a start. Physically you feel yourself give a little jump and you experience a sudden sense of tension. That feeling is the autonomic nervous system speeding up the inner workings of your body. As the barking continues on, the neurons continue firing and you become increasingly tense.

When a dog barks, he creates **sound waves**. Sound waves are real physical entities that have a real physical effect on our bodies. We can't see them, but they are there and they carry the output of the barking dog to the sensory hair cells of our ears, which then carry the report of the sound into our brains. The brain, in turn, stimulates the ANS, which makes us feel tense.

Hormones are chemicals manufactured within our bodies. Under certain conditions, those hormones are released into our blood streams by our body's various glands. Different hormones do different things. They regulate our growth, our metabolism, our sexual desires and our sense of well being and distress. While the ANS makes us feel tense, it is the endocrine system that makes us feel anxious when we are in close proximity to a barking dog. That's not surprising really. The hormonal (endocrine) system is regulated by a primitive part of the human brain that seems to respond instantly to the primitive threats and messages of desperation that are implicit in the voice of a chronically barking dog. That's part of why barking drives people wild.

To really appreciate the impact that chronic barking has on **your autonomic and endocrine systems** and, thus, your emotional state, you must also factor-in the length of time required for our bodies to return to normal after an acoustic shock like that which we receive when a nearby dog releases a loud, sudden, percussive burst of barking. If it happens only once, you may return to normal in a matter of seconds. However, with each additional episode of barking, your systems fire-up more quickly, and it takes a little longer to return to baseline. If it happens frequently enough, you will still be wound-up from the last outburst when the next one hits, with the result that you will be forever tense, and at no point will you ever be able to become truly relaxed in your own home.

<https://www.mymotherlode.com/community/blogs/dog-kennel-impacts-on-property-values>

"On Wednesday, the day after our decision, I was advised (and later confirmed) there was a home for sale down the street that was in escrow. The sellers had to disclose the kennel was in discussions. The potential buyers attended the board meeting and, after our decision, pulled their offer and resubmitted an offer for \$180K less, which resulted in the property falling out of escrow. The young

family who was planning to move out of state with their young children can no longer pursue the dreams they have been working towards for years. I would call that a violation of Finding E."

Respectfully submitted,

Carol LaSpina

Sent from my iPhone

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Do all things with kindness.

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## Nick Sugar

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**From:** Melanie Koberlein <koberleinma@gmail.com>  
**Sent:** Saturday, May 10, 2025 10:52 AM  
**To:** Nick Sugar; Planning Commission; koberleinma@gmail.com  
**Subject:** 1556 West Prospect Re-Zoning

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sugar,

We have lived on Hunting Hollow Drive since July 2000. We raised our children in Hudson, they attended Seton Catholic School, and graduated from Hudson High School with honors. They both continued their education, our son is now an optometrist specializing in ocular disease, and our daughter just graduated medical school and will be entering residency in diagnostic radiology. Hudson has been a wonderful town with an exceptional reputation for education. It has been a wonderful community to live in and raise our family.

We have always enjoyed walking in our neighborhood, and during the Covid pandemic we would walk almost everyday, checking on neighbors, picking up trash, and being grateful to be together and healthy. My husband and I still enjoy walking on Hunting Hollow Drive, turning onto Prospect and going onto Hines Hill and looping around back to Hunting Hollow Drive.

We were out of town when the trees were cut down at 1556 West Prospect. We were driving back from South Carolina and were shocked to see the devastating change in scenery once we arrived home. On a walk the next day, about three houses from Prospect, a train went by and my Apple iWatch notified me that the noise level was dangerously high. I have never had my watch alert me for excessive noise in the past while walking our neighborhood, and I feel confident that this occurred due to the loss of trees that provided a significant sound barrier.

I was further shocked to learn that a dog kennel was planned for 1556 West Prospect. We are adamantly opposed to a re-zoning for any business entity. I believe this will negatively impact our neighborhood and all of Hudson. This is a peaceful, residential community and I feel that adding a commercial business will reduce our property value while also increasing traffic, noise, light pollution, and offensive smells.

I don't know where you live Mr. Sugar, but would you want a 10,000 square foot dog kennel or any commercial business at the end of your street?

Thank you for hearing our concerns, and I look forward to the upcoming meeting to further discuss this matter.

Sincerely,  
Melanie A Koberlein  
1547 Hunting Hollow Drive  
Hudson, Ohio 44236

## Nick Sugar

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**From:** Gurmukh Bhatia <usddn76@gmail.com>  
**Sent:** Saturday, May 10, 2025 12:55 PM  
**To:** Nick Sugar  
**Subject:** Zoning Commission Meeting May 12

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of Planning Commission:

We are writing to express our concerns about the proposed boarding and grooming facility to be located at 1556 West Prospect Street that the Hudson Planning and Zoning Commission is considering. We have lived in the Winston Manor neighborhood for over 30 years and have been Hudson residents for almost 44 years.

We vehemently oppose this rezoning proposal. West Prospect runs through a primarily residential area of Hudson. In our opinion, rezoning the area along West Prospect for commercial use does not set a good precedent. The increased road traffic along West Prospect and the inevitable noise from the proposed facility are sure to disrupt the serenity of the neighborhoods along West Prospect.

Over these last 30 years, as neighborhoods along West Prospect have popped up, we have seen only a marginal increase in traffic. We fully expect that traffic is likely to soar with the proposed business. As we leave our neighborhood, we drive on West Prospect 3 or 4 times a week. Many in our neighborhood walk their dogs and ride their bikes along Prospect. Crossing the street would become a real challenge. Increased traffic would increase the risk to pedestrians and bike riders.

It is true that there was a grooming and boarding facility some years ago in about the same location. But two things are different now: First, the old facility, the Chalet, was a much smaller facility and it did not have the look and feel of a commercial facility; it had the aura of a residence with a few pets. Secondly, over time, the area surrounding West Prospect has evolved to become exclusively residential.

It is understandable that the City of Hudson would like to attract more businesses. There are numerous locations with an abundance of real estate around our wonderful city that are already commercially zoned that would be more suitable for this business. Other businesses are likely to be making similar rezoning requests for the land along West Prospect. This has the makings of a slippery slope.

Thank you.

**Gurmukh Bhatia**  
**Neelam Bhatia**

## Nick Sugar

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**From:** Mel Do <redpoodlesrus@gmail.com>  
**Sent:** Saturday, May 10, 2025 8:41 PM  
**To:** Nick Sugar; Foster, Chris; Planning Commission; CD  
**Subject:** 📍 auditory stress, implications for kennel dog next to a rail road track used every 30 min - Google Search

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I would like to add this website to my letter regarding the impacts of a dog kennel being placed next to a railroad track. That is Running about every 30 minutes.

[https://www.google.com/search?q=auditory+stress%2C+implications+for+kennel+dog+next+to+a+rail+road+track+used+every+30+min&sca\\_esv=a46bd5c907273ee0&rlz=1CDGOYI\\_enUS903US903&hl=en-US&sxsrf=AHTn8zozyCeBURxY2h-EYVZiyoCZgbUtiA%3A1746923841165&ei=QfEfalb0CbKhptQP6dmykQ8&oq=auditory+stress%2C+implications+for+kennel+dog+next+to+a+rail+road+track+used+every+30+min&gs\\_lp=EhNtb2JpbGUtZ3dzLXdpei1zZXJwIlhhdWRpdG9yeSBzdHJlc3MslGltcGxpY2F0aW9ucyBmb3lga2VubmVslGRvZyBuZXh0IHRvIGEgcmFpbCByb2FkIHRYWNRlHVzZWQgZXZlcnkzMzAgbWluMgQQHhgKSPfPAVCQJVivzAFwAHgAkAEAmAGCAaAB5iGqAUzMC4xN7gBA8gBAPgBAZgCJ6ACwR3CAGcQlxiwAxcgnwglIEAAYsAMY7wXCAGsQABiABBiwAxiBMICBBajGCfCAGUQIRigAcICBRAhGKsCmAMAIAYBkAYGkgcFMjluMTegB7-vAbIHBTIyLjE3uAfBHQ&sclient=mobile-gws-wiz-serp](https://www.google.com/search?q=auditory+stress%2C+implications+for+kennel+dog+next+to+a+rail+road+track+used+every+30+min&sca_esv=a46bd5c907273ee0&rlz=1CDGOYI_enUS903US903&hl=en-US&sxsrf=AHTn8zozyCeBURxY2h-EYVZiyoCZgbUtiA%3A1746923841165&ei=QfEfalb0CbKhptQP6dmykQ8&oq=auditory+stress%2C+implications+for+kennel+dog+next+to+a+rail+road+track+used+every+30+min&gs_lp=EhNtb2JpbGUtZ3dzLXdpei1zZXJwIlhhdWRpdG9yeSBzdHJlc3MslGltcGxpY2F0aW9ucyBmb3lga2VubmVslGRvZyBuZXh0IHRvIGEgcmFpbCByb2FkIHRYWNRlHVzZWQgZXZlcnkzMzAgbWluMgQQHhgKSPfPAVCQJVivzAFwAHgAkAEAmAGCAaAB5iGqAUzMC4xN7gBA8gBAPgBAZgCJ6ACwR3CAGcQlxiwAxcgnwglIEAAYsAMY7wXCAGsQABiABBiwAxiBMICBBajGCfCAGUQIRigAcICBRAhGKsCmAMAIAYBkAYGkgcFMjluMTegB7-vAbIHBTIyLjE3uAfBHQ&sclient=mobile-gws-wiz-serp)

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## Nick Sugar

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**From:** Hulianna <hulianna81@gmail.com>  
**Sent:** Sunday, May 11, 2025 9:24 AM  
**To:** Nick Sugar  
**Subject:** Opposition to Rezoning Residential Property at 1556 West Prospect Street, Hudson OH

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am writing to express my opposition to rezoning property located at [1556 West Prospect Street, Hudson, OH](#) to construct a commercial dog daycare, boarding, and grooming facility directly across the street from the Hunt Club of Hudson residential community. The proposed rezoning will be detrimental to the area because it will cause traffic and safety problems, destroy local wildlife habitat, and potentially impact property values in the existing community.

Traffic and safety of pedestrians and cyclists are a major concern. Hunting Hollow Drive is within an entirely residential community and designated by the city of Hudson as a hiking and bicycling pathway that currently connects to hiking trails at the east entrance of the Hunt Club of Hudson and will in the future connect with hiking trails at the west entrance. There are no sidewalks in the Hunt Club of Hudson community. Hence, pavement markings were installed on Hunting Hollow Drive to funnel pedestrians and cyclists onto the roadway. West Prospect Street is not suitable to bear additional road traffic. The lack of alternative routes to and from the proposed facility will in turn funnel even more traffic onto Hunting Hollow Drive. The result will be more commercial and private vehicular traffic thereby risking the safety of pedestrians, hikers, and bicyclists.

Property values may go down in the adjacent developments if the proposed development is approved because the project is inconsistent with the existing neighborhood developments. Residents should have been informed of the potential impact on their personal financial situation so that they could be involved in the decision-making process before the project started. However, no notices of intent were posted until less than one week ago after residents inquired about the deforestation already in progress at the affected site. There is no indication of whether or where such notifications were sent. I have not met a single resident who reported that they received any notification of the city council's and developers' plans.

Something is very wrong about how this matter is being managed by the city council and developer. The affected residents have not been treated respectfully. I urge you to disapprove of the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by the overwhelming majority of them.

Thank you for considering my input.

Respectfully,  
Yuliya Ponomaryova  
[1560 Hunting Hollow Dr](#)  
[Hudson OH 44236](#)  
[hulianna81@gmail.com](mailto:hulianna81@gmail.com)  
(330) 860-4353

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Good Morning,

I am writing concerning the planned dog boarding and grooming center at 1556 West Prospect. This does not seem to me to be a suitable use of this property. If you look in this area, it is nothing but private, single-family homes. It is not a commercial area and allowing this project to move forward will have a negative impact on those of us who live in the proximity.

I have decided to approach this by looking at Hudson's PLANNING AND ZONING CODE and then reply in brief. I apologize for the late arrival of this email but I have just come to be aware of this project very recently (I was out of town much of March, April and early May).

I have been a resident of Winston Manor since 2006. It is a wonderful neighborhood despite the (white) noise created by Interstate 80 and the intermittent sound of a train passing. Though in all openness, I quite like the train...there's a bit of nostalgia linked to it, for me.

Now let's consider what's being proposed – a 100% commercial (zero residential use), large-scale dog kennel in a 100% residential area. NO ONE will be residing at 1556 Prospect except up to 133 animals and the hired staff that will be there 24/7/365. This project getting any consideration at all in this location is just mind-blowing.

Why?

Well, let's take the Hudson code and see how the day to day impact of this enterprise lines up with the 1201.03 Purpose and Intent of the Hudson Code.

Below, I have copied and pasted (from [www.Hudson.Oh.US](http://www.Hudson.Oh.US)) the text of each subsection of PART TWELVE - PLANNING AND ZONING CODE :1201.03 PURPOSE and INTENT that I believe this project violates.

After each restatement of the subsection, I provide my reasoning on how this project violates or does not live up to the Purpose and Intent of Hudson's Planning and Zoning Code. My reasoning is in italicized *Times New Roman* for clarity and ease of reading (I hope it accomplishes this).

## **1201.03 PURPOSE AND INTENT.**

(a) Promote the public health, safety, convenience, comfort, prosperity, and general welfare;

*This project has a high probability of negatively impacting the general welfare of current residents in the vicinity.*

*A December 2023 study titled “Dogs Barking and Babies Crying: The Effect of Environmental Noise on Physiological State and Cognitive Performance” (published at [nih.gov/articles](https://www.ncbi.nlm.nih.gov/articles/PMC10688888/)) states the following Objective and Conclusion:*

## **Study: Dogs Barking and Babies Crying: The Effect of Environmental Noise on Physiological State and Cognitive Performance**

### **Objective:**

The exposure to some environmental sounds has detrimental effects on health and might affect the performance in cognitive tasks. In this study, we analyze the effect of the neighborhood noises of a baby crying and dogs barking on the autonomic response and cognitive function.

### **Results:**

Exposure to the sound of crying babies and dogs barking leads to increased sympathetic response and decreased cognitive ability, as compared to exposure to control sounds . Special attention should be paid to the mitigation of exposure to these types of noises.

### **CONCLUSION**

In conclusion, exposure to sounds of a baby crying or a braking dog may increase the level of alertness, which seems to facilitate reaction times, but hinder performance on mathematical tasks.

(Source: [nih.gov/articles](https://www.ncbi.nlm.nih.gov/articles/PMC10688888/))

*This article specifically states that not all noise is the same on human functioning and well being. White noise (like traffic) does not impact us in the same way as barking dogs (or crying babies). I'm sure most who have experience a barking dog are not surprised to see it confirmed by this study.*

*Another study titled, “A Bark of its own kind - The Acoustics of ‘Annoying’ barks Suggests a Specific Attention-Evoking Effect on Humans,” (published at [Taylor & Francis](#)) offers a reason why the noise created by dogs barking has a greater negative impact on humans than white noise, like that created by I-80 or the train. The impact of a dog barking on people is summarized in the following way:*

### **Study: A Bark of its own kind - The Acoustics of ‘Annoying’ barks Suggests a Specific Attention-Evoking Effect on Humans**

In summary, the attention eliciting effect can be considered as one of the communicative functions of dog barking. At the same time, this can trigger annoyance in human listeners in the case of inability to intervene, which effect seems to be present in all age groups of humans. [...] However, we found evidence that young adults showed higher scores of annoyance to dog barks that showed an acoustic similarity to baby cries regarding their high pitch and low tonality. This age group may also comprise those who are the most sensitive toward the acoustically similar baby crying. The evoked attention in humans may ensure that the dog will be taken care of faster and in a more appropriate way. This ability to evoke human’s attention is why we assume a functional analogy between barks and baby crying. We can conclude that as none of these vocalizations can be ignored, eventually they may become a source of nuisance if the listeners cannot intervene or the intervention is unsuccessful.

(Study Source: Journal publisher, [Taylor & Francis](#))

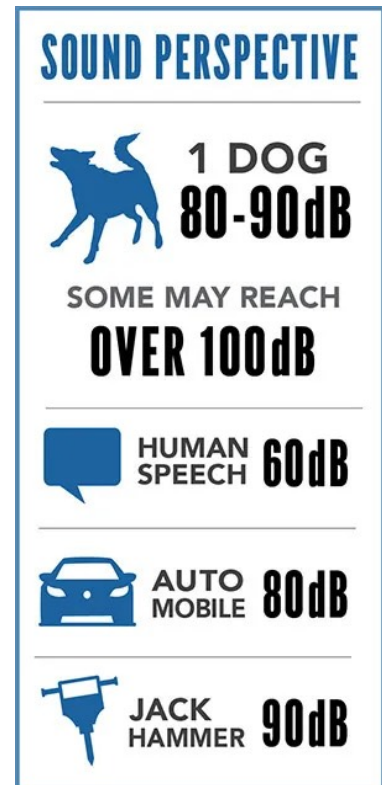
*In the submitted Use Compliance Letter, the applicant states that he did a sound study and that the kennel does not exceed the current decibel levels created by the traffic on I-80 and the train. He states that, “there is no increase in dB levels over 65dB from peak animal noise compared to the over 70 dB from the train and over 65dB from the [...] turnpike.*

*Even if this dB info is accurate, which I doubt based on the below information from [petboardinganddaycare.com](#), we’ve already established that the noise of dogs barking has a significantly more damaging impact on human general welfare than white noise, such as that created by the turnpike.*

A single dog barking can reach 80–90 decibels (there are dogs that can reach over 100dB). When you have a group of dogs such as those in a kennel or daycare center, the typical noise level can reach an alarming 115 decibels. At this decibel level a person should not stay in the area even 15 minutes without hearing protection.

To put it in perspective, normal human speech is around 60dB; an automobile 80dB and a jackhammer 90dB. Louder than 85dB, damage to the hearing starts to occur. In addition to hearing damage in humans, high noise levels have been linked to lowered productivity, decreased communication skills, insomnia and other sleep disorders, anxiety, heart arrhythmia and more. Dogs also suffer from similar afflictions when repeatedly exposed to high levels of noise.

Source: [petboardinganddaycare.com](http://petboardinganddaycare.com):



*Something else to take note of: Page 5 of the Planning Commission Staff Report (Report Date: May 7, 2025 / Case #25-360) states:*

*No activity or operation within the City shall exceed the maximum permitted sound levels db(A) as set forth below, measured from any point along the property line on which the noise source is located, except as provided in this section:*

<b>Source of Sound and Time</b>	<b>Premises Receiving Sound/Sound Level db(A)</b>		
	<b>Residential</b>	<b>Commercial/Institutional</b>	<b>Industrial</b>
Residential			
Day	55	60	60
Night*	50	50	50
Commercial/Institutional			
Day	55	60	65
Night	50	50	55
Industrial			
Day	55	60	70
Night		50	60
* Night shall mean the hours between 9:00 p.m. and 7:00 a.m.			

(Source: Planning Commission Staff Report (Report Date: May 7, 2025 / Case #25-360))

*As this is a residential area, I assume the metrics being used are the Residential Sound Levels. They certainly should be. If not, please explain why this “resident” is allowed to make more noise than its neighbors.*

*One final point on the noise issue surrounding barking dogs. As a dog lover and owner of many throughout my life, here’s something I know. Barking is a chain reaction response. What I mean by this is the barking that begins at this kennel will not be limited to the premises. Dogs near enough to hear it (and there will be many) are likely to start barking in response. This will likely lead to the next dog further down the street also joining in and barking in response. And down the line it will go. The result will be a much broader impact circle than one might expect.*

*Based on all the evidence above on the harmful (mentally, medically, financially, etc) noise pollution that will certainly result from a dog kennel on this property, I respectfully ask that this project be relocated to a more suitable, truly commercial address.*

*But there is more to consider in addition to the barking noise nuisance.*



(c) Conserve and stabilize property values through the most appropriate uses of land in relation to one another;

*A 24-hour dog kennel that will create constant, deleterious noise across the street from \$1,000,000+ homes will not conserve and stabilize the property values of said homes.*

*Furthermore, “the most appropriate uses of land in relation to one another” simply makes no sense in this context as this is clearly not an appropriate use of land considering what is already there.*

(d) Preserve and protect forests and woodlands, existing trees and vegetation, agricultural lands, floodplains, stream corridors, wetlands, and other sensitive environmental areas from adverse impacts of urban and suburban development;

*This project has already violated this subsection by clearcutting trees without a permit to do so. This shows that the applicant has not acted in good faith up to this point, which could draw into question some of the other information he provided on the Use Compliance Letter (decibel figures, a case in point). Additionally, this removal of old growth trees increases the carry capacity of the sound nuisance created by barking dogs and general operation of the site. Though I’m highly suspect that trees will dampen the noise sufficiently to protect the neighboring homes.*

(f) Prevent congestion in travel and transportation, reduce community dependence on automobile travel, and encourage trip consolidation;

*This project will increase traffic in this area and there is no opportunity for trip consolidation as there are no other businesses in close proximity as this is a RESIDENTIAL area.*

*This commercial business will not only increase traffic on Prospect but also on other residential streets as customers cut-through otherwise quiet neighborhoods. This diminishes the safety of these streets that have residents/children walking and riding their bikes, walking their own dogs, etc. What’s more concerning is again the precedent set. This commercial project increases the likelihood of the next commercial project, increasing traffic yet again.*

*Additionally, the peak trips noted by the applicant in the Staff Report that there would be an anticipated 22 weekday trips in the AM peak hour and 9 weekday trips in the PM peak*

*hour does not seem at all consistent with the 43 parking spaces that I counted on the project plans. Also confusing that the in-bounds don't match the out-bounds...*

(i) Encourage nonresidential development that preserves and protects the character of the community, including its natural landscape, and that minimizes objectionable noise, glare, odor, traffic and other impacts of such development, especially when adjacent to residential uses or to the historic village core;

*This project breaks a number of these tenets:*

**Character of the immediate community:** *it is currently a peaceful, family oriented, single-family dwellings on 1-acre lot residential community...NOT a commercial zone (particularly not a 10,000 sq. ft., 133-animal capacity, 24/7/365, 43 parking-spot commercial zone)*

**Objectionable noise:** *many, many, many, many dogs barking 24/7/365 (see harmful impact and decibel chart above)*

**Odor:** *dog poop removal and storage. Continual build up of feces and urine in the exercise yard despite attempts at removal. Many of us have dogs. You never get it all. And we're talking a capacity of 133 animals on site. Enough said.*

**Glare:** *Exterior commercial lighting is not suitable for residential district. Dogs will be outside after dark to relieve themselves. Large overhead lighting will be needed...and it gets dark at 5pm in the winter months. Headlights in and out of the parking lot, potentially directly into the neighboring homes and yards.*

**especially when adjacent to residential uses:** *this project isn't adjacent to residential uses...it is INVADING directly into residential and ONLY residential uses. And it will more than likely lead to further further encroachment of commercial because who will build a house next to this?*

(j) Manage overall community growth, including population and employment growth, to benefit the community and to encourage fiscally efficient and orderly development; and

*If this project is allowed to proceed, the remaining undeveloped tracts of land on Prospect are MUCH less likely to be residential as I don't know many people who would build a house next to a dog kennel, especially one of this scope and size. And no, downsizing is not the answer. Ten dogs will create a detrimental noise impact on the residents. Look again at the study at [nih.gov/articles](http://nih.gov/articles).*

*This will inevitably result in more property along prospect flipping to commercial use, impacting existing residents further. Home values? They will necessarily drop and this is not a case of homeowners buying in an area with zoned commercial close by. Conditional Use should not be allowed to be an excuse to flip this property to commercial.*

*Indeed, in the final paragraph of the Use Compliance Letter the applicant states as part of a discussion on implementing his plan in phases as his money allows, "As such, we are asking for understanding that the design plan focus on developing within 5 acres in the event we look to parcel off 2.5 acres for another use whether commercial or residential."*

*This clearly demonstrates that the applicant already has future commercial use in mind for the other 2.5 acres that he wants to either develop or sell off down the road.*

I understand this has been a long correspondence, perhaps too long. I also understand that is arriving very late in the game. Again, I have been out of town of late.

I thank you for your patience and diligence in reading to the end. Please forgive any typos or broken links. It is late on my end and I had to rush to get this done in time.

I respectfully ask that the Planning Commission seriously consider the negative impact that this kennel would bring to the residents in this area and please, please, please stop this project from being built on Prospect.

Thank you for your time and service to Hudson,

-Kristin

Kristin Shawd  
Winston Manor Resident

## Nick Sugar

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**From:** Paul Rollins <paul.rollins29@gmail.com>  
**Sent:** Monday, May 12, 2025 1:19 PM  
**To:** Nick Sugar; Foster, Chris; snorman@hudson.oh.us  
**Cc:** Kyla Rollins  
**Subject:** Opposition to Proposed Zoning Change  
**Attachments:** Opposition to Conditional Use Permit for Dog Boarding Facility at 1556 West Prospect Street.pdf

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sugar, Mr. Foster, and Mrs. Norman,

I am writing in regards to the Conditional Use Permit for Dog Boarding Facility at 1556 West Prospect Street. I am opposed to this proposed permit and am asking that my attached document be read at the next Planning Commission Meeting.

Thank you,  
Paul Rollins

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## Opposition to Conditional Use Permit for Dog Boarding Facility at 1556 West Prospect Street, Hudson OH

### I. Zoning Incompatibility

- The property is zoned **Rural Residential Conservation (RRC)**, which is designed to **preserve quiet, spacious, low-density residential character** with an emphasis on conservation.
  - A dog boarding facility is a **commercial enterprise** that brings noise, daily traffic, and structural alterations, which are all **incompatible** with the intent of the RRC district.
  - Hudson's Land Development Code **explicitly excludes kennels and veterinary-related services as permitted home occupations** in residential zones—further supporting that such uses are inconsistent with neighborhood expectations.
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### II. 2021 Denial Sets a Clear Precedent

- In **March 2021**, the Planning Commission held a hearing on a similar proposal for a dog boarding kennel at **2461 Barlow Road**, also in the RRC district.
  - That application was **denied**, affirming the City's stance that such operations **violate the spirit and intent** of RRC zoning.
  - Granting this new application would **contradict a recent and relevant precedent** and open the door for further commercial intrusion into protected residential zones.
  - The location at 2461 Barlow Road was even closer to industrial zoning areas and would therefore have had a stronger argument that the surrounding residents would not have been as greatly affected.
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### III. Traffic & Safety Concerns

- **Access to the property requires traveling through a residential neighborhood** on narrow streets **without continuous sidewalks**—posing a serious safety risk.
- The neighborhood is used daily by **children biking, residents walking dogs, families pushing strollers, and joggers**—all without the protection of curbs or dedicated pedestrian space.
- Increased traffic from daily drop-offs, pickups, staff, and supply deliveries would **introduce unfamiliar drivers** who are **more likely to speed, miss blind driveways, or fail to yield**.
- Residential streets were never meant to support **commercial-scale vehicle loads**, and the increased burden could impair access for **emergency vehicles** during peak times.
- Even a small dog boarding operation means **year-round, daily vehicle activity**, and once permitted, the business could grow, making traffic concerns even more significant.
- The traffic impact is not isolated to the subject property; it **compromises safety and quality of life for the entire neighborhood** that serves as the access route.



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#### IV. Environmental and Code Violations

- The landowner has already **altered the land and removed trees** suspected to have been done without proper permits or review—potentially violating the Hudson Land Development Code.
- The RRC zoning explicitly prioritizes **woodland preservation and minimal disruption to natural land contours**, and this action directly undermines that priority.
- If it is true that this was done without proper permits, this sets a precedence of non-compliance even before any Conditional Use Permit has been considered. Therefore, the applicant cannot be fully relied on to adhere to all conditions of a Conditional Use Permit.

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#### V. Noise and Quality of Life Impacts

- Dog boarding facilities create **persistent noise from barking**, even with good management.
- Noise pollution travels **significantly farther in open, wooded, or rural settings**, impacting **multiple adjacent and nearby properties**.
- The peaceful, rural atmosphere that zoning seeks to protect would be **permanently degraded** by the constant sound of animals.

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#### VI. Property Value & Neighborhood Integrity

- The introduction of a boarding kennel will **deter potential homebuyers** and decrease nearby property values—something no residential homeowner in Hudson expects or deserves. This is an area with highly-sought-after homes with high property values which provides significant tax revenue for our community. This will not only hurt the residents, but the community as a whole with property value decreases.
- The neighborhood was chosen by residents specifically for its **tranquility, low density, and residential exclusivity**—a commercial operation destroys that carefully zoned intent.

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#### VII. Slippery Slope Risk

- If this conditional use is granted, it would set a **dangerous precedent**, allowing other property owners in residential districts to seek exceptions for disruptive commercial uses.
- The Planning Commission's role is to **uphold the purpose and protections of zoning**, not weaken them through exceptions that ignore the will of the community.

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#### Conclusion

We respectfully urge the Planning Commission to **deny the conditional use permit** for 1556 West Prospect Street. This application is nearly identical in purpose and zoning to the **2021 denied application at 2461 Barlow Road**, and granting it now would be inconsistent with past decisions and damaging to the neighborhood.

This proposal:

- Violates the **spirit of RRC zoning**
- Compromises **neighborhood safety and infrastructure**
- Results in **irreversible environmental harm**
- Harms **property values and community trust**
- Sets a **precedent that threatens every RRC-zoned area in Hudson**

We ask that the City stand with its residents and its prior decisions in preserving the integrity of Hudson's neighborhoods.