



City of Hudson, Ohio

Meeting Minutes - Final Planning Commission

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

Monday, June 23, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

Chair Norman called to order the meeting of the Planning Commission of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 6 - Ms. Norman, Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. Obert

Absent: 1 - Ms. McCoy

III. Swearing In

Chair Norman placed everyone under oath who would be giving testimony during the meeting.

IV. Approval of Minutes

This being a special meeting, minutes will be prepared for the next meeting in July.

V. Public Discussion

Chair Norman opened the meeting for Public Discussion. There was no Public Discussion.

VI. Correspondence

Chair Norman opened the meeting for the Commissioners or staff to reveal Correspondence. There was no Correspondence to share.

VII. Old Business (including continuation of public hearings)

- A. [PC 2025-507](#) A Conditional Use and Major Site Plan request for an addition for Hudson High School serving as an orchestra room.

Attachments: [Staff Report](#)
[Conditional Use Letter](#)
[Site Plans](#)
[Elevation and Floorplan](#)
[Stormwater report](#)
[Traffic Letter](#)
[Engineering Review](#)
[Site Photos](#)
[Supplemental Documents](#)

Mr. Sugar introduced the Conditional Use and Site Plan request for a 4,600-foot addition for the school's orchestra program, which would be located on the interior of the high school property, would follow typical school hours, with the design reviewed by the AHBR. Mr. Sugar also reviewed the staff considerations and comments.

Mr. John Peterson, GPD Group, described the purpose of the addition, noted this public/private project is the first phase of a larger arts program, which is intended to improve the performing arts programming at Hudson High School, he also described the addition's location on the property, the sound engineering work done for the project, and the anticipated completion date of the fall of 2026.

Mr. Tom Barone, Hudson Schools, noted the high quality of the Hudson fine arts programming, the convenience and cost savings by having a dedicated space for performing arts, the ideal location which is proposed for the addition, and that the design matches the existing building.

The Commissioners, applicant, and staff discussed: The additional phases of the performing arts areas at the high school, the estimated 12 to 14 months for construction, an anticipated start date of September 1, 2025, that chain link fencing will surround the project for student safety, a request that staff ask engineering for a correction regarding 'no clearing' in their report.

The Commissioners and the applicant discussed staff's recommendation for the sidewalk. The applicant questioned the recommendation because of the adjacent equipment and limited purpose for the sidewalk. The Commissioner and applicant discussed planting new trees based on the presence of underground utilities, the parking locations for students and staff, the site logistics plan during construction was explained, that coordination with school activities will take place, that construction work will take place during the school day, that conversation will take place with the schools and police regarding site security during football games, the number of trades people anticipated, the possibility of relocating staff parking to free up parking for workers, that materials will arrive on scene as needed - not months before, that the Commission suggests allowing as much room as possible for workers and materials, that background checks will be done on the trades people, the logistics of deliveries, the anticipated work schedule, a Commissioner's recommended a later start date of late February 2026 as the work would be significantly halted during the winter's cold weather conditions, allowing sufficient time for steel to be designed and fabricated, that existing brick walls will not be demolished, that the existing foundation will not be impacted, that a housekeeping budget will be set, that the construction manager will hire a safety officer, that the contractors will, from time to time, need to be inside the existing building on a scheduled basis - outside the classroom times.

The walking path from the sophomore parking lot into the school was discussed, how the addition might be made to look more intentional and part of the building, that screening of dumpsters will be done even though they are existing without screening, the description of the enclosed mechanicals mezzanine, that GDPs civil engineers worked with Mr. Dave Rapp to determine that no further water retention areas were needed, the possibility of

combining the emergency / service entrance to the stadium, and the effect on parking and student travel.

The Commissioners, applicant, and staff discussed: The location of a small above-ground diesel fuel tank and the safety measures in the work area.

The Commissioners discussed: Requesting an updated logistics plan, approval, that staff comment number one - be made as a recommendation instead of a requirement, and the locations where the replacement trees are to be planted.

Mr. Romano made a motion, seconded by Mr. Nystrom, based on the evidence and representations to the Commission on June 23, 2025, that the Planning Commission approve the Conditional Use and Site Plan Request for the Hudson High School orchestra addition in Case 25-507 for Hudson High School, 2500 Hudson Aurora Road according to plans received May 16, 2025.

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

- 1. The applicant shall review with city staff the interior walkway layout to the south of the addition.**
- 2. Plant replacement trees (along the walking path, if feasible) to offset the loss of mature trees.**
- 3. A fence shall be constructed around the adjacent dumpsters to comply with Section 1207.04(m) Screening and Landscaping for Service Structures.**
- 4. The comments of Assistant City Engineer David Rapp's review letter dated June 2, 2025 shall be addressed.**
- 5. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.**
- 6. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City officials and no clearing or construction of any kind shall commence prior to the issuance of a zoning certificate.**
- 7. An updated site logistics plan shall be submitted depicting worker's spaces, materials, deliveries, and scheduling and site storage with a written statement of safety protocols while the construction is in progress prior to the issuance of a zoning certificate.**

Aye: 6 - Ms. Norman, Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. Obert

VIII. New Business (including public hearings)

1. Chair Norman distributed a pamphlet titled, Housing, Ohio Tools for Development for the Commissioner consideration.
2. Chair Norman distributed photos of Triban's Townhomes Development on Rt. 91, which now lists Pulte Homes as the developer. Mr. Hannan stated Solicitor Pitchford is reviewing the development process and will report to Council and PC after researching the issue. Chair Norman also noted the importance of items in Appendix A. Mr. Romano stated the necessity for transparency of companies or builders during the application process.

IX. Other Business

There was no Other Business.

X. Staff Update

1. Mr. Hannan stated discussions are beginning with Council regarding how to implement the Comprehensive Plan and the downtown property.
2. Mr. Sugar detailed three applications for the July PC meeting.
3. The Inclusive Playground plan timeline was discussed.

XI. Adjournment

A motion was made by Ms. Obert, seconded by Mr. Nystrom, that this be adjourned at 9:06 p.m. The motion carried by the following vote:

Aye: 6 - Ms. Norman, Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. Obert

Sarah Norman, Chair

Joe Campbell, Executive Assistant

Upon approval by the Planning Commission, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.

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