



# City of Hudson, Ohio

## Meeting Minutes - Final Planning Commission

*Ronald Stolle, Chair*  
*David Nystrom, Vice Chair*  
*Andrew Furbee*  
*Melissa Jones*  
*Sarah Norman*  
*Matt Romano*  
*Erik Vaughan*

*Greg Hannan, Community Development Director*  
*Nicholas Sugar, City Planner*  
*John Kolesar, City Solicitor*

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Monday, September 11, 2023

7:30 PM

Town Hall  
27 East Main Street

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### I. Call To Order

Chair Stolle 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. Jones, Ms. Norman, Mr. Nystrom, Mr. Stolle, Mr. Vaughan and Mr. Furbee  
**Absent:** 1 - Mr. Romano

### III. Swearing In

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

### IV. Correspondence

There was no Correspondence.

### V. Public Discussion

There was no Public Discussion.

### VI. Approval of Minutes

#### A. [PC 8-28-23](#) Minutes of Previous Planning Commission Meeting: August 28, 2023

Attachments: [PC Meeting Minutes August 28, 2023](#)

A motion was made by Mr. Vaughan, seconded by Mr. Furbee, that the August 28, 2023, Minutes be approved with edits. The motion carried by the following vote:

**Aye:** 6 - Ms. Jones, Ms. Norman, Mr. Nystrom, Mr. Stolle, Mr. Vaughan and Mr. Furbee

## **VII. Old Business**

## **VIII. Public Hearings**

- A. [PC 2023-837](#) A text amendment request to Chapters 1205 and 1206 of the Land Development Code in reference to applicable changes in density which occur between proposed projects and adjacent existing neighborhoods.**

**Attachments:** [Staff Report](#)  
[Revised Amendment \(Ordinance\)](#)  
[City Council Memo 6.9.23](#)

Mr. Hannan introduced the Council discussions to date regarding this Text Code Amendment to residential blending. Mr. Hannan displayed and referred to a June 9, 2023, memo to City Council and noted Council requested PC review proposed language for when an Open Space Development abuts an existing development. Staff requested guidance from PC for the future development of this proposed Text Amendment.

The Commissioners discussed and/or noted:

- The 120-day review period began on July 18, 2023, when Council referred the meeting to PC.
- That a 30-day public review of the Text Amendment will begin following a PC recommendation.
- How the change might affect accessory dwellings, when permitted as a matter of right, and may be used to increase density.
- The practical effect of the Text Amendment on model, assisted or group homes.
- The purpose of reducing the net density standards in D3 and D4.
- If the boundaries of the property are surrounded by inconsistent densities.
- That the 100-foot boundary may make the process more complicated.
- Examples of how the proposed Text Amendment would affect previous developments or proposed developments.
- If the amendment would create exclusionary zoning.
- That the Text Amendment may remove the incentive to create an Open Space development.
- That the Text Amendment requires the actual neighboring density be calculated, as opposed to the maximum allowable density of the neighboring properties.
- The possibility of a Text Amendment or no Text Amendment so that Open Space developments are not stifled and the purpose of encouraging Open Space developments.
- The possibility of limiting accessory dwelling units.
- That PC recommend that Council study the issue of Accessory Dwelling unit regulations to not permit excessive accessory dwellings unit development for new development proposals.
- That PC recommends the 100-foot buffer zone be applied to the perimeter of the property.
- That guidance regarding proposed text with abutting portions of adjacent neighborhoods be given.

**Ms. Jones made a motion, seconded by Mr. Nystrom, based on the evidence and representations to the Commission by City staff at a public hearing of the Planning Commission held at the regular meeting of September 11, 2023 to find the proposed text amendment to be in substantial compliance with the appropriate review standards of Section 1204.01 and recommends approval of the amendment with the following recommendations to City Council:**

1. Research accessory dwelling unit regulations to not permit excessive accessory dwelling unit development for new development proposals.
2. Regarding Open Space Conservation Subdivisions, recommend applying the 100-foot development boundary to the outer perimeter of the proposal rather than excluding open space.
3. Provide guidance on the administration of the proposed text including the comparison to abutting portions of adjacent neighborhoods rather than a single average.

## IX. Other Business

### A. [Disc - Admin Rules](#) Discussion of conflict of interest text within the Administrative Rules

Attachments:     [Staff Memo](#)  
                              [Admin Rules \(Current\)](#)

The Commission discussed the conflict-of-interest regulations as contained in the Administrative Rules given Ms. Norman's inquiry to refine timing and language of existing provisions.

The Commissioners requested the phrase, "as defined in the Ohio Revised Code, chapter 102" be included in the Administrative Rules.

The staff acknowledged the formal administrative rules amendment would be presented in October.

## X. Staff Update

1. For the October meeting there is the potential for four hearings, which will require at least two PC meetings, possibly three.
2. Mr. Hannan reviewed the possible LDC consultants for the PC workshop.
3. Mr. Stolle updated the Commissioners regarding the Comprehensive Plan Review Committee's work and the City Solicitor's opinion that PC is bound by the Comprehensive Plan which will require a review of the Plan prior to recommending it to Council.

## XI. Adjournment

**A motion was made by Mr. Nystrom, seconded by Ms. Norman, that the meeting be adjourned at 8:56 p.m. The motion carried by an unanimous vote.**

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**Ronald H. Stolle, Chair**

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**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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