Memo to Hudson City Council December 16, 2025 Code Amendments

Either Council or the Planning Commission (PC) has authority and right to propose changes to the Land Development Code (LDC).

The relationship between Council and PC is symbiotic—interdependent—per the terms of the charter (Section 9.02) and the LDC. PC cannot change the zoning laws without Council's consent and Council cannot change the zoning law without PC's recommendation and comment:

1202.01 THE MAYOR AND CITY COUNCIL.

As amended by the Charter of the City of Hudson from time to time, the powers and functions of the Mayor and City Council with respect to administering this Code are as follows:

(a) Amendments to Code–Text. Convene public hearings to take testimony on this Code and future text amendments to it, *after having referred amendment requests for review and comment to the Planning Commission*, and then take action to adopt or rescind the original Code and any future amendments to it. [similar for map amendments, emphasis added.]

1202.02 PLANNING COMMISSION.

(a) Powers and Functions. As amended by the Charter of the City of Hudson from time to time, the powers and functions of the Planning Commission ("PC") with respect to administering this Code are as follows:…

(9) Amendments to Code. Hold public hearings, review, and make recommendations to the City Council on proposed text or map amendments to this Code….

(12) Updates of Land Development Code and Official Zoning Map. *Periodically review this Code and the Official Zoning Map* to determine if they remain relevant in light of the Comprehensive Plan and in light of current development trends and planning concerns, *and make recommendations to the City Council for any changes*.

This authority of <u>either</u> Council or PC to initiate LDC amendments is reflected throughout the zoning code:

1203.01 GENERAL PROVISIONS…

(a) Authority to File Applications….The City Council or Planning Commission may initiate code text amendments or map amendment action under this Code with or without an application from property owner(s) who may be affected….

(j) Submittal Requirements. A schedule of submittal requirements for each type of development application is set forth in Appendix A to this Code. The schedule of submittal requirements shall be reviewed annually and shall be adjusted by resolution, if necessary, by City Council. [emphasis added].

1203.03 CODE AMENDMENTS.

(a) Initiation. Applications for text or official zoning map amendments may be initiated by the following:

(1) By motion of the Planning Commission;

(2) By adoption of a resolution by City Council;

(3) By application for a rezoning by one or more of the owners, holders of options to purchase, or lessees of the property for which the amendment or supplement is requested…. [emphasis added]

(h) Applications. Applications for amendments or supplements to this Code shall be submitted to the City Manager upon such forms as approved by the *Planning Commission*. [emphasis added]