



City of Hudson, Ohio

CD Meeting Agenda - Final Planning Commission

Ronald Stolle, Chair
David Lehman, Vice Chair
Gregory Anglewicz
Michael Chuparkoff
Melissa Jones
David Nystrom
Erik Vaughan

Greg Hannan, Community Development Director
Nicholas Sugar, City Planner
Matthew Vazzana, City Solicitor

Monday, September 13, 2021

7:30 PM

Town Hall
27 East Main Street

I. Industrial Design Subcommittee (6:45 pm)

II. Call To Order

III. Roll Call

IV. Swearing In

V. Correspondence

VI. Public Discussion

VII. Approval of Minutes

A. [PC 7-26-21](#) Minutes of Previous Planning Commission Meeting: July 26, 2021

Attachments: [PC Meeting Minutes July 26, 2021](#)

B. [PC 8-9-21](#) Minutes of Previous Planning Commission Meeting: August 9, 2021

Attachments: [PC Meeting Minutes August 9, 2021](#)

VIII. Old Business

A. [PC 2021-689](#)

A Text Amendment request to Land Development Code Section 1206.01, “Table of Permitted and Conditional Uses by Zone District”, 1206.02, “Conditional Use Standards”, and 1205.04, “District 1: Suburban Residential Neighborhood” to allow “*Fireworks Storage and Retail Facilities*” as a conditional use in District 1: Suburban Residential Neighborhood.

Attachments: [Staff Report 2021-689 9.13.21 Meeting](#)

[Text amendment - Updated for 9.13.21 Meeting](#)

[Correspondence Received for 9.13.21 Meeting](#)

[Site Plan](#)

[Map Exhibits for 9.13.21 Meeting](#)

[Summary Tables - Ohio Facilities and Agency Roles](#)

[Staff Report 2021-689 7.26.21 Meeting](#)

[Additional Documentation Submitted by Applicant 7.26.21 Meeting](#)

[Submitted Comments from Neighbor 7.26.21 Meeting](#)

B. [PC 2021-827](#)

A Text Amendment request to Land Development Code Chapters 1201, “General Provisions,” 1205, “Zoning Districts-City of Hudson Zoning Map”, 1206, “Use Regulations,” 1207, “Zoning Development and Site Plan Standards,” 1213, “Definitions,” and Appendix D, “Architectural Design Standards” to implement certain updates to the City of Hudson Land Development Code associated with agricultural uses

Attachments: [Staff Report 21-827](#)

[Draft Ordinance 9.7.21](#)

[Public Comments](#)

IX. New Business**A. [PC 2021-919](#)**

A Site Plan Request for construction of a new medical office building, approximately 60,000 square feet, at 231 Seasons Road, Parcels 3000016, 3009880, and 30460401 located in Zoning District 8 (Industrial/Business Park).

Attachments: [Staff Report 2021-919](#)

[Site Plans](#)

[Elevations-Floor Plan](#)

[Wetland Setback Response](#)

[Engineering and Fire Dept. Reviews](#)

[Site Photos](#)

X. Public Hearings

- A. [PC 2021-688](#) Final subdivision request of an 11-lot, single family development including multiple parcels along Norton Road, located in Zoning District 1 (Suburban Residential Neighborhood).

Attachments: [Staff Report 21-688](#)

[Plat & Improvement Plans](#)

[Department, County, BZBA, PC Reviews](#)

[Pond exhibits submitted by applicant](#)

XI. Staff Update

XII. Adjournment

Public Hearings by the Commission will be undertaken for each case in the following order:

- 1. Project Introduction and report by Staff*
- 2. Application presentation*
- 3. Questions of Applicant and Staff by the Commission*
- 4. Hearing of Public Testimony by the Commission*
- 5. Closing of Public Comment Hearing by the Commission*
- 6. Follow-up/additional questions by the Commission, Staff, and Applicant*
- 7. Final Applicant Comments*
- 8. Discussion by the Commission*
- 9. Action by the Commission*

* * *

The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.