



# City of Hudson, Ohio

## CD Meeting Agenda - Final Planning Commission

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Monday, January 12, 2026

7:30 PM

Town Hall  
27 East Main Street

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- I. Call To Order**
- II. Roll Call**
- III. Swearing In**
- IV. Election of Officers (Chair, Vice Chair, Industrial Design Subcommittee and Alternate)**
- V. Approval of Minutes**
  - A. PC 12-8-25 Minutes of Previous Planning Commission Meeting: December 8, 2025**  
*Attachments:* [PC Meeting Minutes: December 8, 2025](#)
- VI. Public Discussion**
- VII. Correspondence**
- VIII. Old Business (including continuation of public hearings)**

**A. PC 2025-1022 A Major Site Plan request to construct an addition to Village Dental  
CONTD JAN**

*Attachments:* [Staff Report - January Meeting](#)  
[Cover Letters](#)  
[Updated Plan Set - January Meeting](#)  
[Additional Documentation for January Meeting](#)  
[Assistant City Engineer Review 12.26.25](#)  
[Preservation Brief-Additions](#)  
[Staff Report - November Planning Commission Meeting](#)  
[Staff Report - October Planning Commission Meeting](#)  
[Trip Generation Analysis](#)  
[City Arborist Review 11.3.25](#)  
[Fire Marshal Review 10.1.25](#)  
[Supplemental Documents](#)

**B. PC 2025-1284 A Text and Zoning Map Amendment request to establish a new zoning district,  
CONTD JAN District 11**

*Attachments:* [Staff Report - January Meeting](#)  
[Draft Amendment - January](#)  
[Residential Map Study](#)  
[Mixed Use Development Study](#)  
[Character Images](#)  
[Hudson Comprehensive Plan](#)  
[Staff Report - December 8, 2025 Meeting](#)

**IX. New Business (including public hearings)**

**X. Other Business**

**A. LDC 2026 - Planning Commission Discussion Topic: Density  
Density JAN**

*Attachments:* [PC Memo](#)  
[Consultant Memo](#)  
[Potential Future Housing Sites](#)  
[Comprehensive Plan Research](#)

**XI. Staff Update (upcoming agenda items, appeals, city events)**

**XII. Adjournment**

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

1. *Swearing in*
2. *Introduction*
3. *Initial Applicant Comments (not to exceed 30 minutes)*
4. *Initial Questions from the Commission*
5. *Comments from Individuals with Standing (not to exceed 15 minutes)*
6. *Comments from the Public (not to exceed 5 minutes)*
7. *Final Questions from the Commission*
8. *Final Applicant Comments (not to exceed 15 minutes)*
9. *Discussion/Action by the Commission*

*The following shall apply to all individuals making a comment or offering testimony during a Public Hearing:*

*No person shall address the Commission until recognized by the chair.*

*Orderly and respectful behavior shall be exhibited at all times.*

*A person exhibiting disorderly behavior may be asked by the chair to be seated and refrain from further comment. After a warning from the chair, any person continuing to exhibit disorderly behavior may be removed from the meeting at the chair's direction.*

*All testimony shall be germane to the fact finding inquiry of the Commission. The witness may be asked to redirect from commentary back to the presentation of facts at the chair's discretion.*

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*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.*