

## Sugar, Nick

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**From:** Lisa OMalley <leeshka48@yahoo.com>  
**Sent:** Monday, April 12, 2021 9:35 AM  
**To:** Planning Commission  
**Subject:** Objection to District 7 Overlay Modification

My name is Lisa O'Malley( 1650 Arbutus Dr). My husband , Timothy , and I are opposed to the "text" change or any modifications of the current District 7 Overlay proposal for multi-family housing.

In practicality alone, three story \$600,000 and higher townhouses just makes no sense in the area of Rt 91 South, both aesthetically and traffic congestion as just two examples. Many residents of Plymouth Village in Ward 3 are against this proposal. How is this going to benefit current homeowners ? It will only benefit the property owner and Hudson residents who wish to become " snow birds". Traffic in the proposed area is already congested and it has been shown to be a high accident area. Would the current plan to finally widen and add a turn lane in that section of Rt 91 once again be put on hold? Because if this project is approved by " text" change and ultimately by city council, Rt 91 would be damaged by all of the equipment needed to construct the townhouses over an extended period of time.

The suggestion of " more senior housing needed" is false. Hudson has newly built Danbury and the new housing on Barlow Rd to just name a few.

We are not opposed to the idea of Townhouses , Condos, or other Multi-family housing within the city limits. This project and request to change District 7 Overlay seems very rushed and shoehorned into South Hudson. Therefore, we are opposed to it.

Thank You,  
Tim and Lisa O'Malley  
1650 Arbutus Dr./ Ward 3  
\* This email can be of public record

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## Sugar, Nick

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**From:** Jennifer Abdoo <jenabdoorealtor@gmail.com>  
**Sent:** Monday, April 12, 2021 10:05 AM  
**To:** Planning Commission; Sutton, Skylar  
**Subject:** Rezoning near Plymouth Village

Dear Committee Members:

We are strongly against the rezoning of the land on Route 91. There is already an abundance of traffic on Route 91, especially during morning hours. It often takes 30 minutes or more just to go from Stoney Hill to downtown Hudson (less than one mile). Adding additional cars with no additional support for the traffic it will cause would be unwise and be harmful to the current residents.

Please keep the current zoning and consider the Hudson residents who would be impacted by the proposed change. We are relying on you to protect and care for us as your neighbors.

Thank you -

Jennifer Abdoo  
Eastham Way, Hudson

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**From:** Chrissanna Krisch <chrissanna@gmail.com>  
**Sent:** Monday, April 12, 2021 2:02 PM  
**To:** Planning Commission; Kowalski, Nicole; Council Comments; Sutton, Skylar  
**Cc:** Robert Krisch  
**Subject:** Public comment for tonights meeting

Please read at tonight's planning commission meeting and put in public record.

Planning commission and city council,

We are writing in concern regarding the proposed text amendment and rezoning of the District 7 overlay. Rezoning the area has the potential to add up to 60 new housing units (at a current max density of 5/acre).

This change, has the potential to add up to 100-120 additional vehicles (assuming about 2 cars per household) to the area surrounding our neighborhood. A change such as this has the potential to change the flow and use of the Plymouth Village/Old Town Colony area.

As you consider the benefits and ramification of moving forward with additional development of closely spaced housing and eliminating greenspace in favor of traffic, please remember these will against a large number of Hudson houses. The additional units will impact traffic and decrease the safety of our children riding bikes throughout our established neighborhood. They will change the "flavor" of this area. The potential addition of a dog park at Colony would appeal to the buyers of these new units and further exacerbate the traffic issues through our neighborhood.

If you are going to move forward with text amendment and conditional use, we ask that you also put in additional sidewalks and some streetlights through the neighborhood. Ogilby is a main vein road to colony park and connects the area to Barlow Farm. A sidewalk here would provide residents a safe way to access the parks even as traffic through the neighborhood increases with cars using Stoneyhill/Ogilby as a shortcut. Currently, the only way to access Colony park is via Ogilby, this alone should indicate that it is a busier road-especially during baseball times and now potentially as a dog park. If a sidewalk was placed on Mayflower, it would further connect many of the streets in Plymouth Village. Streetlights would make this area safer for not only the current residents but the future residents of the proposed units.

We appreciate your time and consideration.

Robert and Chrissanna Krisch

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**From:** Kueitsung (Philips) Shih <ktshih@gmail.com>  
**Sent:** Monday, April 12, 2021 4:28 PM  
**To:** Planning Commission  
**Subject:** Opposition to Case No. 2021-106

Planning Commision,

My name is Kueitsung Shih. My address is 1662 Arbutus Drive, Hudson, OH 44236. I am writing to express my opposition to Case No. 2021-106, a text amendment with regard to zoning changes on District 7 Overlay area. My concern is that the traffic in that surrounding area on Route 91, is often congested and already in urgent need for traffic patten improvement. Adding residential development along Route 91 in that area is not in the best interest of either the residents in the area or the future occupants of that establishment.

Please include my opposition to Case No. 2021-106 to the official record of this hearing. Thank you very much.

Sincerely,  
Kueitsung Shih

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Kueitsung (Philips) Shih

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**From:** Carothers <carothers@roadrunner.com>  
**Sent:** Monday, April 12, 2021 4:25 PM  
**To:** Planning Commission  
**Subject:** Comments questions regarding zoning change for Darrow Road  
**Attachments:** image1.jpeg; ATT00001.txt

I don't know the number, because Darrow Road isn't mentioned on the meeting announcement!!!!

To Whom It May Concern,

First, as a resident of S. Main St., I ask that you FULLY UNDERSTAND the impact that this will have on Main Street resident traffic, as well as traffic for the downtown area. I often wait over 5 minutes to get a chance to pull onto Main St. from my own driveway and I can't imagine what this will do to all of us in similar situations. These are not roads that can, or should be, made wider, and we will all struggle to handle the level of traffic this development will create.

OF GREATER CONCERN:

I request clarification on WHO these people/companies that asking to rezone for a new housing development. From my research, PHN Realty doesn't exist. I spent hours researching, and this company is nowhere to be found. My understanding, based on what little I did find, is that PHN and Lisa Kalifon, are connected to the (possibly?) defunct Aventis Development, which did work in Cuyahoga Falls, then went out of business. Lisa Kalifon comes up in a Google search as working as an Executive Administrative Assistant at Aventis Development, Jayken Management, AND Intrafinance Corporation. All appear to be connected with Jason Rice. All are listed at the same address in Cuyahoga Falls, with a second address for Jayken in Twinsburg. The two additional companies below are also listed at the same address.

Why don't any of these companies have websites? NOT ONE of these companies has any information whatsoever on the internet that I could find, other than that both Jayken and Intrafinance recieved payroll loans for Covid.

Who are these people? What do we know about Jason Rice? Why is there no public information accessible for them? Why is there no record of their existence other than filings to establish the companies? WHY DO WE TRUST THEM?

Thank you,  
Samantha Carothers  
235 S. Main St.  
Hudson, OH 44236

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