



City of Hudson, Ohio

Meeting Minutes - Draft Planning Commission

Sarah Norman, Chair
Angela Smith, Vice Chair
Fred Innamorato
Chelsea McCoy
David Nystrom
Matt Romano

Monday, March 31, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call To Order

I. Roll Call

Acting Chair Ms. Smith 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.

Present: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

Absent: 1 - Ms. Norman

III. Swearing In

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

IV. Approval of Minutes

A. [PC 2-24-25](#) Minutes of Previous Planning Commission Meeting: February 24, 2025

Attachments: [PC Meeting Minutes February 24, 2025](#)

A motion was made by Mr. Nystrom, seconded by Mr. Romano, that the February 24, 2025, Minutes be approved. The motion carried by the following vote:

Aye: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

V. Public Discussion

Chair Smith opened the meeting to public comments for anyone wanting to address the Commissioners. There were no comments.

VI. Correspondence

Chair Smith asked the Commissioners and staff if correspondence has been received. Mr. Sugar noted one item included in the staff report.

VII. Executive Session

Mr. Nystrom made a motion, seconded by Mr. Mr. Innamorato, for the PC and City Solicitor to go into Executive Session to discuss pending litigation regarding a PC decision. Mr. Nystrom made the motion based on Section 121.22, item G, section 3, of the ORC.

Aye: 5 - Smith, Innamorato, McCoy, Nystrom and Romano

VIII. Old Business (including continuation of Public Hearings)

There was no Old Business.

IX. New Business (including Public Hearings)

- A. [PC 2025-201](#) A proposed Text Amendment request to Section 1202.04(b)(3) of the Land Development Code. The amendment would allow the Architectural and Historic Board of Review to consider consultant firms recognized by the state historic preservation office in addition to licensed architects.**

Attachments: [Staff Report](#)
[Ordinance No. 25-28](#)
[Letter of Support from AHBR](#)
[State Historic Preservation Consultant List](#)
[Standards and Guidelines - 48 FR 44716, 1983](#)

Mr. Sugar introduced the proposed Text Amendment by describing the purpose of the amendment and how the consultant is utilized by the AHBR.

Chair Smith opened the meeting for public testimony or comment. There were no speakers.

A motion was made by Mr. Nystrom, seconded by Mr. Romano, that PC recommend to City Council the approval of the Text Amendment changes shown on page 2 of the staff report. The motion carried by the following vote:

Aye: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

- B. [PC 2025-200](#) A proposed Text Amendment request to Sections 1205.04, 1205.06, 1205.07, 1205.11, and 1206.01 of the Land Development Code. The amendment would remove townhomes from all zoning districts except District 5: Village Core District.**

Attachments: [Staff Report](#)
[Ordinance No. 25-43](#)
[Proposed Text Changes](#)
[Hudson Comprehensive Plan](#)
[Housing Chart - LDC](#)
[Public Comment](#)

Mr. Sugar introduced the proposed Text Amendments by: Noting the text amendment was proposed by City Council to modify the LDC to allow town homes in District 5 only, reviewing the six analysis points for the proposed amendment, and noting additional considerations in the staff report.

The Commissioners and staff discussed: The maximum density allowances for town homes in District 5, how the proposed text change would affect previous approvals, how the proposed amendment aligns with the Comprehensive Plan, the residential allowances in District 9, and other existing town home developments in Hudson.

The Commissioners requested a future agenda include a more detailed discussion on housing densities .

The meeting was opened for Public Comments. There were no Public Comments.

Mr. Nystrom made a motion, seconded by Ms. McCoy, to approve the recommendation to remove town homes from all districts except District 5. The motion was approved by the following vote:

Aye: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

Mr. Nystrom made a motion, seconded by Mr. Romano, to review the Density chart at the next PC meeting. The motion was approved by the following vote:

Aye: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

X. Other Business

XI. Staff Update

Mr. Sugar discussed the April 14, 2025, agenda items and noted staff received a request for a special meeting in April; however, the Commissioners decided to place any upcoming applications on the May agenda .

This matter was discussed

XII. Adjournment

A motion was made by Mr. Romano, seconded by Ms. McCoy, that the meeting be adjourned. The motion carried by an unanimous vote.

Aye: 5 - Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith and Ms. McCoy

Angela Smith, Acting Chair

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 .

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

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