



City of Hudson, Ohio

CD Meeting Agenda - Final Planning Commission

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

Monday, September 8, 2025

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order
- II. Roll Call
- III. Swearing In
- IV. Approval of Minutes
 - A. [PC 7-14-25](#) Minutes of Previous Planning Commission Meeting: July 14, 2025
[Contd](#)
Attachments: [PC Meeting Minutes July 14, 2025](#)
 - B. [PC 8-11-25](#) Minutes of Previous Planning Commission Meeting: August 11, 2025
Attachments: [PC Meeting Minutes August 11, 2025](#)
- V. Public Discussion
- VI. Correspondence
- VII. Old Business (including continuation of public hearings)

A. [PC 2025-229](#) **Major Site Plan request to construct 7 villa buildings for the Laurel Lake Retirement Community.**
[Contd](#)

Attachments: [Staff Report for September 8th Meeting](#)
[Site Plans for September 8th Meeting](#)
[Engineering Review for September 8th Meeting](#)
[Public Comments](#)
[Site Plans - June 9th Meeting](#)
[Elevations - Floor Plan - June 9th meeting](#)
[Landscaping Plan - June 9th Meeting](#)
[Lighting Plan - June 9th Meeting](#)
[Stormwater Management Report - June 9th Meeting](#)
[Submittal letter - June 9th Meeting](#)
[Supplemental Documents - June 9th Meeting](#)
[Trip Generation Report - June 9th Meeting](#)
[Wetland Delineation - June 9th Meeting](#)
[Cost Estimates - June 9th Meeting](#)
[BZBA Decision - Conditional Use Appeal](#)
[PC Decision 2024](#)

B. [PC 2025-904](#) **A Text Amendment request relevant to regulations applicable to Assisted Living, Continuing Care Retirement Communities, and Institutional Care (nursing).**
[Contd](#)

Attachments: [PC Memo for 9.8.25 Meeting](#)
[Staff Report - August 11 PC Meeting](#)
[City Council Memo](#)
[Map of Existing Facilities](#)
[EMS Incident Report](#)
[Hudson Comprehensive Plan](#)

VIII. New Business (including public hearings)

A. [PC 2025-1027](#) A Concept Site Plan request for a proposed townhome development

- Attachments:** [Staff Report](#)
[Memo From Applicant](#)
[Site Plans](#)
[Inspirational Images](#)
[Engineering Review](#)
[Title Commitment](#)
[Current Deeds](#)
[Site Photos](#)

IX. Other Business

A. [PC 2025-905](#) Discussion and PC initiation for a Text Amendment request to Appendix A of the Land Development Code relating to submittal requirements

- Attachments:** [Staff Report](#)
[Redline Changes](#)
[Staff Report - August 11, 2025 PC Meeting](#)

X. Staff Update

XI. 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.