



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, November 10, 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 10-13-25](#) Minutes of Previous Planning Commission Meeting: October 13, 2025**
Attachments: [PC Meeting Minutes: October 13, 2025](#)
 - B. [PC 10-27-25](#) Minutes of Previous Planning Commission Meeting: October 27, 2025**
Attachments: [PC Meeting Minutes: October 27, 2025](#)
- V. Public Discussion**
- VI. Correspondence**
- VII. Old Business (including continuation of public hearings)**

A. [PC 2025-1022](#) A Major Site Plan request to construct an addition for Village Dental
[CONTD](#)

Attachments: [Staff Report](#)
[Site Plans](#)
[City Arborist Review](#)
[Elevations and Floor Plan](#)
[Trip Generation Analysis](#)
[Engineering Review - Updated](#)
[Fire Marshal Review](#)
[Public Comment](#)
[Supplemental Documents](#)
[Staff Report - October 13 meeting](#)

B. [PC 2025-1284](#) A Text and Zoning Map Amendment request to establish a new zoning district, District 11.

Attachments: [Staff Report - November 10 Meeting](#)
[Staff Memo - October 27 Meeting](#)
[District 11 Draft Regulations](#)
[Hudson Draft Zoning Map - District 11](#)
[Hudson 2024 Comprehensive Plan - S Main](#)
[Imagery Photographs of Development Sites](#)
[South Darrow Road Zoning Timeline](#)
[South Darrow Subcommittee Use Matrix](#)
[Ordinance No. 25-146](#)

VIII. New Business (including public hearings)

A. [PC 2025-905](#) A Text Amendment request to amend Appendix A related to submittal
[SUB REQ](#) requirements for various zoning applications.

Attachments: [Staff Report](#)
[Previous PC Decision - 9.8.25 Meeting](#)
[Exhibit A - Redline Changes](#)
[City Council Ordinance No. 25-167](#)

B. [PC 2025-1378](#) A Text Amendment request to establish Section 1206.07 within the Land Development Code. The amendment is regarding the transfer of land for Planning Commission approvals.

Attachments: [Staff Report](#)
[Ordinance No. 25-168](#)
[Staff Recommended Redlines](#)

IX. Other Business

A. [LDC 2026 - Density](#) **Planning Commission Discussion Topic: Density**

Attachments: [Staff Memo](#)
 [Use and Density Chart](#)
 [Available Land Map](#)
 [Comprehensive Plan Research](#)

B. [LDC 2026 - Comp Plan](#) **Planning Commission Discussion Topic: Comprehensive Plan references within the Land Development Code**

Attachments: [Staff Memo](#)
 [Comp Plan References](#)

C. [PC 2026 SCHED](#) **2026 Planning Commission Schedule**

Attachments: [DRAFT PC Schedule For 2026](#)

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.

* * *

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.