

Nick Sugar

From: Jeannette Palsa <jeannette.palsa@gmail.com>
Sent: Monday, August 9, 2021 3:51 PM
To: Nick Sugar
Subject: Barlow Townhouses

Mr. Sugar,

Have read through Developer (Triban) revision to be presented August 9th, 2021 at 7:30 in front of Hudson Planning Commission and have a number of comments. Most of what I have to say is in regards to the Planning Commission Staff Report and asides as to what may have not been thought out that developer must address.

1. Per Hudson ordinance (specifically unit #16 if there are even 16 units allowed at this point)? I request that the Architectural and Historic Board deny any waiver of established Land Development Codes Orientation Standards to developer. Per Staff Report . . . "Staff report states that the concept plan layout is in direct conflict with the Architectural Design Standards as units feature prominent front facing garage doors." Also, I question the inclusion of four "photographic elevations" and their purpose? This proposal discusses townhouse structures while these photographic elevations are apparently single family homes so I question as to the purpose of them being included?

8. (8 paragraph I believe) . . . the applicant has revised the landscaping plan to show a six foot vinyl privacy fence (west and south of proposed site). . . therefore, the landscaping plan should be revised to depict the plantings directly adjacent to the residential properties with the fence closest to the townhomes. But in reality, developer had already proposed a 6 foot vinyl fence within the drawings/site plans from the July set of plans on the west facing orientation of the property (July plans) so they are just trying to "resell" the commission that they are doing more good works for the community. Staff also recommends a "wood" fence be proposed as part of the site plan applications in lieu of a vinyl fence. So in theory this sounds very "Hudson aesthetic" but residents need to know who is going to maintain/care for this fence . . . who is going to maintain and paint on a regular basis? As is evident from the wood picket fence lining Barlow Road adjacent to Legacy property it needs much maintenance and is Barlow Courts wood fencing going to receive the same lack of care and oversight that has been shown in adjoining property?

Land Development Code Review

Density . . . per Staff Report there is still the question as to whether 16 units can be legally built on this amount of land . . . the mitigating point being that developers want to "mitigate" (fill-in) the wetlands so that they can by-pass ordinances as build-able land. Must be approved by City of Hudson Board of Zoning Appeals and the Army Corp of Engineers. I would reiterate that "wetlands are wetlands" and are not up for discussion by developers to circumvent density requirements. I do believe that this is one of the true reasons that Hudson is held to a higher standard in the way that wetlands are regulated and cared for.

Regarding Traffic Study

Per traffic study done for one week in March 2021 that shows out of 5000+ vehicle traffic average speed was 22mph. I do not believe that number would be accurate during the summer months as I have routinely watched cars doing at least 40 and at times probably 50 mph on this road. I would ask that Planning Commission be given a more detailed report specifying what the weather conditions were on the dates study was done (weather conditions/snow?/road conditions/city snow removal or lack thereof or provide a more current study.

So as evidenced there is no reason to approve this as submitted by developer without further study. If you would like to contact me please feel free and I will see you this evening. And as always I hope Planning Commission denies this proposal as stands.

Respectfully,
Jeannette Palsa

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Nick Sugar

From: Peggie DeMarco <pegomyheart712@yahoo.com>
Sent: Monday, August 9, 2021 8:17 AM
To: Nick Sugar
Subject: Barlow Townhouses

Mr. Sugar and Planning Commission Members:

I am writing to again express concern over the proposed development on Barlow Road and RT. 91.

I ask you to consider reducing the number of planned residential units so as to limit the adverse environmental effects to well water, rain water and melted snow shed after weather events, natural habitat disturbance to forest animals currently residing in the wooded area, and air and noise pollution created by additional vehicles and residences. Of concern is also increased traffic, particularly before/after school, and proximity to an long-standing, existing neighborhood of single family homes.

Thank you for your consideration.

Peggie DeMarco
32-year resident of Argyle Drive

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Sugar, Nick

From: khcoffey@roadrunner.com
Sent: Tuesday, July 13, 2021 1:36 PM
To: Sugar, Nick
Subject: Townhomes Case# 2021-539
Attachments: IMG_4317.JPG

Dear Mr. Sugar and planning committee members,

Thank you for hosting the informative meeting last night. We felt seen and heard. I wanted to especially thank Ms. Jones and Mr. Nystrom for their thoughtful questions and inquiries.

We felt dismissed by some of the comments by the builder. To focus on the location of the garage door made it seem like this project has progressed way beyond "conditional use request." We, therefore, realize that many of these decisions have been made as this has been in the planning "since before Covid." We are somewhat surprised and disappointed to first learn of this project in June, 2021. I have occasionally looked at the planning page on the Hudson.oh.us website but hadn't seen any reference to the sale of this property or the plans for townhomes. Also, we felt saying only one home will be affected is not only disingenuous but simply inaccurate. I will attach a photo where you can see we will have full view of units 8,9,10 when the trees are removed. To answer Mr. Nystrom's specific question, we, on Gibson Court have not been contacted by anyone. In 2012, we had members of the city council come to our home and walk the property with us.

We are aware that we are just a small neighborhood. We also realize you intend to build something on this green space. We would like for you to consider the issues presented during the July 12 meeting, concerning the traffic, subsequent noise, and natural habitat impacted including animals and tree removal before making your final decision.

Thank you,

Karen Coffey (22 year resident)
5652 Gibson Ct
Hudson, OH

Karen H Coffey M.Ed., LPCC-S
Licensed Professional Clinical Counselor

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Sugar, Nick

From: Mike Eizenberg <mjeizenberg@gmail.com>
Sent: Tuesday, July 13, 2021 11:51 AM
To: Sugar, Nick
Subject: Meeting Follow Up

Hello Nick,

Thank you for listening to all of the neighbor's concerns in the meeting last night. I had a couple of follow up comments that I would like the board to take into consideration.

I appreciate the council adding my personal concern about the safety of this pond that they plan on creating behind my house and hope that there are serious changes to the plan by the developers. Is there a city ordinance in place in regards to adding a body of water to a residential area? How will that affect the insurance rates of all the residents bordering this development?

We have already begun speaking to a real estate attorney about this specific issue and I am asking that you please keep me informed of all additional details/changes that the developers come up with on this matter.

The issue of light pollution from cars driving out of the development was addressed and it sounds like there will be some consideration by the developer to change the entrance. However, my concern about the light pollution that will occur on the south end of the drive (the turnaround) was not addressed. I am asking that you bring this up with the commission and the developer to provide additional shielding from the lights of every car entering the development and/or turning around.

Lastly, the commission agreed that there needs to be additional landscaping considered by the developer. They added 6' evergreen trees to the south border (which is my entire back yard), but they are adding them next to large mature deciduous trees which will not have any leaves 6 months out of the year and therefore would look out of place/bare and not provide any buffering. I am asking that they add an entire row of evergreen trees across the south border while keeping the mature deciduous trees intact to create an aesthetically pleasing barrier between our house and the development year round.

Thank you for the considerations and I look forward to hearing more about this development.

Sincerely,

Mike Eizenberg

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Sugar, Nick

From: Angela Smith <angelafsmith11@gmail.com>
Sent: Monday, July 19, 2021 7:08 PM
To: Sugar, Nick
Cc: Howington, Jane; kathleen.eizenberg@gmail.com
Subject: Request for Planning Commission Case Number # 2021-539

Mr. Sugar,

We have a public request that we wish to be made known to the Planning Commission.

While my home may not be 300 feet from the new townhouse development which is proposed in D3, we are affected as my young children play in this neighborhood similar to many other children. Both retention and detention ponds pose safety concerns as children are very attracted to them and can risk drowning or other related water injuries. This proposal is very different from a retention or detention pond in a park where children are supervised by parents. The developer is proposing putting a detention pond in the backyard of several children's homes.

As a result, we would like to request a privacy fence be included in the plans and that the fence go all the way around the development – instead of the fence only being on the commercial side.

In other areas of Hudson, we have seen privacy fences included in condo developments when the development is close to single family homes as in this proposal.

We believe this is a very reasonable request to protect our children given the circumstances of this proposal.

Please let me know the status of this request after the next Planning Commission Meeting, which due to caring for my children and putting them to bed, I will be unable to attend the meeting in person. I hope you will communicate my request to the Planning Commission.

Sincerely,

Angela Smith, 1547 Winchell Drive, Hudson, Ohio 44236

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Nick Sugar

From: Jennifer Abdoo <jenabdoorealtor@gmail.com>
Sent: Wednesday, August 4, 2021 3:05 PM
To: Nick Sugar
Subject: Barlow Rd Condo Development

Dear Mr. Sugar -

Please add my concerns to the other feedback you have received from my neighbors in Plymouth Village. The proposed density of the condo development will add to the current traffic congestion on Darrow Road. Knowing that the builder is seeking maximum density without the ability to provide any relief to the traffic situation is troubling.

There are times when it takes upwards of twenty minutes to go from the intersection of Stoney Hill and Darrow to the light at the intersection of 303 and Darrow. We simply cannot inject a large amount of additional cars to this existing problem.

I am hopeful that the city will consider its current residents and not allow this high-density development to be approved. Development is a wonderful thing - when done to enhance our spaces in a thoughtful and consistent manner. I welcome the idea of new neighbors living in homes that are visually harmonious with the current neighborhood and which do not do harm to the existing community.

Thank you for your consideration -

Jennifer Abdoo
Eastham Way, Hudson

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From: jenabdoorealtor@gmail.com

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From: Gina M Trehan <ginamtrehan@gmail.com>
Sent: Tuesday, June 1, 2021 9:21 AM
To: Slagle, Elizabeth <ESlagle@hudson.oh.us>; Sutton, Skylar <ssutton@hudson.oh.us>
Subject: Townhouses near Stoneyhill and Barlow: Comment for Public Record

Hi

Please reconsider the building of Townhouses in this area (including Barlow). We live on Bradford and the traffic (even during a pandemic where a lot of people are still working from home, including my husband and I) is horrible. We moved to this neighborhood over 10 years ago thinking it'd be a great place to raise a family, one where our children could ride bikes and play outside with friends.... over the past 10 years to today, the environment and traffic has already increased beyond what I could've ever imagined. I get so nervous allowing my son just to ride over to Colony on his bike because of the speeding cars and traffic. The addition of even more homes is an idea that provides ZERO benefits to this neighborhood, only downfalls. Save some trees and do not add to an already busy neighborhood. Please, please, please, for the safety of our Hudson children and families, do not do this.

Thank you for reconsidering,
Gina Trehan

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Sugar, Nick

From: Angela Smith <angelafsmith11@gmail.com>
Sent: Wednesday, June 2, 2021 10:08 PM
To: Sugar, Nick
Subject: RSVP for Meeting and Request to Speak

Good Evening,

My name is Angela Smith. I am a Hudson resident. I plan to attend the June 14 Planning Commission Meeting, and I am requesting to speak.

Please confirm you have received this email.

Sincerely,

Angela Smith

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Sugar, Nick

From: Jeannette Palsa <jeannette.palsa@gmail.com>
Sent: Friday, June 4, 2021 10:33 AM
To: Sugar, Nick
Subject: Proposed Barlow Court Townhouse Development Meeting

I plan on attending the meeting in person on the 14th and am RSVP ing per Legal Notice. Please confirm my reservation. Thank you.

Jeannette Palsa
1633 Barlow Road

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From: jeannette.palsa@gmail.com

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Sugar, Nick

From: Nancy Finster <finstern@hotmail.com>
Sent: Saturday, June 5, 2021 8:32 AM
To: Sugar, Nick
Subject: town meeting on Monday June 14 at 7:30

Sent from [Mail](#) for Windows 10

This is Nancy Finster
1610 Barlow Rd.

And I am opposed to building townhouses on the empty lot at the end of Barlow Road.
It will make for more traffic, take away from our water source, and add to the congestion
we already feel here in town. The house values will also go down.

I am opposed to building the town houses.
Nancy Finster

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Sugar, Nick

From: Scott Wachsberger <s.wachsberger@gmail.com>
Sent: Tuesday, July 6, 2021 8:20 PM
To: Planning Commission
Subject: Proposed Townhouse Development

To Whom It May Concern:

My name is Scott Wachsberger, and I live at 5818 Ogilby Drive in Hudson. I am writing to express my dissatisfaction with the proposed townhouse development at Barlow and Argyle/91 (case number 2021-539).

As a resident of Plymouth Village, I feel that this will have a very negative impact not just on our area of Hudson, but the city in general. Tearing down the natural, green buffer between commercial and residential that is currently in place and replacing it with townhouses and a fence is not an appropriate transition from commercial areas to an established residential neighborhood. This proposed development is not at all in keeping with the aesthetics of our beautiful city. Overdeveloping this area will make new and existing homeowners uncomfortable to be on top of one another. It will also add to an already high-traffic area.

I urge you to please reconsider the development of this area for more housing. Thank you.

--

Scott Wachsberger
5818 Ogilby Drive
Hudson, OH 44236

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From: s.wachsberger@gmail.com

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Sugar, Nick

From: John & Connie Brock <brock71@roadrunner.com>
Sent: Monday, June 28, 2021 2:57 PM
To: Sugar, Nick
Cc: 'John Brock'
Subject: Town houses on Barlow Rd east of 91

We are opposed to the building of townhouses in this area. It is inappropriate and should not even be considered. Although bordering on commercial property, this area should only be used for single family residence. Mult family use will put a strain on traffic on Barlow, residential privacy, wildlife , well water, etc. If allowed to pass, it would seem that you and the commission are more interested in the views of the former old Hudson area with discussion of the old Middle School and the expansion of the downtown project than with those of us in the old township. It is not right and is very concerning. John and Connie Brock

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Dear City Council,

We are writing this letter as a homeowner who will be directly affected by case number 2021-539 (Barlow Court Townhomes).

My wife and I both grew up in Hudson. Our families still live in Hudson. We had dreamed about moving back here for years so that our children could experience the same great town that we were fortunate enough to enjoy for most of our lives.

Our opportunity to move back to our hometown came up during a global pandemic and a time where the real estate market was extremely limited. Fortunately, everything came together, we finally moved into our house at 1431 Winchell Drive with our two young children in October 2020, and we could not have been happier!

The best part of moving into this house were the privacy of the back yard (quiet and serene), knowing that our children would be safe on low-traffic streets, and the value of the homes in the neighborhood have been established. If this proposal is passed, and town homes are built directly behind us, then all the things that we love about our house will be lost.

First and foremost, we would feel unsafe allowing our children to play in our own back yard for an extended period of time while they tear down trees and use heavy machinery. We would not be able to be outside on our porch due to loud construction 20 feet from our property. Destroying the woods will also destroy the barrier between our house and Darrow road that blocks out noise and creates a quiet/private back yard.

Secondly, instead of a beautiful, wooded background to our yard, we would have to look at the back of building. People in these townhomes could potentially look into our house from their building which would make us very uncomfortable and unsafe.

Thirdly, adding townhomes to a single home neighborhood does three things; decreases surrounding home value, increases traffic drastically, and brings in more transient people who have no respect for their surrounding neighbors which creates a disconnected and unsafe environment.

City Council, please take this matter seriously and do the right thing to protect the integrity of the homeowners in this neighborhood.

Thank you,

Kathleen and Mike Eizenberg

Sugar, Nick

From: Robert Schwieterman <rljschwieterman@gmail.com>
Sent: Thursday, July 8, 2021 1:59 PM
To: Sugar, Nick; Planning Commission
Subject: Case No. 2021 - 539 Barlow Court proposal

Robert Schwieterman

5732 Argyle Drive, Hudson

Email rljschwieterman@gmail.com

Phone number 330-472-2960

Case No. 2021 – 539

Hello Nick, I hope all is well.

I will be attending the meeting on July 12 for the public hearing of the proposed 16 unit townhome development,.

Concerns

1. The drive to the development is pointed directly into my backyard. This will cause light pollution on my property from vehicles leaving the development, not to mention noise. Would it be feasible to angle the entrance more towards 91? Also is there a way to add landscaping so that the lights do not shine on my property, like plantings or fencing?
2. The density of the development does not match the neighborhood of single family homes.
3. We have problems with traffic now, which is well documented. We are very concerned with the amount of traffic a high density development would add to the area.
4. Thank you for updating the landscaping, however, this is a wooded area that is being turned into a light and noise maker. Landscaping should be a maximum for this project to protect our homes for our continued enjoyment and property value.
5. Losing the woods is also a loss of habitat for animals, such as the fox that lives there, deer, hawks and not to mention the Indiana bat, which is an endangered species, may live in the trees. The Indiana bats have been in our neighborhood for years.
6. Water runoff on a project like this one may be huge. It is also well documented how much water is retained in our yards every year. What can be done to ensure we do not get the runoff from this development besides the retention pond that is proposed?

Thank you for your time and see you on the 12th.

Robert Schwieterman

From: rljschwieterman@gmail.com

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Sugar, Nick

From: mpentek46 <mpentek46@gmail.com>
Sent: Friday, July 9, 2021 3:30 PM
To: Sugar, Nick
Subject: Case# 2021-539

We are not against the Townhomes being built at Barlow and Argyle Road. We need smaller and affordable units in Hudson. 16 units would probably mean two cars per unit that is only 32 cars using Barlow Road. It would be better if it was 12 units but we're not completely against it. Thank you. We are Joe and Michele Pentek and live at 1593 Carriage Hill Drive. This is the development right behind the area you're talking about.

Sent from my Verizon, Samsung Galaxy smartphone

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From: mpentek46@gmail.com

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Sugar, Nick

From: Angela Smith <angelafrsmith11@gmail.com>
Sent: Friday, July 9, 2021 10:16 PM
To: Sugar, Nick
Subject: Letter for Planning Commission Case Number # 2021-539

Dear Hudson Planning Commission,

If we wanted to live near high density housing with townhouses on top of our development, then we would have purchased a home in a neighboring community. We decided to move to Hudson to have quality neighborhoods with green space around us where the homes were spread apart.

That land was supposed to be donated as a land conservancy to the Hudson community and now they are going to build high density housing on it to maximize profit - housing that is on top of businesses/parking lots and is bad for the environment. Who is going to pay \$400k to live next to a parking lot? The plan is to shove this housing in there - in an area too small for it and destroy the character of our neighborhood.

Here are our concerns:

1. Increased traffic on an already dangerous street - a street with sidewalks on one side and drivers who do not obey the speed limit
2. Increased traffic in the middle of two neighborhoods with a lot of young families and children who have to cross Barlow Road to get to the park
3. Increased traffic in front of our park - this is so dangerous for our children
4. Light and noise pollution from the loss of trees - we get to see and hear RT 91 now? We need that buffer zone from RT 91
5. Lower home values in our neighborhood
6. Loss of habitat for animals - pushing them into our yards and into the roads (foxes and deer live in these woods and use these woods as a corridor)
7. Loss of trees and green space (they are only keeping a few trees) - our entire neighborhood is surrounded by trees and now there will be a huge hole with a mega townhouse complex - isn't Hudson trying to conserve trees?
8. Legacy Remodeling does not take care of or maintain their property - we have to call the city constantly about trash, weeds and a falling down fence that never gets repaired and they are going to build expensive townhouses next to this failing property - it will look very trashy - are the dumpsters going to stay by these homes?
9. They want to build some of the townhouses in the back of Firestone and in the back of a vacant business lot on 91 - are we still in Hudson? This is ridiculous. Are we so desperate in Hudson for different kinds of housing that we stick housing wherever it will fit without any regard to the Hudson residents already there who are paying taxes? Is our neighborhood being punished because phase II did not pass downtown?
10. Townhouses should be closer to downtown and be connected to downtown. It is a very long walk from our house to downtown. We never walk to any restaurants in our neighborhood - we drive there because they are in plazas mostly, not in a downtown area.

We oppose this profit driven, high density housing plan and hope that the Planning Commission puts the interests of its tax paying residents first before another developer trying to maximize their profit. If the city wants more housing diversity, find a larger space in another area to build.

This plan is unfair on so many levels. Not one or two, but a ton of our neighbors are going to lose their backyards as a result of this complex. If they were building single family homes, the neighborhood would welcome the plan with open arms.

Why does Hudson have to try and be like everywhere else with high density housing? Please find another space for this type of development and give the land to the neighborhood as a land conservancy as originally promised or as a walking park.

Sincerely,

Justin and Angela Smith
1547 Winchell Drive
Hudson, Ohio 44236

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Sugar, Nick

From: David W <westedav@gmail.com>
Sent: Monday, July 12, 2021 10:24 AM
To: Planning Commission
Subject: Public Comments for Case No: 2021-539

Hello,

Please accept this email as public comments for Case No.: 2021-539

We would like to voice our concern and opposition to the proposed 16 unit townhome development near the intersection of Argyle Drive and Barlow Road. We believe that the proposed development would create a housing density issue in an already busy area. The area in question already has limited space between commercial and residential land. Cramming in 16 townhomes is an irresponsible use of this land.

Furthermore, we have been pleased and very proud to see that the city of Hudson has had a focus on preserving green spaces in recent years. Should this proposal be approved, it would seem completely antithetical to the nature-friendly ethos the city has worked hard to cultivate. There is no doubt that the footprint needed to build the proposed townhomes would largely eliminate the wonderful green space and trees that provide a nice buffer between the businesses along the busy stretch of Rt. 91 and our adjacent neighborhood to the east.

Thank you for accepting our comments in opposition to this proposal.

Best Regards,

David Westermann Ayers
Lindsey Westermann Ayers
1615 Carriage Hill Drive, Hudson, OH 44236

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Sugar, Nick

From: CJ RAUFMAN <cjraufman@yahoo.com>
Sent: Monday, July 12, 2021 9:25 AM
To: Planning Commission
Cc: Sugar, Nick
Subject: Case No. 2021-539

How can an outside developer who has bought a few acres of land be allowed to disrupt the lives of so many of our Hudson families? Is it not the job of the city planner and the planning commission to protect and serve these families? We have lived at 5734 Bradford Way for the past 43 years and have watched this happen over and over again. The city planners cite some law or some long term plan (aka The Master Plan) they have come up with and tell us they have to allow the developers to go ahead.

This has too many adverse results to list in this email. However, for instance, maybe you would like to come over and stand in my front yard some beautiful summer morning and smell the odor emitting from Sagamore Soils rotting mulch piles. Don't you just love progress?

Please don't allow this Barlow Court development to go forward.

Thank you,
Chuck and Judy Raufman

Sent from my iPad

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From: cjraufman@yahoo.com

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Sugar, Nick

From: Family Hildebrand <29jtjg@gmail.com>
Sent: Monday, July 12, 2021 8:59 AM
To: Sugar, Nick; Slagle, Elizabeth; Sutton, Skylar
Subject: Planning Commission Meeting 7/12 with regards to Barlow road project.

Please read for the record and forward to all necessary members.

After a recent drive down route 91 south and noticing three for sale lots in addition to the one across from Stoney Hill as well as the one on Barlow road I have become increasingly concerned. South Hudson is still a part of Hudson. We have a feel in our part of town much akin to the feel in the center of town. We are not the castoffs at the end. I will stick to the current proposal for Barlow Road as that is the one that is currently up for discussion.

Many years ago when the car dealership was asking to move onto the corner, residents at the time were upset. They were losing the buffer from their houses to the noise on Route 91. During one of the meetings it was brought up that they (the car dealer would reserve these trees in order to keep the buffer for the homes behind it.) I am curious as to who dropped the ball here.

We are on well water, how is the build and the mitigation of the rain water of the asphalt going to be mitigated. How will our wells and more importantly well water be protected? There is a large aquifer of underground reserves that feeds into our wells.

Townhouses look great downtown; they fit right into the architecture right next to the library. They do not fit into the feel of this neighborhood. This is an area made up of ranch and two story homes. Not 3 story houses. This is a neighborhood with larger than

average lot sizes for big yards not small cramped yards. This town seems to be asking for ranches. The proposed size of these homes is bigger than most of the houses in the neighborhood with smaller lot sizes. We are a neighborhood of mature and abundant trees.

As for "smart" lights at traffic stops I am convinced this means if you are leaving from a side street you will wait longer. I have noticed this after all the school busses and traffic are trying to get out during the school year.

These proposed houses and the potential market for them don't mesh. We are not connected by sidewalks to downtown and it is over 2 miles to get there by walking.

Adding a new street here as well as the proposed density will hurt the area and not add to it. It is not the best use of this land. Please consider the long time neighbors of this area and work with the residents.

Thank you

Jeff and Terri Hildebrand
1657 Arbutus Drive

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To: nsugar@hudson.oh.us

From: 29jtjg@gmail.com

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Re: Case No. 2021-539
July 12, 2021

Members of the Planning Commission

For 35 years I have lived in a wonderful neighborhood on Barlow Road in Hudson, Ohio. During those 35 years I have seen many changes to Hudson some good and some not. And both the good and not so good are direct results of City Government. So I am happy to see that this commission is taking a serious look at this development proposal.

The dispensation of this plot of land was discussed in 2012 when then property owner, Bernie Moreno had proposed this land be set aside as a permanent conservation easement. That seems to have gone nowhere so here we are today with the proposal to build 16 2595+ thru 2734 sq. ft. townhouses on 3.2 acres. Legal for sure but is it responsible development for the city? That is for your Planning Commission to decide.

I have four issues with this development:

1. Overly dense build - too large of a footprint. Developers seek to maximize profit by putting 16 townhomes on 3.2 acres of land. Realistically, why not put a few individual homes on this land (if it must be developed) rather than shoe horning in 16 units.
2. Architecture does not appear to be consistent with structures currently within the surrounding neighborhoods. Rear elevations seem to show an inordinate amount of roof as a result of absence of windows on second story rear elevation.
3. The unnecessary loss of greenspace and natural habitat for the wildlife that call that land home.
4. The amount of potential vehicle traffic on Barlow Road. 16 townhomes each with a double garage adds the potential for at least 32 more vehicles accessing Barlow Road on a daily basis.

Regarding the TMS Engineers, Inc, report provided by Transportation Management Services retained by M. Neff Consultants; Trip Generation Analysis to Hudson Planning Commission:

Neighbors/residents have experienced a growing number of traffic/speeding/running stop sign, passing on the left, etc. and have made repeatedly known their concerns to Hudson Police. Barlow road is a cut-thru for many working individuals (i.e. Little Tykes) and vehicles speed through this residential neighborhood. The possibility of increased traffic from this development only compounds the problem. Regarding the Trip Generation Report -- by TMS Engineers, Inc. own words their numbers are only estimates and opinions with rates calculated from equations sourced from the Institute of Transportation Engineers Trip Generation Manual 10th Edition of 2017, which is 4 years ago so these calculations may not truly reflect the current volume and rate of vehicles accessing Barlow Road from this dense of development.

What I would like to see happen from this meeting:

1. Developers be required to present "to scale" 360 degree virtual renderings of the space between back wall of commercial building (Firestone) and the fence and back wall of townhouse structure at the property line (mag nail) to the Planning Commission to fully understand the close proximity of structures. To my knowledge there was no distance documentation on submitted plans from the fence (property line – mag bolt reference) to the rear of the commercial building (Firestone) on any site plans. (cover sheet legend of 1 inch = 100 feet) is only reference given.
2. I request Planning Commission members physically walk the space to understand the relational/spatial proximity of all structures.

3. I would ask that the proposal for this development be denied as proposed and the Planning Commission take a more nuanced look as to what becomes of this 3.2 acres.

Thank you
Jeannette Palsa

Sugar, Nick

From: Peggie DeMarco <pegomyheart712@yahoo.com>
Sent: Monday, July 12, 2021 11:33 AM
To: Sugar, Nick
Subject: Barlow Road Development

We are writing to express our opposition to the proposed 16 townhouse development for Barlow Road. Our reasons include increased traffic congestion, reduced buffering of noise and light to the immediate neighbors, reduced habitat for natural wildlife that reside in the wooded properties, water mitigation, and protection of the well water necessary for homes in the adjoining neighborhoods.

Lou and Peggie DeMarco
32 year residents of Argyle Drive

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Sugar, Nick

From: Kueitsung (Philips) Shih <ktshih@gmail.com>
Sent: Monday, July 12, 2021 11:03 AM
To: Planning Commission
Subject: Opposition to Case No. 2021-539

Planning Commission,

My name is Kueitsung Shih. My wife's name is Jing Zhang. Our address is 1662 Arbutus Drive. We are writing to express our opposition to Case No. 2021-539. Please enter our letter into the public hearing record.

We believe that the proposed townhouse development is profit-driven and that it does not take the concerns of other residents already in this neighborhood into consideration.

First, the townhouses will be placed right next to many single family homes, making a huge change in housing density for the neighborhood. Our concern is the loss of our neighborhood's culture and character. Our housing lots are spaced out with mature trees. The townhouses will make the first thing people see when driving into our neighborhood a mega townhouse complex crammed next to rows of single family homes.

Second, the developers are planning to build almost half of the 16 units in what is now the paved area behind the businesses on Rt 91. The townhouses are huge (2,700 square feet each) but will be packed into a tight geographic area. The developers are focused on quantity of units over quality of living. The only proposed buffer between the new buildings and existing (and future) businesses is a 6 foot vinyl fence.

Third, cut-through traffic on Barlow Road has often posed dangerous situations for the residents in the neighborhood because many vehicles do not observe the speed limit. A large number of children play and ride bikes in the neighborhood, many of whom cross Barlow Road to get to the park. The townhouses will certainly bring more traffic on Barlow Road and create an even more dire situation.

Fourth, we have environmental concerns about storm water management and the long-term effects on our well systems. This whole neighborhood still relies on well systems for our water needs. A high-density residential property in a small geographic area will lead to overuse of groundwater from the aquifer and imbalance of the well systems.

Please understand that we still welcome single-dwelling homes in our neighborhood. However, we believe that the proposed townhouse development does not create an appropriate transition from commercial areas to established residential neighborhoods and that it is not at all in keeping with the aesthetics of our beautiful city. We hope the Planning Commission will uphold the goal of serving the residents of Hudson City instead of catering to the needs of profit-driven private businesses.

Thank you for the opportunity to express our concerns.

Sincerely,

Kueitsung Shih
Jing Zhang

To: pc@hudson.oh.us

From: ktshih@gmail.com

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Sugar, Nick

From: dave komzak <dkomzak@yahoo.com>
Sent: Monday, July 12, 2021 2:36 PM
To: Sugar, Nick
Subject: Public Comments for CASE 2021-539

Case 2021-539
Patricia
Komzak
1732 Arbutus
Dr
Hudson OH 44236

David &

July 12, 2021

Dear Planning Commission Members,

Thank you for allowing me to share my disagreement with the conditional use request for the 16 condos near Barlow & Argyle.
Case 2021-539.

When my wife and I moved to the "Hudson Farms" area of Hudson in 1993, we fell in love with the semi-rural feel Hudson offered.

This was a deciding factor in us choosing Hudson to live and raise our family over Stow or Cuyahoga Falls.

Over the decades we have witnessed the sprawl of development and the shrinkage of greenspace in the southern portion of Hudson. Most recently the relocation of the School Bus depot and Salt dome. It is sad to see our remaining greenspace converted to some form of development. While these changes are happening slowly they are happening and if left unchecked the southern end of Hudson will lose its semi-rural appeal.

Regarding the 3.24 acres under this case, the wooded parcel offers a much needed buffer between the back of Legacy Remodeling and the start of our development. To remove most of the trees and shoehorn a condo building into that small space is not the responsible development I would like to see in my neighborhood.

Hudson has an outstanding reputation of enforcing responsible development to maintain the aesthetic, integrity and charm which this city is know for. (ie Architectural Review Board, limiting new housing permits). I only hope the current commission members will do the right thing and reject this condo request and help preserve the charm and beauty of the southern Hudson area for the benefit of future generations.

With Kind Regards,

David & Patricia Komzak

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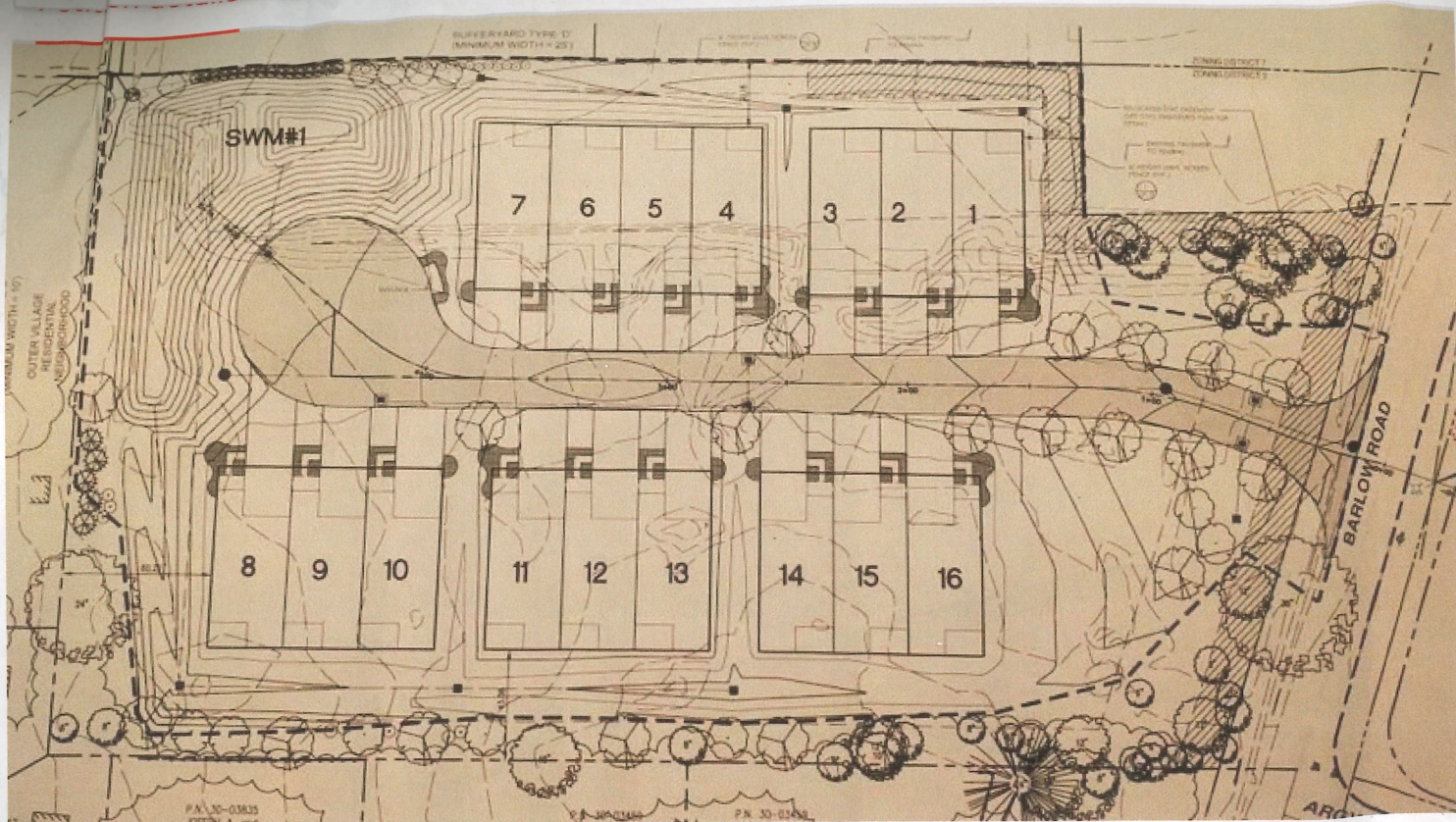
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7/11/2021

At 500 signatures, this petition is more likely to be featured in recommendations!



Hudson Residents AGAINST Proposed Townhouse Development

318 have signed. Let's get to 500!

334 signatures as of 7pm 7/12

At 500 signatures, this petition is more likely to be featured in recommendations!

Angela Smith signed this petition

Angela Smith started this petition to Hudson Planning Commission

Hudson residents are AGAINST the townhouse development proposal for zoning district D3. The proposal is an overdevelopment of very large townhouses. We believe this is a profit-driven proposal that does not take the concerns of other residents already in this neighborhood into consideration. Some concerns are as follows:

Sign this petition

Name	City	State	Postal Code	Country	Commented Date	
Judith Spooner	Aurora	OH	44202	US	6/5/2021	""I live in Plymouth Village and the proposed development will have an extremely negative effect on our neighborhood.""
Tampa Lann-Murphy	Hudson	OH	44236	US	6/6/2021	""Not conducive to current single-family dwellings in community; over-sized in square footage, etc. Burden on traffic, utility usage, natural habitat (green space) etc, etc. Horrible.""
Emilee Rogers	Hudson	OH	44236	US	6/6/2021	""Whoever though the sliver of space behind a neighborhood that has been in the town for decades was a good idea needs to rethink their decision. There is literally ACRES of land across the street on the other side of 91 in multiple areas. These people are thinking with their wallets and not with their heads because overdeveloping this area will make new and existing homeowners uncomfortable to be on top of one another. Seriously rethink this decision because yes, we like new neighbors, but no, we don't want them LITERALLY in our backyard. Put your money into saving the old middle school and repurposing it into apartments instead.""
Liz Johnson	Hudson	OH	44236	US	6/27/2021	""I live behind Barlow and this is not where this development should go. It is too small and would negatively affect the surrounding neighborhoods. Please listen to the community-we do want more single story/first floor housing options-this is not it.""
Julie Solorio	Hudson	OH	44236	US	6/28/2021	""It's a bad fit for neighborhood and the development.""
Danny Finstock	Hudson	OH	44236	US	6/30/2021	""This is privately owned land, so the owner should be free to develop it in whatever way they see fit. Why would it matter whether they are townhomes or regular houses? Get a life.""
Danny Finstock	Hudson	OH	44236	US	6/30/2021	""Many of us have neighbors that live behind us. It's not a big deal at all.""
Danny Finstock	Hudson	OH	44236	US	6/30/2021	""Did you think the owner of that land was just going to leave it as woods forever?""
Danny Finstock	Hudson	OH	44236	US	6/30/2021	""No it won't. It's just some houses. Chill.""
Danny Finstock	Hudson	OH	44236	US	6/30/2021	""Why does it matter if it has a first floor lol""
Danny Finstock	Hudson	OH	44236	US	6/30/2021	""Who cares""
jean szymanski	hudson	OH	44236	US	7/8/2021	""what Hudson needs is some smaller homes if it wants to keep any retirees. Not because we cannot afford the larger ones, but because we don't need all the stairs and upkeep of 3,000 square feet. I know that is why we are looking elsewhere. We don't overcrowd the schools and we do spend money.""
Michelle Coenen	Hudson	OH	44236	US	7/9/2021	""I have watched Hudson change dramatically over the last 35 years, and not much of it for the better. The flood of 2003 and the massive traffic should be warning signs of over development...but it just keeps going. There are vacant offices and other buildings all over the city. It is not necessary to build on every last property and ruin the few remaining natural areas.""

Name	City	State	Postal	Code	Country	Signed On
Angela Smith					US	6/3/2021
Mike Eizenberg	Hudson	OH	44236		US	6/4/2021
Jeff Ober	Hudson	OH	44236		US	6/4/2021
Kathleen Eizenberg	Hudson	OH	44236		US	6/4/2021
Katie Madio	Hudson	OH	44236		US	6/4/2021
Michelle Adair	Hudson	OH	44236		US	6/4/2021
ashley Sampsel	Hudson	OH	44236		US	6/4/2021
Matt Eizenberg	Hudson	OH	44236		US	6/4/2021
Jon Kestner	Hudson	OH	44236		US	6/4/2021
Jason Tabar	Hudson	OH	44236		US	6/4/2021
Sally Zehnal	Hudson	OH	44236		US	6/5/2021
Gregory Darnell	Hudson	OH	44236		US	6/5/2021
Shelley Hudak	Hudson	OH	44336		US	6/5/2021
Chrissanna Krisch	Hudson	OH	44236		US	6/5/2021
Melinda Young	Hudson	OH	44236		US	6/5/2021
Nancy Finster	Hudson	OH	44236		US	6/5/2021
Corey Snyder	Hudson	OH	44236		US	6/5/2021
Laura Irwin Austin	Hudson	OH	44236		US	6/5/2021
Mary Knauf	Hudson	OH	44236		US	6/5/2021
Kay Sciscento	Peninsula	OH	44264		US	6/5/2021
Liese Brefka	Hudson	OH	44236		US	6/5/2021
John Canty	Hudson	OH	44236		US	6/5/2021
Cheryl Hayes	Hudson	OH	44236-3600		US	6/5/2021
Kristy Hunt	Hudson	OH	44236		US	6/5/2021
Scott Wachsberger	Hudson	OH	44236		US	6/5/2021
R R Sheeler	Hudson	OH	44236		US	6/5/2021
Rachel Huch	Hudson	OH	44236		US	6/5/2021
Eileen Regan	Hudson	OH	44236		US	6/5/2021
Carol Laspina	Brunswick	OH	44212		US	6/5/2021
Molly Forney	Hudson	OH	44236		US	6/5/2021
Jacqueline Pawelec	Hudson	OH	44236		US	6/5/2021
Judith Spooner	Aurora	OH	44202		US	6/5/2021
Lyndsey Snyder	Hudson	OH	44236		US	6/5/2021
Ambee Moran	Hudson	OH	44236		US	6/6/2021
Joseph Moran	Hudson	OH	44236		US	6/6/2021
Tampa Lann-Murphy	Hudson	OH	44236		US	6/6/2021
John Sexton	Hudson	OH	44236		US	6/6/2021
Christina Stephenson	Hudson	OH	44236		US	6/6/2021
Holly Potts	Hudson	OH	44236		US	6/6/2021
Tiffany McCann	Twinsburg	OH	44087		US	6/6/2021
Adrienne Kaltenborn	Hudson	OH	44236		US	6/6/2021
Jenelle Jordan	Hudson	OH	44236		US	6/6/2021
Paula Sgambellone	Hudson	OH	44236		US	6/6/2021
Mary Vojtko	Akron	OH	44312		US	6/6/2021
Mark Sgambellone	Hudson	OH	44236		US	6/6/2021
Kathie Sizemore	Hudson	OH	44202		US	6/6/2021
Morghana Weekly	Hudson	OH	44236		US	6/6/2021
Kimberly Williams	Hudson	OH	44236		US	6/6/2021
Linda Pollack	Summit	OH	44236		US	6/6/2021
Matthew Volk	Hudson	OH	44236		US	6/6/2021
Cleo Browne	Hudson	OH	44236		US	6/6/2021
Constance Capodici	Hudson	OH	44236		US	6/6/2021
Karen Smith	Hudson	OH	44236		US	6/6/2021
Kim Fong	Hudson	OH	44236		US	6/6/2021
Elizabeth Johnson	Hudson	OH	44236		US	6/6/2021

Kim Canterbury	Hudson	OH	44236	US	6/6/2021
Kathy Juda	Hudson	OH	44236	US	6/6/2021
Emilee Rogers	Hudson	OH	44236	US	6/6/2021
Sherif Mansour	Cleveland	OH	44102	US	6/6/2021
Kristen Young	Elyria	OH	44035	US	6/6/2021
Nicholas Fiedler	Akron	OH	44320	US	6/6/2021
Stephen Browne	Hudson	OH	44236	US	6/6/2021
Jamie Verser	Hudson	OH	44236	US	6/6/2021
Erin Bennett	Hudson	OH	44236	US	6/6/2021
Michelle Pinnow	Hudson	OH	44236	US	6/6/2021
Susan Axelrod	Hudson	OH	44236	US	6/6/2021
Tricia Murphy	Hudson	OH	44236	US	6/6/2021
Marie Kuhn	Hudson	OH	44246	US	6/6/2021
Brian Hetrick	Hudson	OH	44236	US	6/6/2021
Dan Bennett	Hudson	OH	44236	US	6/6/2021
Joanne Cammarata	Hudson	OH	44236	US	6/7/2021
Xavier Sky	beebe	AR	72012	US	6/7/2021
Beth Samora	Hudson	OH	44236	US	6/7/2021
Jeff Hildebrand	Hudson	OH	44236	US	6/7/2021
Jashar Awan	Hudson	OH	44236	US	6/7/2021
Quinn Miller	Hudson	OH	44236	US	6/7/2021
Pamela Miller	Hudson	OH	44236	US	6/7/2021
Kathleen Mowinski	Hudson	OH	44236	US	6/7/2021
Beau Miller	Hudson	OH	44236	US	6/7/2021
Liz Dragar	Hudson	OH	44236	US	6/7/2021
Lycia Alexander	Hudson	OH	44236	US	6/7/2021
Christine Johnson	Hudson	OH	44236	US	6/7/2021
Karen Martin	Hudson	OH	44236	US	6/7/2021
Gina Trehan	Hudson	OH	44236	US	6/7/2021
Marc Gatzulis	Hudson	OH	44236	US	6/7/2021
Lynne Gatzulis	Hudson	OH	44236	US	6/7/2021
Noel Miller	Hudson	OH	44236	US	6/7/2021
Scott Gagnon	Fort Kent		4743	US	6/7/2021
Emily Eibel	Hudson	OH	44236	US	6/7/2021
Joanne Haseley	Hudson	OH	44236	US	6/7/2021
Fred Innamorato	hudson	OH	44236	US	6/7/2021
吳 濤鈞	New Taipei			US	6/7/2021
Rebecca Blubaugh	Stow	OH	44224	US	6/7/2021
Chelsea McCoy	Hudson	OH	44236	US	6/7/2021
Megan Huyghe	Hudson	OH	44236	US	6/7/2021
john innamorato	Mentor	OH	44060	US	6/7/2021
Rebecca Wulfeck	Hudson	OH	44236	US	6/7/2021
Roger Buford	Hudson	OH	44236	US	6/7/2021
curtis lee	Baltimore		21223	US	6/7/2021
Jamie Stover	Hudson	OH	37415	US	6/7/2021
Heidi Grady	Hudson	OH	44236	US	6/7/2021
Christy Hambleton	Akron	OH	44313	US	6/7/2021
Bob and Karen Hoffstetter	Hudson	OH	44236	US	6/7/2021
Nancy Burr	Hudson	OH	44236	US	6/7/2021
Rachel Christie	Hudson	OH	44236	US	6/7/2021
John Christie Jr.	Hudson	OH	44236	US	6/8/2021
Tess Miller	Hudson	OH	44236	US	6/8/2021
Sarah Tirpak	Hudson	OH	44236	US	6/8/2021
Sarah Sarver	Hudson		44236	US	6/8/2021
Valerie Leonard	monroe	NJ	8831	US	6/8/2021

Rachel Venti	Hudson	OH	44236	US	7/8/2021
Karie Nodar	Hudson	OH	44236	US	7/8/2021
Jennifer Till	Hudson	OH	44236	US	7/8/2021
Noah Durkee	Kent	OH	44240	US	7/8/2021
Lisa Ozello	Hudson	OH	44236	US	7/8/2021
Jennifer Wilcox	Hudson	OH	44236	US	7/8/2021
Amanda M	Hudson	OH	44236	US	7/8/2021
Sarah Tolodzieski	Cleveland	OH	44224	US	7/8/2021
Deborah Chan	1939 E. Haymarket Way	OH	44236	US	7/8/2021
Aimee Bell	Hudson	OH	44236	US	7/8/2021
Marion Casey	Akron	OH	44305	US	7/8/2021
Bill Lockwood	Hudson	OH	44236	US	7/8/2021
Antony Myers	Hamilton		8125	Bermuda	7/8/2021
Ellie Pochervina	Hudson	OH	44236	US	7/8/2021
Trisha Romano	Hudson	OH	44236	US	7/8/2021
Andora Vrooman	Hudson	OH	44236	US	7/8/2021
Shelly Drenski	Cleveland	OH	44124	US	7/8/2021
Arthur Miceli	Hudson	OH	44236	US	7/8/2021
Lindsay Vilaysone	Hudson	OH	44235	US	7/8/2021
tammy brodbeck	Hudson	OH	44236	US	7/8/2021
Maureen Chandran	Hudson	OH	44236	US	7/9/2021
Robin Andrasik	Hudson	OH	44236	US	7/9/2021
Vish Chandran	Hudson	OH	44236	US	7/9/2021
Brad Banko	Hudson	OH	44236	US	7/9/2021
Ryan Lopez	Hudson	OH	44236	US	7/9/2021
Kimberly Medykowski	Hudson	OH	44236	US	7/9/2021
Kristen Catania	Hudson	OH	44236	US	7/9/2021
Daniel Nish	Hudson	OH	44236	US	7/9/2021
Katie May	Hudson	OH	44236	US	7/9/2021
Amanda Maxwell	Hudson	OH	44236	US	7/9/2021
Caitlin Nowak	Hudson	OH	44236	US	7/9/2021
natalie neistadt	Hudson	OH	44236	US	7/9/2021
Michelle Coenen	Hudson	OH	44236	US	7/9/2021
Molly Falasco	Hudson	OH	44236	US	7/9/2021
Kristen Lukas	Hudson	OH	44236	US	7/9/2021
Dawn Donley	Hudson	OH	44236	US	7/9/2021
Frank C Hudson	OH	44236	US	7/10/2021	
Eric Knauf	Hudson	OH	44236	US	7/10/2021
Kennedi Jackson	Killeen		76549	US	7/10/2021
Jan Neff	Pittsburgh	PA	15234	US	7/10/2021
Diane Geesling	Hudson	OH	44236	US	7/11/2021
Yazen Ayoub	Corona		92881	US	7/11/2021
Francisco Ortiz	Long Beach	CA	90802	US	7/11/2021
Tiffany Pyles	Columbus		43223	US	7/11/2021

Rodrick Edelen	Bentonville		72713	US	6/8/2021
Beth Innamorato	Hudson OH	44236	US	6/8/2021	
Evan Long	Parker	80134	US	6/8/2021	
Nasro Attia	Los Angeles		90034	US	6/8/2021
Daniela Aminger	Hudson OH	44236	US	6/8/2021	
Sarah Slager	Hudson OH	44122	US	6/8/2021	
Lisabeth Robinson	Aurora OH	44202	US	6/8/2021	
Robert Adair	Hudson OH	44236	US	6/8/2021	
Tracy Vaughn	Hudson OH	44236	US	6/8/2021	
Sean Samora	Hudson OH	44236	US	6/8/2021	
Anthony Frammartino	Hudson OH	44236	US	6/8/2021	
Nicolette Maksim	Hudson OH	44236	US	6/8/2021	
Anthony C May	Hudson OH	44236	US	6/8/2021	
Jason Miller	Hudson OH	44236	US	6/8/2021	
Connie White	Macedonia OH	44056	US	6/8/2021	
Jennifer Liesen	Hudson OH	44236	US	6/8/2021	
Kim Miner	Hudson OH	44236	US	6/9/2021	
Leah Kessler	Chicago IL	60622	US	6/9/2021	
Michael Miller	Hudson OH	44236	US	6/9/2021	
Ruth Roope	Cleveland OH	44134	US	6/26/2021	
Chuck Fenske	Hudson OH	44236	US	6/26/2021	
Louis DeMarco	Hudson OH	44236	US	6/26/2021	
Laura Austin	Hudson OH	44236	US	6/26/2021	
Stefani Winters	Hudson OH	44236	US	6/26/2021	
Robert Krisch	Hudson OH	44236	US	6/26/2021	
Michelle Wilson	Hudson OH	44236	US	6/27/2021	
Terri Hildebrand	Hudson OH	44236	US	6/27/2021	
Sean Morris	Hudson OH	44236	US	6/27/2021	
Rebecca Leiter	Hudson OH	44236	US	6/27/2021	
Lauren Edmunds	Hudson OH	44236	US	6/27/2021	
Meg Fernando	Hudson OH	44236	US	6/27/2021	
Stephanie Andrews	Hudson OH	44236	US	6/27/2021	
Doug Dempsey	Hudson OH	44236	US	6/27/2021	
Jeff Hildebrand	Hudson OH	44236	US	6/27/2021	
Michele Messina	Aurora OH	44202	US	6/27/2021	
Susan Ramlo	Hudson OH	44236	US	6/27/2021	
Nick Elser	Wooster OH	44691	US	6/28/2021	
MARGaret MURray	Hudson OH	44236	US	6/28/2021	
P Ham	Hudson OH	44236	US	6/28/2021	
Andrea Castellanos	Hudson OH	44236	US	6/28/2021	
Amy LaGuardia	Hudson OH	44236	US	6/28/2021	
Davod Rhoa	Hudson OH	44236	US	6/28/2021	
Hanna Sandt	Hudson OH	44236	US	6/28/2021	
Tony Havlicek	Hudson OH	44236	US	6/28/2021	
Juan Ugalde	Chagrin Falls OH	44023	US	6/28/2021	
Samuel Barnett	Twinsburg OH	44087	US	6/28/2021	
Gary Garrison	OH	44133	US	6/28/2021	
Jennifer Abdoo	Hudson OH	44236	US	6/28/2021	
Courtney Flack	Hudson OH	44236	US	6/28/2021	
Justin Flack	Hudson OH	44236	US	6/28/2021	
Vicki Brower	Stow OH	4424	US	6/28/2021	
Connie Brock	Hudson OH	44236	US	6/28/2021	
JULIE CHARETTE	Hudson OH	44236	US	6/28/2021	
Amanda Van Zetten	EL Cajon		92019	US	6/28/2021
Rewa Salik	Monroe	6468	US	6/28/2021	
Eva Ciro	Goodlettsville		37072	US	6/28/2021

Isabelle Arroyo Randolph			7869	US	6/28/2021
Gilbert Swilling	Richmond			23223	US
6/28/2021					
Mioara Van Buren	East Longmeadow			1028	US
6/28/2021					
Payton Mull	Roanoke	76262	US		6/28/2021
Muhammad Adnan Yousaf	Dumfries			22026	US
6/28/2021					
Adelaida Corral	Pompano Beach	FL	33065	US	6/28/2021
Mary Lou Windt	Hudson	OH	44236	US	6/28/2021
Debbie E	Felton		19943	US	6/28/2021
Brooke Waickman	Hudson	OH	44236	US	6/28/2021
Holly Paterniti	Hudson	OH	44236	US	6/28/2021
Nick Kwolek	Hudson	OH	44236	US	6/28/2021
Carol Monaco	Hudson	OH	44236	US	6/28/2021
Patrick Hill	Hudson	OH	44236	US	6/28/2021
Stephanie Davis	Hudson	OH	44236	US	6/28/2021
Christine Barger	Hudson	OH	48125	US	6/28/2021
Jan Porter	Hudson	OH	44236	US	6/28/2021
Jill Brown	Hudson	OH	44236	US	6/28/2021
Chris Schmidt	Hudson	OH	44236	US	6/28/2021
Julie Solorio	Hudson	OH	44236	US	6/28/2021
Caroline Gray	Hudson	OH	44236	US	6/29/2021
Jen Meikle	Hudson	OH	44236	US	6/29/2021
Elaine Sleigh	Hudson	OH	44236	US	6/29/2021
Caylin McCombs	Hudson	OH	44236	US	6/29/2021
Kueitsung Shih	Hudson	OH	44236	US	6/29/2021
William McCombs	Hudson	OH	44236	US	6/29/2021
Dave Sarkisian	Hudson	OH	44236	US	6/29/2021
Jose Ugalde	Hudson	OH	44236	US	6/29/2021
Nina MacLeod	Hudson	OH	44236	US	6/29/2021
Tiffany Tidmore	Hudson	OH	44236	US	6/29/2021
Justin Tidmore	Hudson	OH	44236	US	6/29/2021
Michael Rizzo	Hudson	OH	44236	US	6/29/2021
Nina Freeman	Hudson	OH	44236	US	6/29/2021
Rachel Pringer	Hudson	OH	44236	US	6/29/2021
Nick Anasinis	Hudson	OH	44236	US	6/29/2021
Erik Davis	Hudson	OH	44236	US	6/29/2021
Carl Winterich	Hudson	OH	44236	US	6/29/2021
Jeff Rockwood	Hudson	OH	44236	US	6/30/2021
Danny Finstock	Hudson	OH	44236	US	6/30/2021
Alex Kubik	Hudson	OH	44236	US	6/30/2021
Brian Price	Hudson	OH	44236	US	7/1/2021
Armeen Shahid	Faisalabad		38000	US	7/1/2021
JAMES ROLAND	Elkton		21921	US	7/1/2021
Demi Snalley	Orlando		32812	US	7/1/2021
Margaret Brown	Hudson	OH	44236	US	7/6/2021
Jennifer Verrona	Hudson	OH	44236	US	7/6/2021
Tressa Forish	Hudson	OH	44236	US	7/6/2021
Anne Suntken	Hudson	OH	44236	US	7/6/2021
Daniele Bilfield	Hudson	OH	44236	US	7/6/2021
Allisyn Cline	Hudson	OH	44236	US	7/6/2021
Richard James	Akron		44321	US	7/6/2021
Salvatore Bordonaro	Hudson	OH	44236	US	7/6/2021
Kurtis Wireman	Hudson	OH	44236	US	7/6/2021
Andraea Vinocur	Hudson	OH	44236	US	7/6/2021
Theresa Kline	Hudson	OH	44236	US	7/6/2021

Philip Leiter	Hudson	OH	44236	US	7/6/2021
Marisa Pisani	Hudson	OH	44236	US	7/6/2021
William Feldman	Hudson	OH	44236	US	7/6/2021
Linda Skilton	Hudson	OH	44236	US	7/6/2021
Xcaliber The hedgehog	Brooklyn				11202 US
7/7/2021					
Molly Bielak	Medina		14103	US	7/7/2021
Karina Lara	Springdale			72764 US	7/7/2021
Tami Lukachy	Henderson			89014 US	7/7/2021
Abigail Wilson	Portland			97214 US	7/7/2021
Ruby Demitros	Seattle		98144	US	7/7/2021
Jenesa Lukac	Hudson	OH	44236	US	7/7/2021
Patti Havlicek	Hudson	OH	44236	US	7/7/2021
Dorothy Adams	Hudson	OH	44236	US	7/7/2021
Richard Gulick	Hudson	OH	44236	US	7/7/2021
Beth Baumhoer	Akron	OH	44305	US	7/7/2021
Sharon Strobach	Hudson	OH	44236	US	7/7/2021
Cheryl Poulin	Stow	OH	44224	US	7/7/2021
Ben Pratt	Charlotte			28202 US	7/8/2021
bobby smith	Macon		31204	US	7/8/2021
Diane Logan	Detroit		48234	US	7/8/2021
Amy Noel	Mount Pleasant			29464 US	7/8/2021
Loren Pope	Hudson	OH	44236	US	7/8/2021
Merry Lib	Brownsburg			46112 US	7/8/2021
Janet Middleton	Brandon		39042	US	7/8/2021
Patricia Paras	Mentor		44060	US	7/8/2021
Joshua Standiford	Lake Zurich				60047 US
7/8/2021					
benji D.	Manassas			20110 US	7/8/2021
Jenny Stupica	Hudson	OH	44236	US	7/8/2021
Greg Hall	Hudson	OH	44236	US	7/8/2021
Jennie McGahee	Hudson	OH	44236	US	7/8/2021
Tiana Evans	Hudson	OH	44236	US	7/8/2021
Byron Evans	Newark	OH	44236	US	7/8/2021
Laura Methvin	Hudson	OH	44236	US	7/8/2021
Betsy Lockwood	Hudson	OH	44236	US	7/8/2021
Kevin Killeen	Hudson	OH	44236	US	7/8/2021
William Coverley	Newark	OH	44236	US	7/8/2021
Angela Strach-Gotthardt	Hudson	OH	44236	US	7/8/2021
Jennifer Villa	Hudson	OH	44236	US	7/8/2021
Kimberley Sexton	Hudson	OH	44236	US	7/8/2021
Shanna Leiva	Hudson	OH	44236	US	7/8/2021
Carole Taylor	Columbus	OH	43229	US	7/8/2021
Justin Smith	Hudson	OH	44236	US	7/8/2021
Samantha Carothers	Hudson	OH	44236	US	7/8/2021
Holly Geil	Cuyahoga Falls	OH	44221	US	7/8/2021
jean szymanski	Hudson	OH	44056	US	7/8/2021
Matthew Dickerson	hudson	OH	44236	US	7/8/2021
jennifer trautmann	fort wayne			IN 46814	US
7/8/2021					
Todd Zedak	Hudson	OH	44236	US	7/8/2021
Rebecca Powell	Hudson	OH	44236	US	7/8/2021
Katharine Tavani	Detroit	MI	48219	US	7/8/2021
Bradley Burlew	Cuyahoga Falls	OH	44223	US	7/8/2021
Missy Burrows	Hudson	OH	44236	US	7/8/2021
Tamara Hall	Hudson	OH	44236	US	7/8/2021
Jerry Wiesner	Hudson	OH	44236	US	7/8/2021