



# 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*

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Monday, October 13, 2025

7:30 PM

Town Hall  
27 East Main Street

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**I. Call To Order**

**II. Roll Call**

**III. Swearing In**

**IV. Approval of Minutes**

**A. [PC 9-8-25](#) Minutes of Previous Planning Commission Meeting: September 8, 2025**

**Attachments:** [PC Meeting Minutes September 8, 2025](#)

**V. Public Discussion**

**VI. Correspondence**

**VII. Old Business (including continuation of public hearings)**

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

**Attachments:** [PC Memo for 10.13.25 Meeting](#)  
[EMS Incident Report](#)  
[Map of Existing Facilities](#)  
[PC Memo from 9.8.25 Meeting](#)  
[Staff Report - August 11 PC Meeting](#)  
[Council Memo](#)  
[Hudson Comprehensive Plan](#)

**VIII. New Business (including public hearings)****A. [PC 2025-1022](#) A Major Site Plan request to construct an addition for Village Dental**

**Attachments:**    [Staff Report](#)  
[Site Plans](#)  
[Elevations](#)  
[Trip Generation Analysis](#)  
[Engineering Review](#)  
[Fire Marshal Review](#)  
[Supplemental Documents](#)

**B. [PC 2025-1237](#) A Major Site Plan request for the City of Hudson's proposed inclusive playground at Oak Grove Park.**

**Attachments:**    [Staff Report](#)  
[Site Plans](#)  
[Wetland Delineation](#)  
[Stormwater Report](#)  
[Trip Generation/Parking Letter](#)  
[Renderings](#)  
[Equipment Specs 1 of 2](#)  
[Equipment Specs 2 of 2](#)  
[Building Specs](#)  
[Engineering Review](#)  
[Public Comments](#)  
[Supplemental Documents](#)

**C. [PC 2025-1240](#) A Conditional Use request for a model homes sales office at the Preserve of Hudson.**

**Attachments:**    [Staff Report](#)  
[Submittal Documents](#)  
[Exhibits A - D](#)  
[Property Survey](#)  
[Landscape Plan](#)  
[Engineering Review](#)

**IX. Other Business****A. [Moratorium Disc](#) Discussion on the upcoming plan review Moratorium**

**Attachments:**    [Staff Memo](#)  
[City Council Resolution Establishing the Moratorium](#)

**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.*