



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

Date: June 18, 2021  
To: Architectural and Historic Board of Review  
From: Greg Hannan, Community Development Director, Nick Sugar, City Planner  
CC: Thomas J. Sheridan, Asst City Manager  
Re: 2021 Land Development Code Update

On June 15, 2021, City Council conducted a first reading and referral to Planning Commission of the 2021 LDC Update. Planning Commission will conduct a public hearing in July with an anticipated review recommendation forwarded back to City Council in August. To assist Planning Commission, staff anticipates presenting the draft amendments to AHBR on June 23<sup>rd</sup> to receive any feedback of the members or decision of the board. Please note the following brief summary:

1. **Development review** (Minor – ADMIN, Basic-AHBR, and Major – PC) In response to feedback from the AHBR in May, the draft legislation has been revised to narrow admin review of historic district applications to *small residential or nonresidential projects in the Historic District limited to alterations involving the replacement of in-kind materials and fences*. Additionally the size threshold has been kept at the current 250 sq ft.
2. **Historic District subcommittee:** At the May discussion, the board briefly discussed the concept of removing the HD subcommittee to ease some of the quorum and motion challenges while allowing the full board to equally review HD projects. Staff has incorporated such into the draft legislation but will be seeking further discussion with the board on this topic. Consider removing the Historic District Subcommittee. This would allow all board members to engage on review of such cases, attend site visits as desired, and would remove the significant inefficiencies of subcommittee vs board attendance and motions to consider a case.
3. **Architectural Design Standards (LDC Appendix D): The following items have been incorporated for consideration:**
  - a. Window placement on Accy structures - increase threshold from over 10ft to 12ft:
  - b. Fence material fully restrict chain link
  - c. Glass block windows - codify existing policy/procedure
  - d. Blending of materials - codify existing policy/procedure
  - e. Massing and garage placement - revise the Design Standards to align with the district regulations and provide relief for setback greater than 130 feet.
  - f. Use of three materials on a building - revise the Design Standards to accommodate a third wall material.