



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, October 27, 2025

7:30 PM

Town Hall
27 East Main Street

- I. Call To Order**
- II. Roll Call**
- III. Swearing In**
- IV. Approval of Minutes**
- V. Public Discussion**
- VI. Correspondence**
- VII. Old Business (including continuation of public hearings)**
 - A. [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](#)
- VIII. New Business (including public hearings)**

- A. [PC 2025-1238](#) A Compatibility Plan review request for Canterbury Meadows, a 32-lot, single-family open space conservation subdivision.

Attachments: [Staff Report](#)
[Site Plans](#)
[Wetland Jurisdictional Determination](#)
[Trip Generation Letter](#)
[Geotech Report](#)
[Tree Survey](#)
[Department Reviews](#)
[Supplemental Documents](#)
[Public Comments](#)

- B. [PC 2025-1248](#) A Text and Zoning Map amendment request to establish a new zoning district, District 11.

Attachments: [Staff Memo](#)
[District 11 Draft Regulations](#)
[Hudson Draft Zoning Map - District 11](#)
[Hudson 2024 Comprehensive Plan - S Main](#)
[South Darrow Road Zoning Timeline](#)
[South Darrow Subcommittee Use Matrix](#)
[Ordinance No. 25-146](#)

IX. Other Business

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.