

Meeting Date:

November 10, 2025

Location:

41 E. Main Street

Parcel Number

3200737

Request:

Major Site Plan

Applicant:

Elizabeth Swearingen,
Peninsula Architects

Property Owner:

41 E Main LLC

Zoning:

D5- Village Core Gateway

Case Manager:

Nick Sugar, City Planner

Staff Recommendation

Approval subject to
conditions on page 3.

Contents

- Site Plans, October 2025
- Building Elevations, 4.17.25
- Previous Staff Report From 10.13.25 Meeting
- Trip Generation Analysis, 9.15.25
- City Arborist review 11.3.25
- Asst. City Engineer review dated 11.4.25
- Fire Marshal Review dated 10.1.25
- Supplemental Documents



City of Hudson GIS

Project Background:

Village Dental is located on the corner of E. Main Street and Division Street in the historic district. It was constructed in 1841 and is one of the earliest commercial buildings in Hudson. It is unique as it is connected to the residential building to the south (35-37 E Main Street).

The application is a request to construct a 2-story addition to the rear of the existing building. The addition would provide additional office and storage space for the business. The addition would have a footprint of 572 square feet.

The review would include a Major Site Plan review by the Planning Commission and design review by the Architectural and Historic Board of Review.

The application was continued from the October 13, 2025 Planning Commission meeting. The updates are summarized on the following page of this staff report. This staff report is intended to supplement the previous staff report from the October 13, 2025 meeting (attached for reference).

Adjacent Development:

The property is located within the historic district and is adjacent to institutional to the north (Burton D. Morgan Foundation), public greens to the west and single family residential to the east and south. Staff notes the property is directly bordered to the east by a separate parcel containing a driveway serving the residential building to the south (35-37 E Main Street).

Hudson Planning Commission	SITE PLAN REVIEW – VILLAGE DENTAL
Case No. 25-1022	November 10, 2025

Updates from October 13, 2025 Planning Commission Meeting

Staff notes the following updates:

- **Tree Preservation:** Proposed disturbance to a mature Red Oak tree was previously identified. Staff notes the applicant has revised the plans to remove the proposed curb cut and driveway adjacent to the tree.

A site visit was attended by members of the Community Development staff, the City Arborist, the applicant, and the owner. The City Arborist reviewed the revised design and prepared the attached review letter with recommendations. In summary, the letter states the following:

- Based on the revised design the City Arborist believes the tree is a good candidate for tree preservation.
- Tree protection measures are important for older trees. This tree is potentially between 80 and 120 years old. Red Oaks can potentially live up to 300 years.
- Specific tree preservation recommendations are made in the report. These measures would be implemented prior to, and during, construction.

Staff recommends the Planning Commission adopt the letter from the City Arborist into the conditions of approval and specify that this work shall be performed in coordination with the City Arborist.

- **Driveway and Garage Door Removal:** The applicant has removed the driveway and replaced with a reduced paver terrace. The rear overhead garage door has been redesigned to a set of 6 ½' x 5' double doors. This revision was made to preserve the Red Oak tree.
- **Bioretention Relocation/Right-of-way impacts:** The bioretention area has been relocated to the rear yard in an effort to remove proposed structures from the right of way. The City Engineer has reviewed the revised biorientation design and submitted the attached review letter. Staff notes a set of steps that appear to be proposed within the right-of-way. Staff recommends all proposed improvements be removed from the right-of-way.
- **Impervious Surface Reduction:** The proposed revisions would reduce the total proposed impervious surface from 69% to 52%.
- **Updated Submittal Checklist:** The applicant has provided an updated submittal checklist in response to previous Planning Commission comments regarding submittal materials. The submittal checklist can be found within the "Supplemental Documents" attachment.

Based on these updates, staff has revised the recommendation on page 3 of this staff report.

City Departments:

- ✓ **City Arborist** City Arborist Tom Kiepura has submitted the attached review letter with tree protection recommendations dated November 3, 2025.
- ✓ **Engineering** Assistant City Engineer David Rapp has submitted the attached review letter dated November 4, 2025. Mr. Rapp included Engineering Standards regarding material staging and maintaining vehicular and pedestrian traffic flow around the job site.
- ✓ **Fire Department** Fire Marshal Shawn Kasson has submitted the attached review letter dated October 1, 2025 and notes a knox box must be furnished and installed in a approved location.

Hudson Planning Commission	SITE PLAN REVIEW – VILLAGE DENTAL
Case No. 25-1022	November 10, 2025

- ✓ **Hudson Public Power** Assistant Public Works Superintendent Dave Griffith has reviewed the proposal and noted the addition would be served by the existing electric service.

Required PC Action

The PC shall consider the development application, the staff report, and then take final action. PC shall approve, approve with conditions, or deny the application based on its compliance with the appropriate review standards. All decisions of the Commission shall be based on findings of fact related to the relevant standards of the Code.

Recommendation

Approve the Major Site Plan application for the proposed addition for Village Dental per case 25-1022, according to plans received October 30, 2025, subject to the following conditions:

1. Design of the addition will require final approval by the Architectural and Historic Board of Review.
2. Revise design of the steps to remove the portion that would extend into the city right of way.
3. The comments of Assistant City Engineer David Rapp shall be addressed per the November 4, 2025 correspondence. Construction of the site work and utilities shall be governed by the City of Hudson Engineering Standards.
4. The comments of Fire Marshal Shawn Kasson shall be addressed per the October 1, 2025 correspondence.
5. The recommendations of City Arborist Tom Kiepora shall be incorporated into these conditions per the November 3, 2025 correspondence. The stipulated tree protection measures shall be conducted by the applicant in coordination with the City Arborist.
6. The applicant shall install silt fencing and/or polypropylene fencing to mark and protect the approved clearing limits, which shall be maintained by the applicant.
7. Satisfaction of the above conditions prior to scheduling of a preconstruction meeting with City officials and no clearing or construction of any kind shall commence prior to the issuance of a Zoning Certificate.