City of Hudson, Ohio

Meeting Minutes - Draft

Planning Commission

Sarah Norman, Chair
Jessie Obert, Vice Chair
Fred Innamorato
Chelsea McCoy
David Nystrom
Matt Romano
Angela Smith

Monday, June 22, 2026 **7:30 PM** **Town Hall**
27 East Main Street

I. Call To Order

Chair Norman called to order the meeting of the Planning Commission of the City of Hudson at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 6 - Ms. Norman, Mr. Nystrom, Mr. Innamorato, Ms. Smith, Ms. McCoy and Ms. Obert

Absent: 1 - Mr. Romano

III. Swearing In

Chair Norman placed everyone under oath who would be giving testimony during the meeting.

IV. Approval of Minutes

A. PC 4-27-26 **Minutes of Joint Board Session: April 27, 2026**

Attachments: Joint Session Meeting Minutes: April 27, 2026

A motion was made by Mr. Nystrom, seconded by Mr. Innamorato, that the April 27, 2026, Minutes be approved as amended. The motion carried by the following vote:

Aye: 4 - Ms. Norman, Mr. Nystrom, Mr. Innamorato and Ms. Obert

Absent: 1 - Mr. Romano

Abstain: 2 - Ms. Smith and Ms. McCoy

B. PC 5-11-26 **Minutes of Previous Planning Commission Meeting: May 11, 2026**

Attachments: PC Meeting Minutes: May 11, 2026

A motion was made by Mr. Innamorato, seconded by Ms. Obert, that May 11, 2026, Minutes be approved as amended. The motion carried by the following vote:

Aye: 4 - Ms. Norman, Mr. Innamorato, Ms. Smith and Ms. Obert

Absent: 1 - Mr. Romano

Abstain: 2 - Mr. Nystrom and Ms. McCoy

V. Public Discussion

VI. Correspondence

Commissioners who participated in the Clinton Crossing charrette noted that the group sessions were well-attended and well-run. . The moderators successfully kept the groups on task throughout the event.

Specific feedback included; a distinct sensitivity toward density in the Owen Brown Street area, a high volume of suggestions making it difficult to consolidate all the ideas into a single plan, and clearer guidelines needed regarding density and other items that do not fit within the Land Development Code (LDC). Mr. Hannah noted that the meeting packets contained detailed information regarding the LDC and the current allowances. He thanked the Planning Commission members for attending and stated that the July meeting will focus on narrowing down the options under consideration.

Additionally, Ms. Norman reported that many citizens had asked her where to sign the petition regarding the District 11 ballot issue. She responded that she is not involved with the petition and could not provide an authoritative answer. She also noted that during the last meeting, the City Council Liaison requested a recurring agenda item for joint discussions. After consulting with staff and Mr. Nystrom, she decided that adding an agenda item for the Council Liaison will be handled on a meeting-by-meeting basis. In response, some Commissioners expressed that it would be beneficial if they could be more involved in these discussions and interact more frequently with Council members.

VII. Old Business (including continuation of Public Hearings)

A. Disc - PD JUNE **Planning Commission Discussion Topic: Planned Developments**

Attachments: Staff Memo - May 2026
OHM PD Memo - Appendix
OHM PD Memo
Staff Memo - Planned Development Process
Transcription of PD Notes - Chair Norman

Mr. Sugar provided a summary of the Planning Commission's (PC) previous two meetings. This included a review of presentations given on April 13th and May 11th by Mr. Arthur Schmidt of OHM Advisors. Mr. Schmidt’s presentation featured a peer-city review of planned developments and advised that the City should determine which areas require strict adherence to the Land Development Code (LDC) and where it can afford to be flexible regarding Planned Developments. The Commissioners also reviewed various LDC definitions, debated several open-ended items and how they are handled administratively, and noted multiple clarification points within the notes that Chair Norman supplied to the Commissioners and staff.

The Commission then discussed seeking clarification on what Council wants the PC to accomplish. To achieve this, the PC proposed a joint meeting with City Council to clarify Council's goals for the PC and its administrative process.

Councilwoman Weinstein stated that Council has not yet discussed any desired changes to the LDC or administrative codes. However, she believes Council would want to know what specific problems the PC is trying to solve, what the LDC currently mandates regarding Planned Developments, and what issues the PC hopes to address with its upcoming recommendations. Chair Norman noted that the previously mentioned report details the areas the PC intends to address. Subsequent discussion focused on how to present this report to City Council, whether Planned Developments should continue to be allowed in every district as the LDC currently permits, and the importance of identifying potential Planned Development locations on a map.

Mr. Hannah discussed establishing potential dates for a joint meeting. The Commissioners weighed the possibility of presenting at a Council workshop. Debate followed regarding whether to form a subcommittee composed entirely of PC members, a joint committee of both PC and Council members, or if Council should simply provide direction to an independent PC committee. Additionally, the PC discussed a potential temporary ban on Planned Developments due to current LDC deficiencies that could expose the city to lawsuits.

Two motions were brought forward but failed to progress due to a lack of a second. First, Ms. Smith moved to have Chair Norman present an abbreviated version of her memo to City Council to ask for direction on next steps and foster a partnership. Second, Mr. Innamorato moved to institute a six-month moratorium on Planned Developments until the code language could be amended.

Mr. Hannah noted that Council has a density discussion workshop scheduled for July 14, 2026 and that may be an opportunity to present the Planned Development topic, though he reminded the Commission that he lacks the authority to place items directly on Council's agenda. He added that any LDC changes will directly affect District 11, Clinton Crossing, and future developments. Further discussion ensued regarding the process for implementing LDC changes and how Council historically receives PC recommendations.

During the discussion of Mr. Nystrom's motion the Commissioners emphasized the need to start these revisions in a timely manner and noted the concern that City Council might not have room on its July agenda to consider Chair Noman's memo, thereby delaying the revisions.

Commission members discussed who would serve on the subcommittee. The newly formed subcommittee will consist of Chair Norman, Ms. Obert, Dr. Weinstein (at her discretion), and city staff.

Chair Norman concluded by expressing her appreciation for the honest discussion.

Mr. Nystrom made a motion, seconded by Ms. Obert, to have Chair Norman present the Planned Development memo to City Council and for the PC to form a subcommittee to begin working on language revisions immediately.

Aye: 5 - Ms. Norman, Mr. Nystrom, Mr. Innamorato, Ms. McCoy and Ms. Obert

Nay: 1 - Ms. Smith

Absent: 1 - Mr. Romano

VIII. New Business (including Public Hearings)

IX. Other Business

Chair Norman congratulated Ms.McCoy on birth of her child and welcomed her back to the meetings.

A. Disc - Temp Events **Planning Commission Discussion Topic: Special Events**

Mr. Sugar distributed the applicable Land Development Code (LDC) section for Special Events, specifically Chapter 872: Temporary Special Events. Ms. Obert noted that City Council has previously discussed potential food truck locations on city-owned property, admitting she remains unclear if Chapter 872 applies. She highlighted that the City coordinates over 100 special events each year and emphasized the importance of clarifying these special event permits before the Clinton Crossing development enters active discussion. Furthermore, the Commissioners noted that the lack of clarity within Section 872 might contribute to Hudson's reputation as a difficult place to do business.

Subsequent discussion clarified that Chapter 872 applies to both public and private property whenever an event draws more than 250 people. Mr. Hannah outlined which specific events require a city permit and which do not. The Commissioners agreed that portions of Chapter 872 are highly ambiguous, noting the language was written ten years ago and may be outdated. Chair Norman pointed out that Chapter 872 does not allow for a blanket permit, and she expressed concern over how it interacts with Chapter 1206.04, which regulates Temporary Uses. She stressed that the Commission needs to determine exactly what is and is not allowed, ensuring these two separate regulatory sections work together seamlessly. Concluding the discussion, Mr. Hannah noted that the Community Development department plans to review Section 872, and reminded the Commission that certain sections of the code fall outside of the LDC.

This matter was discussed

X. Staff Update (upcoming agenda items, appeals)

Mr. Sugar updated the Commissioners regarding the upcoming July meeting schedule. Mr. Hannah noted that July 27, 2026, is a strong possibility for a joint meeting with City Council, while August 10, 2026, remains available as a regular Planning Commission meeting date.

This matter was discussed

XI. Adjournment

A motion was made by Ms. Smith, seconded by Mr. Nystrom, that the meeting be adjourned at 8:53 p.m. The motion carried by the following vote:

Aye: 6 - Ms. Norman, Mr. Nystrom, Mr. Innamorato, Ms. Smith, Ms. McCoy and Ms. Obert

Absent: 1 - Mr. Romano

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Sarah Norman, Chair

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Joe Campbell, Executive Assistant

Upon approval by the Planning Commission, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall also consist of a permanent audio and video recording, excluding executive sessions, in accordance with Codified Ordinances, Section 252.04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission.

Public Hearings by the Commission will be undertaken for each case in the following order:

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