



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

## PLANNING COMMISSION

### CASE NO. 2025-201

CITY OF HUDSON LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTION 1202.04(b)(3) "POWERS AND FUNCTIONS - OPERATIONS - ADVICE OF CONSULTANT" OF THE LAND DEVELOPMENT CODE.

### RECOMMENDATION

Based on the evidence and representations to the Commission by City staff at a public hearing of the Planning Commission held at the regular meeting of March 31, 2025, the Planning Commission finds the proposed text amendment to be in substantial compliance with the appropriate review standards of Section 1204.01, with the following findings:

1. The amendment is in accordance with the basic intent and purpose of the Land Development Code.
2. The amendment supports the Comprehensive Plan's goals and objectives as it would assist the Architectural and Historic Board of Review in performing their duties.
3. The amendment avoids unlawful exclusionary zoning.
4. The amendment will support the City and its ability to provide services. Architectural review is an important function of maintaining the character of Hudson.

The Planning Commission recommends approval of the amendment as presented in Case #2025-201 with the attached modifications.

Dated: April 2, 2025

CITY OF HUDSON  
PLANNING COMMISSION

A handwritten signature in black ink, appearing to read "Angela Smith".

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Angela Smith, Vice Chair (Acting Chair)

That Section 1202.04(b)(3) of the Land Development Code of Hudson be amended and provide as follows, with additions in **bold** and deletions being ~~stricken~~.

(3) Advice of consultant. When requested by official action of the AHBR, the City Manager is hereby authorized and directed to employ a qualified, licensed architect **or a State of Ohio Historic Preservation Office qualified consultant** to consult with and assist the AHBR on any and all matters set forth in this Code. ~~If the Historic District and/or historic landmarks are involved, such architect shall be a qualified restoration architect.~~ Such consultation and assistance shall be strictly advisory and the AHBR shall not be bound by the architect's recommendation or opinion.