



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

PLANNING COMMISSION

2025 CITY MANAGER'S GROWTH MANAGEMENT ANNUAL REVIEW REPORT PLANNING COMMISSION REVIEW AND RECOMMENDATION

FINAL RECOMMENDATION

Based on the evidence and representations to the Commission by City Staff at a public meeting of the Planning Commission held at a regular meeting on December 8, 2025, the Planning Commission recommends City Council adopt the 2025 City Manager's Growth Management Annual Review Report's recommendation to not implement the growth management system with the following comments and considerations:

1. The current metric to determine implementation of the Growth Management Development Allocation by population growth is flawed. This metric was more appropriate when Hudson had more developable land. Population change as a measure of when to slow our growth is an imperfect representation of the impact on the community. The Planning Commission suggests adjusting the metric to one that incorporates:
 - a. Load on infrastructure, traffic, utilities
 - b. Number of houses demolished, which results in freed up land for development
 - c. The amount of buildable land remaining
 - d. The amount of strain commercial/industrial development brings to our infrastructure. When these high intensity uses are introduced, a load is created upon the city that affects its ability to take on new residences.
2. The current lottery system only applies to single-family homes and does not count the development of institutional residential buildings, including assisted living and continuing care retirement communities, towards the implementation of the GMA. Such facilities should be included as they represent a drain on infrastructure similar to any given single-family home.
3. It is difficult for one to have a detailed understanding of the GMA because it hails from a different time when the pressures on the city were very different.
4. The Planning Commission is supportive of a future effort to consult the opinion of a professional to study and make recommendations based on these findings and determine the best metrics(s) to use in the future.

Dated: January 2, 2026

CITY OF HUDSON
PLANNING COMMISSION

Sarah Norman

Sarah Norman, Chair