



City of Hudson, Ohio

Meeting Minutes - Draft Planning Commission

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

Monday, September 8, 2025

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: 7 - Ms. Norman, Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith, Ms. McCoy and Ms. Obert

III. Swearing In

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

IV. Approval of Minutes

A. [PC 7-14-25](#) Minutes of Previous Planning Commission Meeting: July 14, 2025 [Contd](#)

Attachments: [PC Meeting Minutes July 14, 2025](#)

A motion was made by Mr. Romano, seconded by Mr. Innamorato, that the July 14, 2025, Minutes be approved. The motion carried by the following vote:

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

Recused: 1 - Mr. Nystrom

B. [PC 8-11-25](#) Minutes of Previous Planning Commission Meeting: August 11, 2025

Attachments: [PC Meeting Minutes August 11, 2025](#)

A motion was made by Mr. Innamorato, seconded by Mr. Nystrom, that the August 11, 2025, Minutes be approved. The motion carried by the following vote:

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

Recused: 2 - Mr. Romano and Ms. Smith

V. Public Discussion

Chair Norman opened the meeting for Public Discussion on any topic which is not on the agenda. There were no Public Comments.

VI. Correspondence

Chair Norman requested that any correspondence regarding Planning Commission, outside of the public meetings be disclosed. She then noted:

1. The Commissioners were invited to Hudson Community Living's open house and that she had flowers delivered on PC's behalf.
2. She toured the JoAnn Fabrics building with Hudson City officials and summarized her observations to the Commissioners.
3. She will be presenting PC's request for a 90-day moratorium to City Council.

VII. Old Business (including continuation of public hearings)

A. [PC 2025-229](#) **Major Site Plan request to construct 7 villa buildings for the Laurel Lake Retirement Community.**

Attachments: [Staff Report for September 8th Meeting](#)
[Site Plans for September 8th Meeting](#)
[Engineering Review for September 8th Meeting](#)
[Public Comments](#)
[Site Plans - June 9th Meeting](#)
[Elevations - Floor Plan - June 9th meeting](#)
[Landscaping Plan - June 9th Meeting](#)
[Lighting Plan - June 9th Meeting](#)
[Stormwater Management Report - June 9th Meeting](#)
[Submittal letter - June 9th Meeting](#)
[Supplemental Documents - June 9th Meeting](#)
[Trip Generation Report - June 9th Meeting](#)
[Wetland Delineation - June 9th Meeting](#)
[Cost Estimates - June 9th Meeting](#)
[BZBA Decision - Conditional Use Appeal](#)
[PC Decision 2024](#)

Mr. Sugar noted this application was continued from the June 9, 2025, meeting, where the Commissioners requested the applicant to revise the site plan to show five units as BZBA approved, and to revise the site plan to limit the encroachment into the Limits of Disturbance. Mr. Sugar then displayed a map showing the revisions. Mr. Jeff Jardine, Riverstone Company presented the updates on behalf of the applicant. The Commissioners, applicant, and staff discussed: Changes to the landscape plan. The trees that would be removed towards the lake. The proposed redesign of the pond. The proposed front-facing garages. How building 5, in the proposed location, will affect outside events near the pavilion. The findings of the wetlands report and

how it relates to buildings 1, 2, and 5 and the adjacent pond.

Mr. Tony Berardi, Laurel Lake, noted, the additional buildings and pavilion have been discussed with Laurel Lake residents, with some opposed, some in favor, and many who have not expressed an opinion. The Commissioners expressed concern that building 5 is near the west entrance, where heavy traffic exists. Mr. Jardine stated the sight distances are within the ODOT standards and were designed using professional engineering standards.

Mr. Jardine discussed how the revised plan related to the City's Index of Ecological Integrity (IEI) and wellhead protection area.

The applicant and Planning Commission discussed, proposed tree removal, the proposed 16-foot light pole at the southern end of the property, and the transformer adjacent to building 5 should be screened. The Commissioners further discussed the proposed front loaded garages.

Ms. Eileen Nacht, RDL Architects, addressed the comments regarding the side-loaded garages.

Mr. Jardine and the Commissioners noted that yard drains will be used to collect storm water, that swales are to be avoided, and that preliminary calculations have been done regarding storm water.

Mr. Sugar stated notices were issued for the meeting.

Chair Norman opened the meeting for Public Comments.

Chair Norman read a portion of an email submitted to staff, asking the Commissioners to take note of water issues on the proposed units, especially around unit five, which she requested not be approved.

In response to the Commissioners questions, the applicant stated the proposed sidewalk would extend all around the front drive and pond, that they were not aware of flooding issues in recent years, that it is their opinion there are no wetlands present around the proposed units, therefore, approval is not needed from the Army Corps, that Summit County the project, and that no work will be done that affects the Indiana bats during the restricted portion of the year.

The applicant thanked the Commissioners and noted Laurel Lake has a waiting list for these units.

The Commissioners stated and discussed: The wetland report and IEI boundary, that the Comprehensive Plan is opposed to additional large residential developments, that the site plan may be reviewed independently from the Conditional Use permit, that the number of units make the area congested, that the design will cause trees to be damaged during construction, that the applicant stated the proposed units are not necessary for the financial health of Laurel Lake, that Hudson emergency services are already struggling, that LDC 1207.08 speaks to the well head which the Commissioners feel is within the limits, that the Comprehensive plan was approved in late 2024 and this application was submitted in May of 2025, that the front units are too close to the road, that conflicting statements were made by the applicant regarding the project being viable if the front units are not approved, and that approving this application will set precedent for ignoring the Comprehensive Plan.

Staff clarified that the proposed units are independent living villas.

The Commissioners discussed PCs goal of balancing the rights of land owners and the citizens' opinions in the Comprehensive Plan.

Ms. Smith made a motion, seconded by Ms. Obert, to deny the application based on the language of the Comprehensive Plan.

The Board and staff clarified the request also includes the 4 buildings at the southern end of the property.

Ms. Smith and Ms. Obert agreed to withdraw their motion with the intent to make a new motion to include all of the units.

The Commissioners discussed a vote affirming PCs and BZBAs previous decision to approve, that all the units violate the Comprehensive Plan, that the applicant met all the conditions set by the Commissioners.

Ms. Smith made a motion, seconded by Mr. Romano, to DENY units 1, 2, and 5, based on the Comprehensive Plan and to approve units 3, 4, 8, and 9. The motion to DENT was approved by the following vote:

Aye: 5 - Mr. Romano, Mr. Innamorato, Ms. Smith, Ms. McCoy and Ms. Obert

Nay: 2 - Ms. Norman and Mr. Nystrom

B. [PC 2025-904](#) A Text Amendment request relevant to regulations applicable to Assisted Living, Continuing Care Retirement Communities, and Institutional Care (nursing).

Attachments:

[PC Memo for 9.8.25 Meeting](#)

[Staff Report - August 11 PC Meeting](#)

[City Council Memo](#)

[Map of Existing Facilities](#)

[EMS Incident Report](#)

[Hudson Comprehensive Plan](#)

Mr. Hannan introduced the application by requesting the Commissioners' feedback on the staff-provided regulations applicable to assisted living.

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Chair Norman noted this is a Public Hearing.

The Commissioners discussed the definition of assisted living as pertaining specifically to the elderly, and the possibility of expanding it to include assisted living for any age group.

Chair Norman opened the meeting for Public Comments. Seeing none, Public Comments were closed.

The Commissioners discussed the possibility of making an overlay district in which all new assisted residential living facilities are located.

Mr. Nystrom made a motion, seconded by Ms. McCoy, to request staff develop an overlay in the center of town to include a portion of D2, and all of D3, D4, & D5, with the northern boundary being the Turnpike for institutional residential uses.

The Commissioners further discussed the most appropriate districts for assisted living facilities to be located in light of the demands placed on emergency services.

Mr. Romano made an amend to the motion to exclude D 4 & D 5, Ms. Smith seconded the amendment. The amendment to the motion was approved unanimously.

Mr. Nystrom made motion, seconded by Ms. McCoy, to request staff develop a potential overlay within the center of town that would include a portion of D2, and all of D3, with a

northern boundary being the turnpike for institutional residential uses. The motion was approved by the following vote:

Aye: 7 - Ms. Norman, Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith, Ms. McCoy and Ms. Obert

VIII. New Business (including public hearings)

A. [PC 2025-1027](#) A Concept Site Plan request for a proposed townhome development

Attachments: [Staff Report](#)
[Memo From Applicant](#)
[Site Plans](#)
[Inspirational Images](#)
[Engineering Review](#)
[Title Commitment](#)
[Current Deeds](#)
[Site Photos](#)

Mr. Hannan introduced the application by noting that a modified staff report with a clarification was distributed to the Commissioners, and this application is for a Basic Development.

Mr. Sugar introduced the revised Concept Plan Review for a townhome development at 86 Owen Brown Street in District 5 and reviewed the revisions.

Mr. Adam Fishman, Fairmount Properties, described: The location of the proposed development, the redevelopment of the area, that this revised plan is based on the previous comments from PC, the reduced density from 21 units to 18 units, that all the buildings will be out of the floodplain, that sanitary sewers and water issues are being addressed, that adequate on-street parking has been developed, that the historic village core is being protected, that Veterans Trail will be extended through the property with an interior courtyard which will be open to the public, that the proposed units will preserve the feel of the surrounding historic homes, that existing impervious surfaces will be removed and replaced with a landscaping, that detention and water quality controls will improve the function of Brandywine Creek, that the new plan will have two curb cuts, that the project will be innovative and unique with the transformative use of industrial and business units into residences, and the designs with attention to details will bring quality to the area.

The Commissioners, applicant, and staff, discussed: An approximate cost of \$275 to \$325 per square foot, with a sale price of around \$800,000 per unit, an anticipated start date of the spring of 2026, with a build time of 16 months, that Fairmont properties plans to develop the property with the use of a general contractor, that parking on Morris Road may be a safety issue, that a designated delivery area would be at the expense of greenspace, and the possibility that buildings 1, and 16, be rotated to face Owen Brown.

Ms. Meltzer, architect, stated that the side elevations will be developed to fit in with the streetscape on Owen Brown Street.

The Commissioners discussed that less than half of the units have elevators making them less friendly to empty nesters, which Mr. Fishman stated is caused by the smaller size of the units, that the façade heights will vary, that staff is having ongoing discussions with state agencies regarding various approvals, the various build phases, and

how the public is considered during the build phases.

Mr. Dave Pietrantone, Riverstone Survey, noted that some of the soil is unsuitable and will require removal and replacement, and that discussions are ongoing with the EPA and Summit County regarding storm water issues with hopeful resolution in the spring of 2026.

The Commissioners, applicant, and staff discussed: The Commissioner's concern regarding the proposed 10-foot path and its proximity to the units and adjacent homes, that pump station discussions are ongoing with the County, that fire response will primarily occur from the public streets, that net density calculations will need to be finalized, that a total of 30-feet is allowed for two curb cuts, the possibility of an on street designated delivery area during designated times, the possibility of more empty nester units, that about half of empty nesters desire first floor living, and that the final site plan approval should be based on the sanitary sewer program of Summit County.

Chair Norman opened the meeting for Public Comments to persons with standing. Seeing none, Chair Norman closed this portion of Public Comments.

Chair Norman opened the meeting for Public Comments from any citizen.

Ms. Jill Flagg, 64 Owen Brown Street, asked if the property will be raised out of concern that water will be added to the stormwater system, and noted her yard floods during storms.

Mr. Sugar noted this project will introduce stormwater management to the site.

Seeing no further comments, Chair Norman closed Public Comments.

The Commissioners thanked the applicant for the reduction of units, the addition of greenspace, the architectural amenities, the parking along Morse Road, the stormwater management system, that the provision for elevators in the units is appreciated, concern with the transition to the existing neighborhood, the need for a written commitment from Summit County regarding the utility work, the need for housing for all generations of citizens, that this location is good for townhomes, appreciation for how the applicant acted on PCs comments, concern regarding the bike trail/sidewalk so close to the houses, that the requirement for no front facing garages causes a smaller living area on the first floor, and concern that less than half of the units will have elevators.

Mr. Romono made a motion, seconded by Mr. Nystrom, to approve the concept site plan application based on preliminary compliance with general review standards for site plans stipulated in section 1204.04. The motion was approved by the following vote:

Aye: 7 - Ms. Norman, Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith, Ms. McCoy and Ms. Obert

IX. Other Business

A. [PC 2025-905 Sept](#) Discussion and PC initiation for a Text Amendment request to Appendix A of the Land Development Code relating to submittal requirements

Attachments: [Staff Report](#)
 [Redline Changes](#)
 [Staff Report - August 11, 2025 PC Meeting](#)

Mr. Sugar introduced and summarized the redline edition for submittal requirements and noted this will be recommended to Council who will then send it back to PC for final comments.

The Board provided comments for minor edits to be included in the draft to Council.

Mr. Nystrom made a motion, seconded by Ms. Obert, to advance the proposal to City Council with the two edits. The motion was approved by the following vote:

Aye: 7 - Ms. Norman, Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith, Ms. McCoy and Ms. Obert

X. Staff Update

Mr. Hannah noted: Changes are being made in the recording of the meetings, which may affect the livestream of meetings. 2) That city staff and Council are continuing to advance the work on the Downtown development, and that an architectural firm may be hired to prepare a concept plan for a development. 3) That a committee is meeting regarding the JoAnn's property.

This matter was discussed

XI. Adjournment

A motion was made by Ms. Smith, seconded by Mr. Nystrom, that this be adjourned at 11:14 p.m.. The motion carried by the following vote:

Aye: 7 - Ms. Norman, Mr. Romano, Mr. Nystrom, Mr. Innamorato, Ms. Smith, Ms. McCoy and Ms. Obert

Sarah Norman, Chair

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.

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