



City of Hudson, Ohio

Meeting Minutes - Draft City Council Workshop

Craig A. Shubert, Mayor
William D. Wooldredge, President of Council (At-Large)
Beth A. Bigham, Council Member (Ward 4)
Hamilton DeSaussure, Jr., Council Member (At-Large)
Christopher W. Foster, Council Member (Ward 2)
Katherine R. Schlademan, Council Member (Ward 1)
Skylar J. Sutton, Council Member (Ward 3)
Vacant, Council Member (At-Large)

Jane Howington, City Manager
Matthew J. Vazzana, City Solicitor
R. Todd Hunt, Special Counsel
Elizabeth A. Slagle, Clerk of Council

Thursday, November 12, 2020

7:30 PM

Via Video-Conference & Live-Stream

Special Workshop

1. Call to Order

President of Council Wooldredge called to order the special workshop of Hudson City Council at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Present: 6 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

Others & Staff in Attendance: Mayor Shubert; Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mr. Hannan, Community Development Director; Mr. Leedham, Innovation & Technology Director; Mr. Leiter, Production Assistant; Mr. Sheridan, Assistant City Manager - Professional Services; Mr. Sugar, City Planner; and Mr. Tabak, Police Chief.

2. Introduction

A. [20-0145](#)

Short-Term Rental resource documents

Brief Description: Short-Term Rental resource documents to assist with the City Council and Community discussion.

Attachments: [Short term rental matrix - local communities](#)

[Short-Term Rental Framework Chart](#)

Discussion included definitions on different types of rentals, proposed moratorium, Police response that included mutual aid and rapid response group, short-term rental regulations in local communities, possible ways to regulate short-term rentals, and current areas of the City where bed and breakfasts and lodging are permitted.

This matter was discussed.

3. Presentation

A. Temporary Solution

Council is currently in the process of a moratorium on short-term rentals.

B. Long Term Solution

Council will consider a long-term solution at a future workshop.

C. Types of Regulations

Brief discussion followed the community feedback on ideas on how to regulate short-term rentals. Ms. Howington stated that staff will put together a plan of action and report back to the November 24, 2020, Council workshop.

4. Community Feedback

April Stern and Doug Stern, 2338 Olde Farm Lane, felt that initiating a moratorium on short term rentals hurts those that own short term rentals, that there are already regulations out there to handle issues that may arise, and need to thoroughly look at all options.

John Cook, 657 W. Streetsboro Street, felt that Airbnb rentals belong in a commercial district or multi-family area and that there are security issues as well as a negative impact on property values.

Mary Donatelli, 34 Aurora Street, stated that she owns an Airbnb in Downtown Hudson and asked that everything be looked at. She further stated that the specific issue of parties needs to be looked at and asked that a moratorium not be put in place.

Risa Sheeler, 120 Colony Drive, stated they she owns a duplex in Hudson, that she has rented out as both long-term and short-term rentals. She asked that the City not over regulate short-term rentals. She further asked what laws are currently in place and has there been any other issues.

Diane Kindt, 2636 Doug Avenue, felt that regulations are needed to ensure safety for the residents.

Linda O'Grady, 2652 Doug Avenue, stated that she lives next door to the Airbnb on Windsor and that there have been numerous large parties at this house. She further stated that regulations are needed to avoid these situations.

Ren and Doug Hardtmayer, 272 N. Main Street, stated that they own a bed and breakfast in Hudson and asked that there are the same requirements for all types of rentals.

Rolf Oscarsson, 1295 Connecticut Woods, stated that he and his wife own long-term and short-term rentals, and felt that a moratorium would hurt them financially and does not support it.

Nora Jacobs encouraged Council to look at regulations to prevent instances that occurred on Windsor Drive.

Ms. Howington read a letter from Angela Strach-Gotthardt, 30 Division Street. Ms. Strach-Gotthardt requested regulations on short-term rentals. (see letter attached to file copy of minutes).

Mr. Hannan read an e-mail from Catherine Lewin of Windsor Drive. Ms. Lewin thanked Council for this discussion and requests regulations to ensure the safety of residents. (see e-mail attached to file copy of minutes).

5. Adjournment

There being no further discussion, Mr. Wooldredge adjourned the Special Council workshop meeting at 9:10 p.m.

William D. Wooldredge, President of Council

Jane Howington, City Manager, Clerk of Council Pro Tempore

Special Workshop Minutes prepared by Melissa Raber, Business Operations Manager - Professional Services.

Upon approval by City Council, 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 220.031 (a), Rules for Workshop Meetings.