



City of Hudson, Ohio

Meeting Minutes - Draft City Council

Jeffrey L. Anzevino, Mayor
Michael W. Bird, President of Council (Ward 4)
Kyle Brezovec, Council Member (At-Large)
Samantha D'Eramo, Council Member (At-Large)
Patricia L. Goetz, Council Member (Ward 1)
Skylar J. Sutton, Council Member (Ward 3)
Amanda Weinstein, Council Member (At-Large)
Dan White, Council Member (Ward 2)

Thomas J. Sheridan, City Manager
Marshal Pitchford, City Solicitor & Special Counsel
Aparna Wheeler, Clerk of Council

Tuesday, March 3, 2026

6:30 PM

Town Hall
27 East Main Street

Executive session to begin at 6:30 p.m., followed by Regular Council meeting at 7:30 p.m.

1. Call to Order

Mayor Anzevino called to order the meeting of Hudson City Council at 6:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Present: 6 - Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Dr. Goetz, Dr. Weinstein and Mr. White

Absent: 1 - Mr. Sutton

2. Executive Session

A motion was made by Dr. Bird, seconded by Mr. White, to enter into executive session to interview applicants for boards and commissions. Invited to executive session were all member of Council, the Mayor, and the applicants. The motion carried by the following roll call vote:

Aye: 6 - Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Dr. Goetz, Dr. Weinstein and Mr. White

Absent: 1 - Mr. Sutton

Mayor Anzevino recessed the regular meeting at 6:30 p.m. to enter into executive session. He reconvened the regular meeting at 7:30 p.m.

Mr. Sutton entered the meeting at 7:23 p.m.

3. Pledge of Allegiance to the Flag

4. Roll Call

Present: 7 - Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Dr. Goetz, Mr. Sutton, Dr. Weinstein and Mr. White

Staff in Attendance: Mr. Sheridan, City Manager; Mr. Pitchford, City Solicitor & Special Counsel; Ms. Wheeler, Clerk of Council; Mrs. Behnke, Economic Development Manager; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; Mr. Kosco, City Engineer; and Mr. Leiter, HCTV Production Assistant.

5. Approval of the Minutes

A. [26-0015](#) Minutes of Previous Council Meetings

Brief Description: Draft minutes of previous meetings are provided for City Council's review and approval.

Attachments: [February 17, 2026 Combined Council Meeting & Workshop Minutes - Draft](#)

A motion was made by Dr. Goetz, seconded by Mr. Brezovec, that the minutes be approved as submitted. The motion carried by the following vote:

Aye: 6 - Mr. Brezovec, Ms. D'Eramo, Dr. Goetz, Mr. Sutton, Mr. White and Dr. Bird

Abstain: 1 - Dr. Weinstein

6. Public Comments

Mr. Richard Roller, 70 E. Streetsboro St., stated that rezoning the former JoAnn property it would take away business from downtown especially if Council considers retail and restaurants.

Mr. Ryan Jacobs, 1727 Norton Rd. spoke in opposition to the rezoning, stating that he doesn't want the Hudson side of the road to look like the Stow side of the road, the focus should be on downtown before building another downtown, and doesn't want more congestion with multi-family, townhomes, and veterinary offices.

Mr. George Roth, 28 Hudson Commons Dr., stated that he was a member of Council when the City pushed for First & Main to be built and a commitment was made to maintain downtown as the hub for development.

Ms. Cynthia Curtin, 1102 Cutler Lane, expressed concern for the rezoning, cited the Comprehensive Plan as the operating growth plan for the City, and urged Council to get more input.

Ms. Nora Jacobs, 34 Division St., cited her concerns about the rezoning, noting the challenges facing restaurants and stores downtown and the threat posed to the community if retail spreads to the outskirts.

Mr. Bill Klausman, 2746 Blue Heron Dr., questioned whether or not the rezoning effort is being done in a manner to protect existing businesses. He further discussed the questions posed to residents during the Comprehensive Plan process.

Mr. Ron Mori, 82 E. Streetsboro St., noted that shops in downtown compete locally and regionally and sees a compelling reason to grow the City.

Mr. Steve Ruedrich, 5 Laurel Lake Dr., said that the redistricting does not seem consistent with the Comprehensive Plan, stating that it seems more development-driven, not citizen-driven.

Mr. Todd Zedak, 16 Hudson Commons Dr., stated that developers are looking out for their own short-term interests but the community's interests last for the long-term and the rezoning should reflect Hudson's values.

Mr. Anthony Ravida, 1746 Edgar Dr., stated that mesh on a fence is not prohibited.

Ms. Larkin Rogers, Elm Street, concurred with the previous speakers and Council should slow the vote to amend official district maps, stating that she is not against development but it should be approached with the utmost care.

7. Correspondence and Council Comments

Ms. D'Eramo thanked everyone for their comments and involvement. She noted that the conversation with District 11 started with a subcommittee of the previous Council and it is her intent to preserve the charm of Hudson. Ms. D'Eramo also stated that it is unlikely that the City will have another company like JoAnn Fabrics to the space given economic trends and conditions.

Mr. White stated that the Environmental Awareness Committee was appreciative of Council's time, that they are working on subcommittees, and would like to have direction on expected goals. Mr. White also thanked Ms. Suzanne Kim, who re-engaged with cardboard recyclers to re-activate pick-ups. Additionally, Mr. White read into the record a letter from Mr. Barak Kraus requesting Council vote no on the rezoning.

Dr. Weinstein stated that she appreciated all the comments about the rezoning and that the ultimate goal is to support offices in that space. She does not see a strip mall, but instead update the zoning to attract office space and amenities for workers returning to the office, and that the area serves a different purpose than downtown.

Dr. Bird addressed concerns, stating that the subcommittee of Mr. Foster, Mr. Sutton, and himself started last year by the previous Council, the current proposal is more restrictive than what was suggested by the subcommittee, and that the Comprehensive Plan speaks to developing the Darrow Road corridor with mixed-use development that compliments downtown. He further stated that he is not convinced that businesses near JoAnn's would pull businesses from downtown but the City will be worse off if it is not developed.

Dr. Goetz listed the number of public meetings at which the subject had been discussed and pushed back on the notion that the rezoning was done quickly or "in the dark".

Mr. Brezovec reported on the Gazebo discussion at the most recent Architectural & Historic Board of Review. He also stated that some amount of rezoning of the JoAnn property is necessary but does not feel there is enough support from the residents and Planning Commission to vote on the proposed legislation. He discussed a prepared amendment for Ordinance No. 25-146 to impose a 120-day moratorium on all new zoning applications in District 11.

Mr. Sutton chose to hold his comments until the matter was discussed under Section 11, Legislation.

Mayor Anzevino read into the record a letter from Debra and David Petersilge opposing the rezoning of District 11. Mayor Anzevino also announced the PTO Pancake Breakfast on March 7 at the High School and stated that he attended a ribbon cutting ceremony for Charter Communications.

8. Report of Manager

Mr. Sheridan stated that Public Works will install an under-drain at the corner of Church St. and E. Main St. next week, which will help disperse the water that collects there. He also stated that the Ohio Department of Transportation will begin work at the Stow Road underpass at I-480, closing it for eight months. Detours will be posted but there could be delays on State Route 91.

A. [26-32](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS WITH THE LOWEST AND BEST BIDDER(S) FOR THE GAZEBO LEGACY PROJECT; AND DECLARING AN EMERGENCY.**

Brief Description: This project involves renovation work to the gazebo in honor of Americans 250th including railing repair, concrete replacement, landscaping, utilities, ADA lift, and painting.

Attachments: [Gazebo Comments AHBR Meeting 2-25-26](#)
[Memo - Gazebo Follow Up 2.27.26](#)
[Resolution No. 26-32](#)
[Resolution No. 26-32 \(3-3-26\)](#)

Mr. Sheridan stated that Council received feedback on the latest rendering of the Gazebo on Let's Talk Hudson as well as the comments made at the Architectural & Historic Board of Review. He stated that cost estimates that include paint, wood repair, concrete, the ADA stair lift, sandstone step replacement, and landscape range from \$117,000 to \$160,000, depending on the type of concrete finish selected.

This matter was discussed.

9. Appointments

A motion was made by Dr. Goetz, seconded by Mr. Brezovec, that Cory Harris and Matt South be appointed to full terms on the Tree Commission. The motion carried by the following vote:

Aye: 7 - Ms. D'Eramo, Dr. Goetz, Mr. Sutton, Dr. Weinstein, Mr. White, Dr. Bird and Mr. Brezovec

A motion was made by Mr. Brezovec, seconded by Mr. White, that Lisa Canterbury be appointed to a full term on the Economic Growth Board. The motion carried by the following vote:

Aye: 7 - Dr. Goetz, Mr. Sutton, Dr. Weinstein, Mr. White, Dr. Bird, Mr. Brezovec and Ms. D'Eramo

10. Suspension of the Rules for the Consent Agenda

A motion was made by Dr. Goetz, seconded by Dr. Bird, to suspend the rule requiring three readings for the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mr. Sutton, Dr. Weinstein, Mr. White, Dr. Bird, Mr. Brezovec, Ms. D'Eramo and Dr. Goetz

Approval of the Consent Agenda

A motion was made by Dr. Bird, seconded by Mr. Brezovec, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Dr. Weinstein, Mr. White, Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Dr. Goetz and Mr. Sutton

- A. [26-34](#) **AN ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AND RESOLUTIONS AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; TO PROVIDE FOR THE ADOPTION OF NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; TO REPEAL ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH; AND DECLARING AN EMERGENCY.**
Brief Description: This Ordinance authorizes revisions to Hudson's Codified Ordinances to incorporate various ordinances and resolutions of a general and permanent nature that have been passed by Council.
Attachments: [Ordinance No. 26-34](#)

Ordinance No. 26-34 was approved on the Consent Agenda.

11. Legislation

- A. [25-146](#) **AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HUDSON AND CHAPTER 1205, CHAPTER 1206, AND CHAPTER 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH ZONING DISTRICT 11.**
Brief Description: Proposed amendment to the Land Development Code to establish Zoning District 11 along the South Darrow Road Corridor.

Attachments: [District 11 Text and Map Regulations as Amended 2.25.26](#)
[South Darrow Subcommittee District 8 to Proposed District 11 Matrix](#)
[City Council Memo March 3 Meeting](#)
[Hudson Zoning Map - Proposed District 11 amendment](#)
[Staff Memo for February 17, 2026 Meeting \(with draft amendment\)](#)
[PC Recommendation - District 11 2.9.26 Meeting](#)
[District 11 Uses Cheat Sheet](#)
[Council memo 1.27.26 Workshop](#)
[PC Decision 26-1284 - LDC amendment Draft Regulations - D11](#)
[Extension Request](#)
[South Darrow Road Zoning Timeline Jan 2026](#)
[Exhibit A: District 11 Regulations Draft 9.2.25](#)
[Zoning District 11 Boundary Map](#)
[Hudson Zoning Map - Proposed 9.16.25](#)
[South Darrow Subcommittee District 8 to Proposed District 11 Matrix 7.21.2025](#)
[City Council Memo - Subcommittee Research Summary](#)
[South Darrow Road Zoning Timeline 08.29.2025](#)
[Ordinance No. 25-146](#)

Mr. Sutton addressed any viewers watching in the future to listen to the beginning of the discussion that occurred during Section 7, Correspondence and Council Comments. He further stated that he was part of the original subcommittee and sees some of those discussions in the ordinance but would like to have more research and find something the residents are happy with. Mr. Sutton said that he would not vote for any plan that includes residential housing and that a "Live, Work, Play" development is not appropriate for this area, nor aligned with what the Comprehensive Plan Steering Committee discussed.

Responding to a question, Mr. Hannan stated that the Land Development Code is clear that Council must take action within 20 days of a public hearing but if Council wants to continue this in some manner, another public hearing is required.

Responding to a question about timing and next steps, Mr. Pitchford stated that the options include a motion to postpone to a date certain or refer back to the Planning Commission, which gives them another 120 days for review.

A motion was made by Dr. Goetz, seconded by Dr. Weinstein to pass Ordinance No. 25-146 with the substituted language dated February 25, 2026.

Mr. Brezovec stated that action is needed but it is clear through resident and Councilmember feedback that the legislation is not ready.

Responding to a question, Mr. Pitchford confirmed that the Planning Commission has up to 120 days for review and Council cannot make a motion for a lesser amount.

Responding to a question about resident feedback and the Comprehensive Plan, Mr. Hannan shared that the Comprehensive Plan requests commercial development along the Joann frontage and stepping down to light industrial flex.

Dr. Bird suggested that more communication to the residents is necessary regarding income tax and bringing businesses to the area. He further stated that he was unsure if the Planning Commission will add more to the

discussion about mixed use.

Mr. Pitchford further clarified that Council can only refer back this ordinance to Planning Commission once.

Further discussion followed regarding the process for a Planned Development.

A motion was made by Mr. Brezovec, seconded by Dr. Weinstein, to refer Ordinance No. 25-146 back to the Planning Commission. The motion failed by the following vote:

Aye: 2 - Mr. Brezovec and Mr. Sutton

Nay: 5 - Dr. Bird, Ms. D'Eramo, Dr. Goetz, Dr. Weinstein and Mr. White

Mr. Pitchford stated that the public hearing must occur on May 5 or May 19 if the ordinance is postponed to a date certain of May 19, 2026.

A motion was made by Ms. D'Eramo, seconded by Dr. Weinstein, to postpone Ordinance No. 25-146 to a date certain of May 19, 2026. The motion carried by the following vote:

Aye: 7 - Mr. Brezovec, Ms. D'Eramo, Dr. Goetz, Mr. Sutton, Dr. Weinstein, Mr. White and Dr. Bird

- B. [26-21](#) AN ORDINANCE AMENDING SECTION 1, “PLAN SUBMISSIONS AND GENERAL NOTES,” OF CHAPTER 1419, “ENGINEERING STANDARDS FOR INFRASTRUCTURE CONSTRUCTION” OF THE BUILDING AND HOUSING CODE.**
- Brief Description:** Section 1 - Plan Submission and General Notes of the City of Hudson Engineering Standards for Infrastructure Construction was last updated in 2019. Staff would like to update this section to reflect various changes due to industry standards that have changed since the last update.
- Attachments:** [Engineering Standards Summary of Changes](#)
[Exhibit A: Section 1 - Redlined](#)
[Ordinance No. 26-21](#)

Mayor Anzevino read the title of Ordinance No. 26-21, which constituted its third reading.

A motion was made by Dr. Bird, seconded by Mr. Brezovec, that Ordinance No. 26-21 be adopted on third reading. The motion carried by the following vote:

Aye: 7 - Ms. D'Eramo, Dr. Goetz, Mr. Sutton, Dr. Weinstein, Mr. White, Dr. Bird and Mr. Brezovec

- C. [26-32](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS WITH THE LOWEST AND BEST BIDDER(S) FOR THE GAZEBO LEGACY PROJECT; AND DECLARING AN EMERGENCY.**
- Brief Description:** This project involves renovation work to the gazebo in honor of Americans 250th including railing repair, concrete replacement, landscaping, utilities, ADA lift, and painting.

Attachments: [Gazebo Comments AHBR Meeting 2-25-26](#)
[Memo - Gazebo Follow Up 2.27.26](#)
[Resolution No. 26-32](#)
[Resolution No. 26-32 \(3-3-26\)](#)

Mayor Anzevino read the title of Resolution No. 26-32, which constituted its second reading.

- D. [26-33](#) **AN ORDINANCE AMENDING CITY COUNCIL RULES TO DEFINE THE ROLE AND DUTIES OF COUNCIL LIAISONS.**
Brief Description: This legislation defines the basic role and duties of City Council liaisons to the City's various boards, commissions, committees and/or task forces.
Attachments: [Draft Ordinance](#)
[Draft Ordinance \(2-10-26\)](#)
[Ordinance No. 26-33 \[Current\]](#)

Mayor Anzevino read the title of Ordinance No. 26-33, which constituted its second reading.

12. Executive Session

A motion was made by Dr. Bird, seconded by Mr. White, to enter into executive session to discuss the transfer or purchase of real estate and other matters to be kept confidential. Invited to executive session were all members of Council, the Mayor, the City Engineer, the City Solicitor, the Assistant City Manager, and the City Manager. The motion carried by the following roll call vote:

Aye: 7 - Dr. Goetz, Mr. Sutton, Dr. Weinstein, Mr. White, Dr. Bird, Mr. Brezovec and Ms. D'Eramo

Mayor Anzevino recessed the regular meeting at 9:21 p.m. He reconvened the regular meeting at 9:37 p.m.

13. Adjournment

There being no further business, Mayor Anzevino adjourned the regular meeting at 9:37 p.m.

Jeffrey L. Anzevino, Mayor

Aparna Wheeler, Clerk of Council

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 220.03(d), Rules.

