



# City of Hudson, Ohio

## Meeting Minutes - Final City Council

*Jeffrey L. Anzevino, Mayor*  
*Christopher W. Foster, President of Council (Ward 2)*  
*Christopher A. Banweg, Council Member (At-Large)*  
*Michael W. Bird, Council Member (Ward 4)*  
*Patricia L. Goetz, Council Member (Ward 1)*  
*Karen E. Heater, Council Member (At-Large)*  
*Nicole V. Kowalski, Council Member (At-Large)*  
*Skylar J. Sutton, Council Member (Ward 3)*

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

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Tuesday, August 20, 2024

7:30 PM

Town Hall  
27 East Main Street

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### 1. Call to Order

Mayor Anzevino called to order the meeting 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.

### 2. Pledge of Allegiance to the Flag

### 3. Roll Call

**Present:** 6 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

**Absent:** 1 - Mr. Banweg

*Staff in Attendance: Mr. Sheridan, City Manager; Mr. Pitchford, City Solicitor & Special Counsel; Ms. Wheeler, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Sugar, City Planner; Mr. Hutchinson, Assistant Public Works Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; and Mr. Powell, Assistant Public Works Director.*

### 4. Approval of the Minutes

#### A. [24-0075](#)

#### **Minutes of Previous Council Meetings**

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

**Attachments:** [August 6, 2024 Combined Council & Workshop Minutes - Draft](#)

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

Aye: 6 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

## 5. Public Hearing

A. [24-0076](#) **APPEAL REQUEST TO THE FINAL DECISION OF THE PLANNING COMMISSION TO DENY THE PRELIMINARY SUBDIVISION PLAN FOR CANTERBURY CROSSING, A PROPOSED 34 LOT OPEN SPACE CONSERVATION SUBDIVISION, HUDSON PLANNING COMMISSION CASE No. 23-676**

**Brief Description:** Consideration of the appeal submitted by the appellant regarding the Planning Commission action to deny the preliminary subdivision plan for Canterbury Crossing, a proposed open space conservation subdivision located along Ravenna Street. At the conclusion of the public hearing, final action will be taken by Council by means of a motion.

**Attachments:** [Appeal Request](#)  
[City Council Staff Report August 2024](#)  
[PC Decision](#)  
[PC Meeting Minutes 7.8.24](#)  
[PC Staff Report](#)  
[PC SR attachment 1 of 4 - Comparision Exhibit, Site Plans, Conditional Use Repsonses, Revised Wetland Map](#)  
[PC SR attachment 2 of 4 - Trip Generation Report, Tree Inventory, Geotech Report](#)  
[PC SR attachemnt 3 of 4- Public Comments](#)  
[PC SR attachemnt 4 of 4 - Eng comment, Fire comment, House Renderings, Declaration of Covenants, Previous Wetland Delineation, Owner Affidavit](#)

*Mayor Anzevino opened the public hearing at 7:32 p.m. and swore in individuals providing testimony for the public hearing.*

*Mr. Sutton left the dais at 7:32 p.m. and sat in the audience as a resident.*

*Mr. Hannan first presented a brief summary of the case, explained the timeline, and process.*

*Mr. Tony Vacanti of the law firm Tucker Ellis, represented the property owner and the applicant for the subject appeal. He cited and described why the applicant believes the proposed project meets criteria for preliminary subdivision plan approval: 1. Is the project consistent with comprehensive land use plan and the purposes of the zoning? 2. Is the preliminary plan in compliance with the development and design standards in Chapter 1208? 3. Is the subdivision compatible with residential development within 1,000 feet of the boundaries of the proposed development? 4. Does the general layout minimize land disturbance and protect natural features and habitats? 5. Does the project comply with all applicable regulations?*

*Mr. Vacanti then asked Mr. Chris Brown, Director of Land Development and Acquisition at Prestige Builders, to approach the lectern and provide a summary of his experience to Council and a timeline of the project. Mr. Vacanti proceeded to ask Mr. Brown questions about the Planning Commission process, his experience with this specific project, and asked him to address how the project meets the aforementioned criteria.*

*Mayor Anzevino asked for testimony from those who have standing.*

*Ms. Melissa Jones, 2233 Ravenna St., spoke as the former Planning Commission member who recused herself from discussions around this case due to a conflict of interest, stating that she received direction from the Ohio Ethics Commission that she was able to represent herself as a private citizen. She spoke regarding the standard of review in administrative appeals, density calculations, wetlands, storm water, and meetings with City staff.*

*Mr. Skylar Sutton, 2243 Ravenna St., having consulted with the Ohio Ethics Commission, spoke as a private citizen and resident whose property shares a western border with the proposed subdivision, stating the site plan violates several City codes regarding storm water, wetlands, and density. He requested that Council deny the appeal.*

*Ms. Kim Cosma Segedy, an owner and previous resident at 2242 Ravenna St., stated that the area is very wet and runoff is intense. She is fine with development but said that it should fit the area, and this plan does not fit.*

*Mayor Anzevino then asked if there was anyone from the general public that wanted to speak.*

*Mr. Jared Florian stated that he has been working with Prestige for many years to build a home in Hudson and it is next to impossible to find property.*

*Mr. Bill Foley, 6490 Paderborne Cir., commented that he has been unsuccessful in looking for land for over a year to build a ranch home and believes that there is significant demand for this type of housing that is currently unmet.*

*Mr. John Russell, owner of Prestige Builder Group, stated that there is a change in the need of the people building homes, with first floor masters and smaller layouts. He further commented that maybe the proposed development would benefit the area by improving the current water issues.*

*Mr. Matthew Jones, 2233 Ravenna St., stated that, as an adjacent property owner to the proposed development, he has never been contacted by Mr. Russell or heard from him about the plan.*

*Mr. Vicanti was then given the floor to address the testimonies, responding to comments about the standard of review, deference to administrative agencies, and compliance with the requirements for a preliminary review. He further stated that Mr. Sutton's storm water concerns should be addressed by professionals and objected to Mr. Sutton's electronic files to City Council.*

*Mr. Sutton approached the podium again to clarify that he retained a civil engineer with private funds to review the storm water information. He also objected to the applicant's submittal.*

*Mayor Anzevino then allowed staff to make comments.*

*Mr. Hannan made comments based on testimony from the applicant regarding missing wetland information and approvals for the proposed layout, noted issues regarding storm water direction, visibility from Ravenna St, that there are other ways to meet open space conservation on this site, and that multi-family housing is not permitted in District 2. He further stated that the applicant has the opportunity to resubmit or propose a new design.*

*Mayor Anzevino asked for Council comments.*

*Responding to a question by Mr. Foster, Mr. Vacanti said that the City's code encourages a clustering mechanism for this property, preserving natural areas and development on farmed area.*

*Due to recent historic rain events, Dr. Goetz stated that she is skeptical that engineers can make the storm water better for this plan since much of Hudson is wetlands. Mr. Vacanti responded that the storm water analysis is part of the final plan due to the cost and time involved.*

*Mrs. Heater stated that the Planning Commission gave opportunities to the applicant to have some*

consideration for adjustments but the plan does not meet open space conservation requirements, not the right approach for the area, and was denied by all Planning Commission members. Responding to a question by Mrs. Heater, Mr. Brown stated this is the best way to develop property in Hudson and every remaining property in the City will have wetland and storm water issues.

Dr. Bird echoed Mrs. Heater's comments, stating that he only learned about the project through public comments and meetings.

Mr. Foster asked Mr. Brown what the difference was between this development and the Cottages at Pine Ridge. Mr. Brown responded that there was less area to work with and more wetland area to set aside as open space.

**A motion was made by Mr. Foster, seconded by Mrs. Heater, that the denial of the preliminary subdivision plan application by the Planning Commission be affirmed and that the findings of fact stated in the Planning Commission's July 8, 2024 motion are hereby adopted by this Council in full. The motion carried by the following vote:**

**Aye:** 4 - Mr. Foster, Dr. Goetz, Mrs. Heater and Dr. Bird

**Recused:** 1 - Mr. Sutton

**Abstain:** 1 - Mrs. Kowalski

Mrs. Kowalski was also recused from voting on the matter due to a conflict of interest. Mayor Anzevino closed the public hearing at 9:08 p.m. Mr. Sutton returned to the dais at 9:08 p.m.

## 6. Public Comments

None.

## 7. Correspondence and Council Comments

Dr. Goetz thanked City staff for their prompt response during the flooding.

Mr. Sutton echoed Dr. Goetz's thanks to City staff and also reported that the Spotted Lanternfly, an invasive species, has been found in Hudson and encouraged residents to learn how to destroy egg nests.

Mrs. Heater provided Park Board and BZBA updates.

Mr. Foster stated that various signs appear on the trail behind the Barlow Community Center. Staff will continue to remove them as they appear.

Mayor Anzevino stated that the first day of school is on August 21st and asked residents to be mindful of increased traffic and pedestrians.

## 8. Report of Manager

None.

## 9. Discussion Item

**A. [24-0077](#) DISCUSSION OF AUGUST 8, 2024 STORM EVENT**

**Brief Description:** Staff will present an overview of the storm event including a timeline, statistics and data, maps, response information, any pending issues as well as any short- and long-term mitigation plans. We will also review how this event compared to the 2003 flood.

**Attachments:** [Storm Event 8-8-2024 - AREA](#)

*Mr. Sheridan provided an overview and described the storm as a 500 year storm event, which far exceeded the design of storm water infrastructure typically found in Summit County and Ohio. He further stated that he is not aware of anyone who designs infrastructure for 500 year storm events and to assist homeowners, the City has a dedicated webpage located at <http://www.hudson.oh.us/augustflood>. Additionally, Mr. Sheridan noted that the deadline to report flood damage to Summit County is August 21st.*

*Mr. Knoblauch gave a recap of the timeline of events and how City departments responded.*

*Mr. Powell provided a chronological order of events by the Public Works Department.*

*Mr. Kosco called August 8th a catastrophic rain event with similar types of flood results as in 2003. The City has received over 300 flood reports so far, which are being categorized as a sanitary sewer backup, sump pump failure, or storm water related. He stated that the short-term solution is to work with Public Works staff to ensure the existing system is open and free-flowing to Brandywine Creek and Tinker's Creek and conduct interviews with residents. In the long-term, Mr. Kosco said that staff would use the data being collected to do a storm water management study and build models of Brandywine and Tinker's Creek.*

*Mr. Sheridan stated that Council would receive an update every two weeks, reporting on whether issues are City, County, or private property related.*

*Mr. Foster asked how many sanitary pump stations were out of commission or died during the storm that are under the County's Department of Sanitary Services. Mr. Powell stated that the Brunswick Drive sanitary pump station failed during the storm and that the other stations were overwhelmed by infill infiltration.*

*Dr. Goetz asked if Council would be given a map of where the problem areas were in 2003 versus today, and whether the issues in 2003 were resolved. Mr. Sheridan stated that the City has invested more than \$12 million in storm water management since 2003 and most of the major things have been resolved.*

*Mrs. Heater asked how often design standards are updated and how proactive can the City be with new development to implement safety measures. Mr. Kosco responded that the City's engineering standards are more stringent than most other cities and for the storm water studies, staff would ask consultants to analyze for 100 year events as well as check for 500 year events, which is not common.*

*Mr. Sutton asked if Summit and Portage Counties can work together, where it is often wet in the area around the border. He also requested what the issue and resolution was regarding trash pickup, raised concerns about tributary maintenance that belong to homeowners' associations versus the City, and sending a letter to Governor DeWine to declare the City a disaster area. Mr. Sheridan responded that he would provide answers to the questions and draft a letter for the Mayor and Council to sign.*

*Dr. Bird requested the addition of a webpage for what homeowners can do themselves to help prevent flooding.*

**This matter was discussed**

**10. Appointments**

*Mr. Foster announced the Charter Review Commission application deadline as well as a partial term vacancy*

on the Planning Commission.

## 11. Suspension of the Rules for the Consent Agenda

A motion was made by Mr. Foster, seconded by Mrs. Heater, to suspend the rule requiring three readings. The motion carried by the following vote:

Aye: 6 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Dr. Bird and Mr. Foster

## Approval of the Consent Agenda

A motion was made by Mr. Foster, seconded by Mrs. Heater, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Dr. Bird, Mr. Foster and Dr. Goetz

A. [24-0078](#) **A Motion to Acknowledge the Timely Receipt of the July 2024 Monthly Financial Report**

**Brief Description:** Financial summaries are provided each month for Council's review.

**Attachments:** [July 2024 Financial Report](#)

Motion No. 24-0078 was approved on the Consent Agenda.

B. [24-94](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE HERRICK PARK DRIVE DRAINAGE IMPROVEMENT PROJECT WITH THE LOWEST AND BEST BIDDER.**

**Brief Description:** Residents between Benjamin Circle and Herrick Park Drive, within the Woods of the Western Reserve Subdivision, have notified the City that during heavy rains, flows from Benjamin Circle drainage system bypass the pipe network at the rear of the properties and cause overland flooding near their homes. Work along the existing storm sewer system will help to reduce flooding, with an estimated project cost of \$134,000 including a 10% contingency. The 2022 Policy for work on private property has been reviewed and found to apply to this project.

**Attachments:** [Herrick Park GIS - Improvement Map 2024](#)  
[Resolution No. 24-94](#)

Resolution No. 24-94 was approved on the Consent Agenda.

C. [24-95](#) **A RESOLUTION AMENDING RESOLUTION NO. 20-58 TO INCREASE THE PROJECT COST FOR THE RESURFACING OF RAVENNA ROAD BETWEEN OLD MILL ROAD AND THE PORTAGE COUNTY LINE AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A REVISED AGREEMENT WITH THE COUNTY OF SUMMIT FOR COOPERATION AND COST SHARING;**

**AND DECLARING AN EMERGENCY.**

**Brief Description:** The City's initial project cost was \$90,750, however due to increased construction costs the City's portion has increased to \$313,252.21. The increase in cost from 2019 is due to inflation since the Covid pandemic. This project is for the resurfacing of Ravenna Road from Old Mill Road to the Portage County Line. Approximately 0.75 miles of this stretch of roadway is within the City of Hudson.

**Attachments:** [Location Map](#)  
[Resolution No. 24-95](#)

**Resolution No. 24-95 was approved on the Consent Agenda.**

- D. [24-96](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE ELLSWORTH MEADOWS GOLF COURSE - HOLE 17 RETAINING WALL INSTALLATION.**

**Brief Description:** Hole 17 at the Ellsworth Meadows Golf Course has a long pond that due to wave action, is experiencing significant erosion along the fairway and green. This project will install a 3' tall wall along 600' of the area along said fairway and green.

**Attachments:** [Location](#)  
[Wall Sample](#)  
[Resolution No. 24-96](#)

**Resolution No. 24-96 was approved on the Consent Agenda.**

- E. [24-97](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO PUBLICLY BID AND ENTER IN TO A CONTRACT FOR THE CITY HALL ELEVATOR MODERNIZATION PROJECT; AND DECLARING AN EMERGENCY.**

**Brief Description:** The project will include the replacement of the operating components of the existing passenger elevator at Hudson City Hall. These components include the car controllers, car switches and panels, door interlocks, emergency systems, and the communication systems.

**Attachments:** [Resolution No. 24-97](#)

**Resolution No. 24-97 was approved on the Consent Agenda.**

- F. [24-98](#) **A RESOLUTION TO APPROVE A THEN AND NOW CERTIFICATE FOR A PURCHASE MADE; AND DECLARING AN EMERGENCY.**

**Brief Description:** Council authorization is required for payment of the invoice shown on this Resolution in excess of \$3,000, for which a commitment was made before a Purchase Order was generated. Approval required for: Norfolk Southern Corporation, E. Barlow Sidewalk/Trail Engineering Service, \$3,133.98

Attachments: [Resolution No. 24-98](#)

Resolution No. 24-98 was approved on the Consent Agenda.

**12. Legislation**

*None.*

**13. Executive Session**

**A motion was made by Mr. Foster, seconded by Mr. Sutton, to enter into executive session to discuss the purchase of public property. Invited to executive session were all members of Council, the Mayor, the City Manager, the City Solicitor, the Community Development Director, the Finance Director, and the City Engineer. The motion carried by the following roll call vote:**

**Aye:** 6 - Mrs. Kowalski, Mr. Sutton, Dr. Bird, Mr. Foster, Dr. Goetz and Mrs. Heater

**14. Adjournment**

*Mayor Anzevino recessed the regular meeting at 10:05 p.m. to enter into executive session. He reconvened the regular meeting at 10:24 p.m.*

**There being no further business, Mayor Anzevino adjourned the regular meeting at 10:24 p.m.**

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**Jeffrey L. Anzevino, Mayor**

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**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.*