



City of Hudson, Ohio

Meeting Agenda - Final City Council Workshop

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, April 28, 2026

7:30 PM

Town Hall
27 East Main Street

1. **Call to Order**
2. **Correspondence and Council Comments**
3. **Discussion Items**
 - A. [26-0032](#) **Discussion: Update of the W. Streetsboro Street (SR 303) Safety Improvements**

Brief Description: City staff will update the Council on proposed improvements along West Streetsboro Street (State Route 303), between Boston Mills Road up to N. Main Street (SR 91).

Attachments: [SR 303-Phase 1](#)
[SR 303-Future Improvements](#)
 - B. [26-0033](#) **Hudson Public Works Department Overview**

Brief Description: Director of Public Works, Kevin Powell is scheduled to update the Council on the Hudson Public Works Department 2026 operational status and respond to formal inquiries regarding department performance.

C. [TMP-8528](#) **AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS**

Brief Description: Following a discussion with City Council an ordinance to incorporate amendments to the short term rental policy and allowances currently regulated within Chapter 876 of the codified Ordinances.

- Attachments:** [City Council memo short term rentals 4.3.26](#)
[Draft 876 redline amendment 4.3.26](#)
[City Council memo short term rentals 2.25.26](#)
[Chapter 876](#)
[Short-Term Rental Locations - 2026 Map](#)
[STR Comparison Chart of Peer Communities](#)
[Draft Ordinance](#)

Legislative History

3/10/26	City Council Workshop	discussed
3/10/26	City Council Workshop	item forwarded to the City Council Workshop

D. [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: [PC Memo to Council - District 11 Recommendation 4-24-26](#)
[Council memo for 4.28.26 Meeting](#)
[Transcribed comments 4.9.26 to 4.21.26](#)
[City Council Memo - Public Feedback Summary 4.10.26](#)
[Transcribed Comments 4-10-26](#)
[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](#)

A public hearing will be held on Ordinance No. 25-146 on May 5, 2026.

Legislative History

9/9/25	City Council Workshop	item forwarded to the City Council
9/16/25	City Council	first reading & referral to the Planning Commission
10/28/25	City Council Workshop	item forwarded to the City Council
11/18/25	City Council	second reading
11/18/25	City Council	item forwarded to the City Council
11/25/25	City Council	third reading
11/25/25	City Council	postponed to a date certain to the City Council
1/27/26	City Council Workshop	discussed

2/10/26	City Council Workshop	item forwarded to the City Council
2/17/26	City Council	public hearing held
2/17/26	City Council	postponed to a date certain to the City Council
2/17/26	City Council	item forwarded to the City Council
3/3/26	City Council	referred to Planning Commission
3/3/26	City Council	postponed to a date certain to the City Council

E. [26-0034](#)**Hudson Innovation Park Update**

Brief Description: A discussion to update City Council on the JobsOhio SiteOhio Authentication Project status and begin discussing strategy for next steps including; Salt Dome Relocation, Property Tax Abatement, Developer or City-Led Project, and Engagement of a Real Estate Broker.

Attachments: [Council Memo - Hudson Innovation Park 04.23.2026](#)
[Council Memo - JobsOhio Site Authentication](#)
[996 Hines Hill Rd.Layout Exhibit - Buildable Acreage by Phase](#)
[Developable Acreage & Surrounding Uses](#)
[996 Hines Hill Road Site History](#)
[Hudson CRA Map](#)

F. [TMP-8620](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HUDSON COMMUNITY FOUNDATION REGARDING A SENIOR TRANSPORTATION PROGRAM AND ACCEPTING A DONATION FOR A PASSENGER VAN.

Brief Description: This initiative arose in 2025 when the Hudson Senior Network Foundation (HSN) and Hudson Community Foundation (HCF) raised funds for a Senior project. The Senior Transportation Program was recognized as a need in the community. The HSN began researching a program in an adjacent community that provides a similar service and they along with HCF began collecting donations. To date, the groups have raised the needed costs for a passenger van (estimated State Bid Cost \$58,000) and are asking the City to accept the donation to purchase the van and provide a senior transportation program to Hudson residents over the age of 65 years of age.

Attachments: [Senior Van Costs](#)
[Guidelines_City of Hudson Senior Transportation Program - DRAFT 04-22-2026](#)
[Application_City of Hudson Senior Transportation Program - DRAFT](#)
[Waiver & Release of Liability_City of Hudson Senior Transportation Program](#)
[Six Mile Radius Map](#)
[HSN Van Survey Results](#)
[Draft Resolution](#)

4. Proposed Consent Agenda for May 5, 2026, Council Meeting

- A. [TMP-8556](#) **A RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL TO CONTINUE COMMUNITY REINVESTMENT AREA AGREEMENTS AND JOB CREATION GRANT PROGRAM AGREEMENTS WITH THE CITY OF HUDSON, COUNTY OF SUMMIT.**
Brief Description: The City has established a Tax Incentive Review Council (TIRC) to periodically review each existing Community Reinvestment Area (CRA) and Job Creation Grant Agreement for compliance and to make recommendations to continue, modify or terminate each of the agreements. The duly appointed TIRC met on March 5, 2026, reviewed each CRA and Job Creation Grant Agreement and made certain recommendations to City Council.
Attachments: [TIRC Minutes 3-5-26](#)
[Draft Resolution](#)
- B. [TMP-8610](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ALLOW DOOR2ART TO INSTALL ON THE CITY GREENS A BIRDSONG ART INSTALLATION IN 2026.**
Brief Description: The Resolution would allow Door2Art to install a subset of the original quantity of small, 3-D birds on the Park Lane Green for an estimated period of July through October, 2026.
Attachments: [Draft Resolution](#)
- C. [TMP-8609](#) **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ACCEPT THE DONATION OF “MELODY” FROM DOOR2ART.**
Brief Description: The Mayor is requesting City Council approve the City Manager to accept “Melody” (large bird sculpture), at a no-cost donation to the City of Hudson, from Door2Art a local art studio.
Attachments: [Draft Ordinance](#)
- D. [TMP-8601](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH THE IMPACT GROUP FOR MARKETING SERVICES FOR THE FIBER TO THE HOME PROJECT IN AN AMOUNT NOT TO EXCEED \$54,000.**
Brief Description: This contract provides professional marketing, branding, and public engagement services to support the launch and implementation of the City's Fiber-to-the-Home (FTTH) project, ensuring clear communication, effective outreach, customer education, and a cohesive brand strategy for the initiative.
Attachments: [Draft Resolution](#)

5. Proposed Legislation for May 5, 2026, Council Meeting

A. [26-64](#) AN ORDINANCE AMENDING THE CODIFIED ORDINANCES TO ALLOW THE CORRECTION OF SCRIVENER'S ERRORS BY THE CLERK.

Brief Description: The ordinance would allow the Clerk of Council to fix obvious clerical mistakes in legislation and meeting minutes.

Attachments: [Ordinance No. 26-64](#)

Ordinance No. 26-64 is scheduled for a third reading on May 5, 2026.

Legislative History

3/17/26	City Council	item forwarded to the City Council
4/7/26	City Council	first reading
4/14/26	City Council Workshop	item forwarded to the City Council
4/21/26	City Council	second reading

B. [26-70](#) AN ORDINANCE TO REPEAL CHAPTER 226 OF THE CODIFIED ORDINANCES RELATING TO CAMPAIGN FINANCE LIMITS AND REGULATIONS.

Brief Description: This Ordinance would repeal Chapter 226 of the Codified Ordinances of the City of Hudson, which establishes local campaign contribution limits for City candidates and their campaigns.

Attachments: [Campaign Finance Limitations Among Peer Communities in Summit County 4-2026](#)
[Ordinance No. 26-70](#)

Ordinance No. 26-70 is scheduled for a second reading on May 5, 2026.

Legislative History

4/14/26	City Council Workshop	item forwarded to the City Council
4/21/26	City Council	first reading

C. [26-71](#) AN ORDINANCE AMENDING SECTIONS 220.03, 220.031, AND 220.06 OF THE CODIFIED ORDINANCES TO ALLOW THE INTRODUCTION OF ORDINANCES AND RESOLUTIONS ON REGULAR AND SPECIAL CITY COUNCIL AGENDAS AFTER CONSIDERATION AT A WORKSHOP.

Brief Description: This amendment rescinds the prior rule requiring the affirmative support of at least four City Council members at a Workshop in order for a resolution or ordinance to proceed to a regular or special City Council meeting agenda.

Attachments: [Draft Ordinance \(1-13-26 Workshop\)](#)
[Draft Ordinance \(revised for 4-14-26 Workshop\)](#)
[Ordinance No. 26-71 \(Version dated 4-14-26\)](#)
[Ordinance No. 26-71 \(revised for 4-28-26 Workshop\)](#)

Ordinance No. 26-71 is scheduled for a second reading on May 5, 2026.

Legislative History

1/13/26	City Council Workshop	item forwarded to the City Council Workshop
---------	-----------------------	---

4/14/26 City Council Workshop item forwarded to the City Council
 4/21/26 City Council first reading

D. [26-72](#)

AN ORDINANCE AMENDING PART TWO OF THE CODIFIED ORDINANCES OF THE CITY OF HUDSON TO CREATE CHAPTER 216, PUBLIC RECORDS.

Brief Description: With this legislation, the City of Hudson seeks to exercise its Home Rule Authority under Article XVIII, Sections 3 and 7 of the Ohio Constitution, and promulgate its own public records policy. Under this policy, the City may not disclose a crime victim's or a minor's identity in records produced in response to a public records request.

Attachments: [Ordinance No. 26-72](#)

Ordinance No. 26-72 is scheduled for a second reading on May 5, 2026.

Legislative History

4/14/26 City Council Workshop item forwarded to the City Council
 4/21/26 City Council first reading

E. [26-73](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADOPT AND IMPLEMENT A POLICY ON ACCEPTING FUNDS FROM NONPROFIT ORGANIZATIONS FOR PUBLIC PROJECTS.

Brief Description: The City of Hudson seeks to establish a transparent, accountable, and legally compliant process for accepting financial or in-kind contributions from nonprofit organizations wishing to support city-sponsored public projects.

Attachments: [City Nonprofit Donations and Funding Policy](#)

[Nonprofit Donation Form](#)

[Resolution No. 26-73](#)

Resolution No. 26-73 is scheduled for a second reading on May 5, 2026.

Legislative History

4/14/26 City Council Workshop discussed
 4/14/26 City Council Workshop item forwarded to the City Council
 4/21/26 City Council first reading

F. [TMP-8528](#) **AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS**

Brief Description: Following a discussion with City Council an ordinance to incorporate amendments to the short term rental policy and allowances currently regulated within Chapter 876 of the codified Ordinances.

Attachments: [City Council memo short term rentals 4.3.26](#)
[Draft 876 redline amendment 4.3.26](#)
[City Council memo short term rentals 2.25.26](#)
[Chapter 876](#)
[Short-Term Rental Locations - 2026 Map](#)
[STR Comparison Chart of Peer Communities](#)
[Draft Ordinance](#)

This Ordinance is scheduled for a first reading on May 5, 2026.

Legislative History

3/10/26	City Council Workshop	discussed
3/10/26	City Council Workshop	item forwarded to the City Council Workshop

G. [TMP-8620](#)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HUDSON COMMUNITY FOUNDATION REGARDING A SENIOR TRANSPORTATION PROGRAM AND ACCEPTING A DONATION FOR A PASSENGER VAN.

Brief Description: This initiative arose in 2025 when the Hudson Senior Network Foundation (HSN) and Hudson Community Foundation (HCF) raised funds for a Senior project. The Senior Transportation Program was recognized as a need in the community. The HSN began researching a program in an adjacent community that provides a similar service and they along with HCF began collecting donations. To date, the groups have raised the needed costs for a passenger van (estimated State Bid Cost \$58,000) and are asking the City to accept the donation to purchase the van and provide a senior transportation program to Hudson residents over the age of 65 years of age.

Attachments: [Senior Van Costs](#)
[Guidelines City of Hudson Senior Transportation Program - DRAFT 04-22-2026](#)
[Application City of Hudson Senior Transportation Program - DRAFT](#)
[Waiver & Release of Liability City of Hudson Senior Transportation Program](#)
[Six Mile Radius Map](#)
[HSN Van Survey Results](#)
[Draft Resolution](#)

This Resolution is scheduled for a first reading on May 5, 2026.

6. Items to be Added to Future Agendas

The following items will appear on the Council agenda on May 5, 2026.

-Public Hearing on 25-146 (Proposed District 11)

-Poppy Days Proclamation

7. Adjournment

To view staff reports for agenda items, click on the corresponding file numbers (blue underlined links) next to the titles.

* * * * *

The mission of the Hudson City Government is to serve, promote and support, in a fiscally responsible manner, an outstanding community that values quality of life, a well-balanced tax base, historic preservation, with a vision to the future, and professionalism in volunteer and public service.