



City of Hudson, Ohio

Meeting Minutes - Draft

City Council

Craig A. Shubert, Mayor

Christopher W. Foster, President of Council (Ward 2)

Christopher A. Banweg, Council Member (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Karen E. Heater, Council Member (At-Large)

Nicole V. Kowalski, Council Member (At-Large)

Katherine R. Schlademan, Council Member (Ward 1)

Skylar J. Sutton, Council Member (Ward 3)

Jane Howington, City Manager

R. Todd Hunt, Interim City Solicitor

Aparna Wheeler, Clerk of Council

Tuesday, January 4, 2022

6:00 PM

Town Hall
27 East Main Street

Early start for executive session; regular order of business to begin at 7:45 PM.

1. Call to Order

Mayor Shubert called to order the meeting of Hudson City Council at 6:01 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

Present: 7 - Mr. Banweg, Mrs. Bigham, Mr. Sutton, Mr. Foster, Mrs. Heater, Mrs. Kowalski and Ms. Schlademan

Others & Staff in Attendance: Mayor Shubert; Mrs. Slagle, Clerk of Council Emeritus; and Ms. Wheeler, Clerk of Council.

2. Executive Session

The following members entered the meeting after the vote for executive session: Mrs. Bigham at 6:02 p.m., Ms. Schlademan at 6:05 p.m., and Mr. Sutton at 7:16 p.m.

A motion was made by Mr. Foster, seconded by Mr. Banweg, to enter into executive session to interview Environmental Awareness Commission applicants. Mayor Shubert recessed the meeting at 6:02 p.m. after the motion carried by unanimous vote.

Aye: 4 - Mr. Banweg, Mr. Foster, Mrs. Heater and Mrs. Kowalski

Mayor Shubert reconvened the meeting at 8:02 p.m.

3. Pledge of Allegiance to the Flag

4. Roll Call

Present: 7 - Mr. Banweg, Mrs. Bigham, Mr. Sutton, Mr. Foster, Mrs. Heater, Mrs. Kowalski and Ms. Schlademan

Staff in Attendance: Ms. Howington, City Manager; Mr. Hunt, Interim City Solicitor; Mrs. Slagle, Clerk of Council Emeritus; Ms. Wheeler, Clerk of Council; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; and Mr. Sheridan, Assistant City Manager - Professional Services.

5. Approval of the Minutes

A. [22-0001](#) Minutes of Previous Council Meetings

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

Attachments: [December 21, 2021 Meeting Minutes - DRAFT](#)

There being no changes, the above minutes were approved as submitted.

6. Public Comments

Former Mayor William Currin, 32 Lennox Road, wished Council a Happy New Year, addressed city improvements, commended city staff and praised Ms. Howington for her service to the city (see statement attached to record copy of these minutes).

Mayor Shubert noted Mayor Currin's long service to the city.

Attorney Anthony Coyne, representing American Fireworks, read a letter from Mr. Roberto Sorgi to Council on his behalf (see statement attached to record copy of these minutes).

Mrs. Diane Demuyne from Hudson Collision provided an update on the North Pole mailbox. Every year, Hudson Collision repaints the mailbox and this season, it was replaced with a new, weather-proof mailbox. All the children who sent a letter received a letter back from Santa Claus.

7. Correspondence and Council Comments

Mrs. Kowalski thanked Santa Claus for the letters that were sent back to the children from the North Pole mailbox. She also made a request to President Foster and Mayor Shubert to vote on each of the appointments separately.

Mr. Sutton stated he would abstain from voting on appointments from the earlier executive session due to his late arrival. He also provided a Tree Commission update.

Mr. Banweg reiterated comments about Santa's mailbox. He thanked Hudson Collision for the program and investment to community. He also requested to add a discussion item regarding water rates to the February 8, 2022 Workshop agenda.

8. Report of Manager

Ms. Howington stated that city buildings were closed to the public due to staff shortages from COVID-19. City buildings will re-open to the public on Monday, Jan. 10 and staff has been returning to work. She stated that this has been the case for multiple jurisdictions due to the surge in sickness over the holidays.

9. Discussion Items

A. Scheduling of Council Retreat: Strategic Plan / 2022 Goals & Objectives

Ms. Howington asked for Council's feedback on both the retreat and road tour as well as a schedule. She stated that the retreat would take place in February.

Councilmembers discussed whether or not a professional moderator was necessary, helpful, or fiscally responsible. Based on comments from members and the Mayor, Mr. Foster recommended a Saturday retreat, without a moderator. Council will create an agenda with staff that can be modified at a workshop.

B. Scheduling of Annual Road Tour (Informational)

Ms. Howington stated that the road tour occurs annually, discussed previous tour topics, and asked Council if they were interested in participating in another tour this year.

Mr. Foster and Mr. Banweg requested that maps should reflect stormwater and water rates. Staff responded that could be done.

Ms. Howington also stated that her staff would provide a snapshot of the city in graphic form. The snapshot will help with the retreat and road tour discussion items.

Mayor Shubert suggested a few other stops such as pickleball locations, tennis courts, land development sites, housing developments, economic development areas and other items that have been discussed on agendas.

10. Appointments

A motion was made by Mr. Foster, seconded by Mr. Banweg, that Dr. Spiro Mavroidis be appointed to a partial term on the Environmental Awareness Committee, expiring December 31, 2024. The motion carried by the following vote:

Aye: 6 - Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan and Mr. Banweg

Abstain: 1 - Mr. Sutton

Ms. Schlademan indicated that she would vote no on the appointment for Mrs. Sarah Norman due to her flagrant disregard of City Ordinances. Ms. Kowalski concurred that Mrs. Norman shows a lack of judgment, and she questioned her ability to follow the law, which is required of the position on Planning Commission.

A motion was made by Mr. Foster, seconded by Mrs. Heater, that Mrs. Sarah Norman be

appointed to the Planning Commission for a full term, expiring January 1, 2026 . The motion carried by the following vote:

Aye: 5 - Mr. Foster, Mrs. Heater, Mr. Banweg, Mrs. Bigham and Mr. Sutton

Nay: 2 - Mrs. Kowalski and Ms. Schlademan

A motion was made by Mr. Foster, seconded by Mr. Banweg, that Mr. Louis Wagner be re-appointed to the Board of Zoning and Building Appeals for a full term, expiring January 1, 2026. The motion carried by the following vote:

Aye: 6 - Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Banweg, Mrs. Bigham and Mr. Foster

Abstain: 1 - Mr. Sutton

Mr. Foster announced that members are still needed for the Planning Commission and Board of Zoning & Building Appeals. He requested that the vacancies be advertised for full terms and that the Planning Commission vacancy requires a Ward 1 residency.

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 to allow for passage of legislation on the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Mrs. Kowalski, Ms. Schlademan, Mr. Banweg, Mrs. Bigham, Mr. Sutton, Mr. Foster and Mrs. Heater

Approval of the Consent Agenda

A motion was made by Mr. Foster, seconded by Mrs. Heater, to approve the Consent Agenda. Mayor Shubert declared the Consent Agenda passed after the motion carried by the following vote:

Aye: 7 - Ms. Schlademan, Mr. Banweg, Mrs. Bigham, Mr. Sutton, Mr. Foster, Mrs. Heater and Mrs. Kowalski

A. [22-1](#) A RESOLUTION AFFIRMING THE APPLICATION SUBMITTED BY THE CITY MANAGER’S DESIGNEE TO THE OHIO DEPARTMENT OF DEVELOPMENT BUILDING DEMOLITION AND SITE REVITALIZATION PROGRAM THROUGH THE SUMMIT COUNTY LAND BANK.

Brief Description: The purpose of the Building Demolition and Site Revitalization Program is to help fund the demolition of commercial and residential properties and revitalization of those properties (non-brownfield). We applied for the demolition of the buildings on the recently acquired property on Ravenna Street. This property will be revitalized for purposes of storm water management.

Attachments: [Resolution No. 22-1](#)

Resolution No. 22-1 passed on the Consent Agenda.

12. Legislation

- A. [21-71](#) **AN ORDINANCE AMENDING CHAPTERS 1201 “GENERAL PROVISIONS,” 1202 “ADMINISTRATIVE AND REVIEW ROLES”, 1203, “DEVELOPMENT REVIEW AND ADMINISTRATIVE PROCEDURES,” 1205, “ZONING DISTRICTS - CITY OF HUDSON ZONING MAP”, 1206, “USE REGULATIONS,” AND APPENDIX D “ARCHITECTURAL DESIGN STANDARDS” OF THE LAND DEVELOPMENT CODE TO IMPLEMENT THE 2021 LAND DEVELOPMENT CODE UPDATE.**

Brief Description: As part of regular reviews of the Land Development Code, City staff has recently reviewed and updated a list of proposed amendments to continue some commercial focus items but also to incorporate some proposed amendments focused on efficiency and addressing noted requests from Council and residents.

Attachments: [2021 LDC Update - Council Memo \(5-12-21\)](#)
[PC Staff Report - Case No. 21-726 \(7-12-21\)](#)
[PC Case No. 21-726 Recommendation - 2021 LDC Amendments \(7-26-21\)](#)
[Council memo - Childrens play equipment \(12-9-2021\)](#)
[Ordinance No. 21-71 \(as introduced 6.15.21\)](#)
[Ordinance No. 21-71 \(with PC recommendation and Council revisions 12.14.2021\)](#)
[Ordinance No. 21-71 \(As Revised 12.21.2021\)](#)
[Ordinance No. 21-71 \(As Amended 1.4.2022\) FINAL](#)

Mr. Sutton discussed the vague term regarding "children's play equipment" and proposed amending the ordinance to strike the words "but not limited to" on page 14.

Ms. Schlademan had questions about movable versus permanent structures. Mr. Sutton responded that there is more work to be done, but the amendment tightens up the legislation to be more specific.

Mrs. Heater and Mr. Foster agreed with the modification. Mr. Hunt stated he also thought it was a good amendment, and it would be helpful to staff for enforcement.

A motion was made by Mr. Sutton, seconded by Mr. Banweg, that Ordinance No. 21-71 be amended. The motion carried by the following vote:

Aye: 7 - Mr. Sutton, Mr. Foster, Mrs. Heater, Mrs. Kowalski, Ms. Schlademan,
 Mr. Banweg and Mrs. Bigham

A motion was made by Mr. Foster, seconded by Mr. Banweg, that Ordinance No. 21-71 be approved as amended. The motion carried by the following vote:

Aye: 7 - Mr. Banweg, Mrs. Bigham, Mr. Sutton, Mr. Foster, Mrs. Heater, Mrs. Kowalski and Ms. Schlademan

B. [21-126](#) AN ORDINANCE AMENDING CHAPTER 1207.17, "SIGNS," OF THE LAND DEVELOPMENT CODE TO IMPLEMENT REVISIONS TO SIGN ILLUMINATION STANDARDS.

Brief Description: Proposed amendment to revise regulations related to internal illumination of signs within District 6 Western Hudson Gateway and District 8 Industrial/Business Park.

Attachments: [Sign Illumination Exhibit](#)
[Planning Commission Recommendation](#)
[Public Hearing Notice \(12.21.2021\)](#)
[Ordinance No. 21-126 \(as introduced 10.19.21\)](#)
[Ordinance No. 21-126 \(as recommended by PC 11.8.21\)](#)

Mr. Foster indicated he did not support this ordinance and believed it would have an impact on neighborhoods and how Hudson would be perceived if passed.

Mr. Banweg stated he thought the language was too broad and could be handled by a variance.

Mr. Sutton also stated that he did not support this ordinance and would vote no.

Ms. Schlademan stated that she was surprised it got this far without this discussion coming up in a Workshop. Mr. Foster and Mr. Sutton said they voiced their opposition before.

Mrs. Kowalski indicated that she did not have a problem with a sign facing the Turnpike but understood the points her colleagues made. She believes the City's sign restrictions are too stringent and would hate for this to be a reason that a business doesn't come to Hudson.

A motion was made by Mr. Foster, seconded by Mrs. Heater, that Ordinance No. 21-126 be amended to accept the Planning Commission's recommendation. The motion carried by the following vote:

Aye: 5 - Mrs. Bigham, Mr. Foster, Mrs. Heater, Mrs. Kowalski and Ms. Schlademan

Nay: 2 - Mr. Banweg and Mr. Sutton

A motion was made by Mr. Foster, seconded by Mr. Banweg, that Ordinance No. 21-126 be approved as amended. Mayor Shubert declared the failure of this ordinance after the motion failed by the following vote:

Aye: 2 - Mrs. Kowalski and Ms. Schlademan

Nay: 5 - Mr. Foster, Mrs. Heater, Mr. Banweg, Mrs. Bigham and Mr. Sutton

C. [21-141](#) AN ORDINANCE AMENDING CHAPTER 1205, "ZONING DISTRICTS - CITY OF HUDSON ZONING MAP," CHAPTER 1206, "USE REGULATIONS," AND CHAPTER 1213,

“DEFINITIONS,” OF THE LAND DEVELOPMENT CODE TO INCORPORATE REGULATIONS TO CONDITIONALLY PERMIT FIREWORKS STORAGE AND FIREWORKS RETAIL FACILITIES.

Brief Description: Land Development Code text amendment request to permit Fireworks Storage and Fireworks Retail Facilities as a conditional use within District 1: Suburban Residential Neighborhood.

Attachments: [PC 21-689 Decision - Fireworks Text Amendment](#)
[Staff Report for 10.11.21 PC Meeting](#)
[Staff Report for 9.13.21 PC Meeting](#)
[Staff report for 7.26.21 PC Meeting](#)
[Public Hearing Notice \(12.7.2021\)](#)
[Agreement Letter signed by Roberto Sorgi 12-6-2021](#)
[Hudson's Supplemental Disaster Info](#)
[Ordinance No. 21-141](#)

A motion was made by Mrs. Bigham, seconded by Mr. Foster, that Ordinance No. 21-141 be adopted. The motion carried by the following vote:

Aye: 7 - Mrs. Heater, Mrs. Kowalski, Ms. Schlademan, Mr. Banweg, Mrs. Bigham, Mr. Sutton and Mr. Foster

Mayor Shubert stated that this Ordinance has been in the works for the last two years. Many individuals came together to discuss and compromise. The Ordinance provides for additional safety measures. American Fireworks is a long standing business in the community. Mayor Shubert commended the Sorgi family, Highgate neighbors, and staff for their participation in this matter.

D. [21-149](#) A RESOLUTION REPEALING RESOLUTION NO. 21-116 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH FAIRMOUNT PROPERTIES, LLC FOR THE SALE OF THE REAL PROPERTY LOCATED IN THE DOWNTOWN AREA ADJACENT TO THE FIRST & MAIN DEVELOPMENT IN THE CITY OF HUDSON, OHIO; AND DECLARING AN EMERGENCY.

Brief Description: This Resolution, proposed by Councilman Foster, is intended to repeal Resolution No. 21-116 while simultaneously authorizing the sale of property in the downtown area to Fairmount Properties for development of Downtown Phase 2 pursuant to terms that are different than those terms authorized by Resolution No. 21-116.

Attachments: [Resolution No. 21-149 \(as introduced 12-7-21\)](#)
[Resolution No. 21-149 \(as revised 12-14-21\)](#)

Mrs. Kowalski and Ms. Schlademan stated that they were comfortable with the legislation that had already passed, and it was not unreasonable to reimburse Fairmount Properties.

Mr. Banweg and Mr. Sutton agreed that the previous legislation was premature, and the terms should be negotiated at a later date.

Mrs. Heater supported the repeal, stating the previous legislation was not fiscally responsible.

Mr. Foster indicated that there could be unintended consequences of previous legislation, and previous developers could return with requests for reimbursement. He stated that it doesn't seem like the right thing to do for taxpayers.

Mrs. Bigham believed that the provision was added at the last minute, and she did not approve of it then. With this amendment, the project is back to a healthy proposition.

Mayor Shubert read the title of Ordinance No. 21-141, which constituted its third reading.

A motion was made by Mrs. Bigham, seconded by Mr. Foster, that Resolution No. 21-149 be adopted. The motion carried by the following vote:

Aye: 5 - Mr. Banweg, Mrs. Bigham, Mr. Sutton, Mr. Foster and Mrs. Heater

Nay: 2 - Mrs. Kowalski and Ms. Schlademan

13. Executive Session

Councilmembers discussed whether or not there should have been more communication as to the specifics of the Executive Session subject matter. Some recalled having received notifications from the previous City Solicitor, others did not. Mr. Hunt offered that in matters of employment, it is better not to be specific.

A motion was made by Mr. Banweg, seconded by Mr. Foster, to enter into executive session. The motion carried by the following vote:

Aye: 5 - Mr. Banweg, Mrs. Bigham, Mr. Sutton, Mr. Foster and Mrs. Heater

Nay: 2 - Mrs. Kowalski and Ms. Schlademan

14. Adjournment

There being no further business, Mayor Shubert adjourned the Council meeting at 9:42 p.m.

Craig A. Shubert, 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.

