



City of Hudson, Ohio

Meeting Minutes - Final Board of Zoning & Building Appeals

Louis Wagner, Chair
Lydia Bronstein, Vice Chair
Keenan Jones
Robert Kahrl
Cory Scott

Nick Sugar, City Planner
Lauren Coffman, Associate Planner

Thursday, September 18, 2025

7:30 PM

Town Hall
27 East Main Street

I. Call to Order

Chair Wagner called to order the regularly scheduled meeting of the Board of Zoning & Building Appeals at 7:30 p.m., in accordance with the Sunshine Laws of the State of Ohio, O.R.C. Section 121.22.

II. Roll Call

Present: 5 - Mr. Wagner, Mr. Kahrl, Ms. Bronstein, Mr. Scott and Mr. Jones

III. Identification, by Chairman, of City Staff.

Chair Wagner identified Mary Rodack, Associate Planner, and Mr. Nick Sugar, City Planner.

IV. Swearing in of Staff and Audience Addressing the Board.

Chair Wagner swore-in staff and all the persons wishing to speak under oath.

V. Approval of Minutes

[BZBA 8.21.2025](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: August 21, 2025.

Attachments: [August 21, 2025 BZBA Meeting Minutes - Draft](#)

A motion was made by Mr. Kahrl, seconded by Mr. Scott, that August 21, 2025, Minutes be approved as submitted. The motion carried by the following vote:

Aye: 5 - Mr. Wagner, Mr. Kahrl, Ms. Bronstein, Mr. Scott and Mr. Jones

VI. Public Hearings - New Business

[BZBA 25-1008](#) The subject of this hearing is variance request of 5 (five) feet from the required minimum side yard setback of fifteen (15) feet resulting in an

ten (10) foot setback pursuant to section 1205.06(d)(5)(D)(4), “Minimum side yard setbacks - accessory structures” in order to construct a pavilion with a stamped patio and fireplace.

The applicant is Joe Fisher, 3931 Countyline Turnpike Rd, Southington, Ohio 44470. The property owner is Karen and Ronald Kaminski, 412 W Streetsboro St, Hudson, Ohio 44236 for the property at 412 W Streetsboro St in District 3 [Outer Village Residential Neighborhood] within the City of Hudson.

Attachments: [25-1008 412 W Streetsboro St - Staff Report](#)

Ms. Rodack introduced the application, describing the project location, reviewing staff comments, and outlining the variance request.

Ron and Karen Kaminski, property owners, stated that placing the pavilion in a location that complies with zoning would make it more visible to neighbors and limit backyard usability.

The Board and applicants discussed the existing water well and applicable regulations from the Summit County Health Department and the existing fence location.

The applicants emphasized the unique “L”-shaped layout of their property, though acknowledged that they had not considered the staff-recommended location. The applicant mentioned the following: That they have already reduced the size of the pavilion, the flooding that occurs in the rear yard, their concerns about blocking sunlight into the family room if the pavilion is moved closer to the house and potential removal of pavers to shift the structure to the east.

The Board and staff discussed the property's side and rear yards as defined by the land development code.

The Board stated there is no hardship related to the property and that no exceptional or unusual circumstances exist that are not found on other properties.

The applicant requested to withdraw the application to reevaluate the project in light of staff recommendations and Board feedback.

A motion was made by Mr. Scott, seconded by Mr. Jones, that at the applicants request, this Variance be withdrawn from further consideration. The motion carried by the following vote:

Aye: 5 - Mr. Wagner, Mr. Kahrl, Ms. Bronstein, Mr. Scott and Mr. Jones

VII. Other Business

Ms. Rodack reviewed the applications for the October meeting.

VIII. Adjournment

A motion was made by Mr. Kahrl, seconded by Ms. Bronstein, that the meeting be adjourned. The motion carried by an unanimous vote.

Louis Wagner, Chair

Lydia Bronstein, Vice Chair

Joe Campbell, Executive Assistant

Upon approval by the Board of Zoning & Building Appeals, 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 252 .04, Minutes of Architectural and Historic Board of Review, Board of Zoning and Building Appeals, and Planning Commission .

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