



City of Hudson, Ohio

Meeting Minutes - Final

City Council

Craig A. Shubert, Mayor

William D. Wooldredge, President of Council (At-Large)

Beth A. Bigham, Council Member (Ward 4)

Hamilton DeSaussure, Jr., Council Member (At-Large)

Christopher W. Foster, Council Member (Ward 2)

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

Matthew J. Vazzana, City Solicitor

R. Todd Hunt, Special Counsel

Elizabeth A. Slagle, Clerk of Council

Tuesday, January 5, 2021

6:30 PM

Via Video-Conference & Live-Stream

1. Call to Order

Mayor Shubert 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: 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

Staff in Attendance: Mr. Leedham, Innovation & Technology Director.

2. Executive Session

A motion was made and seconded that Council enter into executive session to consider a personnel matter concerning the interviewing of applicants and appointments to the City's boards, commissions, and committees. Mayor Shubert recessed the meeting at 6:31 p.m. after the motion carried by unanimous voice vote.

3. Pledge of Allegiance to the Flag

Mayor Shubert reconvened the meeting at 7:30 p.m.

4. Roll Call

Present: 7 - Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton and Mr. Wooldredge

Staff in Attendance: Ms. Howington, City Manager; Mr. Vazzana, City Solicitor; Mrs. Slagle, Clerk of Council; Mr. Comeriato, Assistant City Manager - Operations; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leedham, Innovation & Technology Director; Mr. Leiter, Production Assistant; and Mr. Sheridan, Assistant City Manager - Professional Services.

5. Approval of the Minutes

A. [20-0160](#) Minutes of Previous Council Meetings

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

Attachments: [December 15, 2020 Council Meeting Minutes - DRAFT](#)

Mayor Shubert noted a spelling error.

The above minutes were approved as amended to include Mayor Shubert's correction.

6. Public Hearing

A. [20-167](#) AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO: (1) AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE CERTAIN LANDS ON HUDSON DRIVE (SUMMIT COUNTY TAX PARCELS 3001315 AND 3001316) FROM DISTRICT 8, INDUSTRIAL/BUSINESS PARK, TO HIKE BIKE (HB) SENIOR HOUSING OVERLAY ZONING DISTRICT 8 AND (2) AMEND SECTION 1205.11(f)(1), "PURPOSE OF OVERLAY ZONE", TO ACCOMMODATE THE ABOVE ZONING DISTRICT MAP AMENDMENT.

Brief Description: Consideration of proposed (1) Zoning Map Amendment to revise parcels 3001315 and 3001316 from the current District 8 Industrial/Business Park to the proposed Hike Bike (HB) Senior Housing Overlay Zoning District 8; and (2) a Land Development Code Text Amendment to amend the purpose statement of Section 1205.11(f) the Hike Bike (HB) Senior Housing Overlay Zoning District 8.

Attachments: [Staff Report](#)

[2020-822 Hudson Dr Map and Text Amendment PC Decision](#)

[2020-822 Hudson Dr Zoning Map and Text Amendment SR Nov. 2020](#)

[2020-822 Hudson Dr Zoning Map and Text Amendment SR Oct. 2020 file 1 of 2](#)

[2020-822 Hudson Dr Zoning Map and Text Amendment SR Oct. 2020 file 2 of 2](#)

[Subject property PC 2020- 822](#)

[Notice of Public Hearing on 1-5-2021](#)

[City Council memo Hudson Dr Map and Text amendment 1-7-21](#)

[Ordinance No. 20-167](#)

Mayor Shubert opened the public hearing for Ordinance No. 20-167 at 7:32 p.m.

Mr. Hannan provided an introduction and overview of the review process for this application, explaining that the proposed Zoning Map Amendment would revise two parcels of land on Hudson Drive from the current District 8 Industrial/Business Park to the proposed Hike Bike (HB) Senior Housing Overlay Zoning District 8; and as part of the Zoning change, there is a recommendation for amending the text of the purpose statement of the Hike Bike (HB) Senior Housing Overlay Zoning District 8 in the Land Development Code. The proposed changes were forwarded to City Council from Planning Commission.

Mr. William Heller, applicant, said that he wishes to develop a residential development for senior housing on those parcels. He asked for Council's support of the proposed rezoning request. Others who spoke on behalf of the applicant included Mr. Mark Majewski, of North Star Planning & Design; and Mr. Greg Modic and Mr. Sam Petros, of Petros Development Group & Petros Homes.

Several citizens, although indicating they were not completely against the project, expressed concerns:

- 1.) Mr. Jeff Boylan, 5456 Hudson Drive, expressed interest in changing the location of the entrance/exit, so it would not directly align with his driveway (see 1/4/2021 email attached to record copy of these minutes).
- 2.) Mr. Brian and Mrs. Cassandra Craven, 5529 Hudson Drive, said that the proposed plan was not well-suited to the area, which they described as a quiet, private, and low-traffic area. They felt that the proposed housing density was too high and was inconsistent with existing housing in this area. As well, they opposed adding sidewalks along Hudson Drive due to privacy concerns.
- 3.) Mrs. Slagle read an email message from Ms. Jen Masiella, 5422 Hudson Drive, (dated 1/5/2021 and attached to record copy of these minutes), which contained a number of questions regarding the rezoning proposal and the proposed construction layout.

Mayor Shubert opened the floor to Council comments, and members asked questions about spot zoning and about how the zoning amendment would affect other nearby properties. Council also asked for more information about Planning Commission's rationale for approving the zoning amendment and for other similar situations in Hudson where the overlay has been stretched this far or done in a patchwork manner. Additionally, Council expressed concerns about possible unintended consequences that would arise from this change.

Mayor Shubert asked for final comments. There being none, he proceeded with the regular meeting agenda at 8:40 p.m.

A public hearing was held for Ordinance No. 20-167.

7. Public Comments

Mrs. Carrie Beddell, 110 Sussex Road, commented regarding pedestrian safety, expressing a desire for a sidewalk extension from her Atterbury Boulevard neighborhood and requesting improvements to the Owen Brown Street railroad underpass.

Mrs. Slagle read the following correspondence addressed to City Council:

- Mr. Rob Gerling, 672 Westbrook Way, asked that residents be able to provide input on where the City's tax dollars are to be spent (see email dated January 3, 2021, attached to record copy of these minutes).
- Mr. and Mrs. Anthony Romito, 88 Trumbull Drive, expressed concerns about citizens' freedoms and rights being taken away with the protocols for the COVID-19 pandemic, such as wearing masks and shutting down businesses (see email dated December 17, 2020, attached to record copy of these minutes).

8. Correspondence and Council Comments

Mr. Foster spoke regarding the need for improvements at the Owen Brown railroad underpass, and he requested the City's Traffic Committee review this matter.

Mrs. Bigham asked for improved visibility along State Route 91 North in the area of the construction project. She expressed concerns about impaired sight lines at the intersection of Herrick Park Drive and the condition of temporary roadway patches, and she asked for the project schedule. Staff promised to follow-up with the contractor to address the issues and reported that the project is on schedule, with completion planned this year.

Mr. Sutton said that he had received a letter regarding the lack of MetroBus shelters in Hudson. He said that he also received complaints about Norfolk Southern making deliveries to The Little Tikes Company at night, involving horn blasts in close proximity to a nearby housing area.

Mrs. Kowalski commented about a sledding incident at Hudson Springs Park and said that Parks staff has placed signage, indicating that sledding is at your own risk. She requested target enforcement prohibiting motorists from passing school busses, particularly on Victoria Parkway and Hudson Street.

Ms. Schlademan also expressed interested in improvements to the Owen Brown Street railroad underpass.

9. Report of Manager

Ms. Howington reported recent problems with utility billing. Mr. Knoblauch explained that paperless billing customers were not converted properly when the City recently changed billing companies. He said that the City is working to resolve issues, provide information to customers, and will waive late fees through the March billing cycle for affected customers.

Ms. Howington said that staff is preparing options to address Short Term Rentals for consideration at the next workshop.

10. Discussion Items

A. [20-0159](#) City of Hudson Traffic Study - Owen Brown Street Underpass

Brief Description: The City of Hudson Administration would like to review and discuss the Downtown Phase 2 Traffic Study with City Council, regarding the recommendations for the Owen Brown Street Underpass.

Attachments: [HudsonDT2 Traffic Impact Study 031319](#)

[Plan and Profile](#)

Mr. Sheridan explained that the underpass width is only 15 feet, compared to a normal 27-foot road, and this creates issues with cars trying to pass through at the same time. Included in the 2021 Budget is the design and construction of a one-lane underpass with the addition of a raised sidewalk on the north side. Traffic would be controlled by stop signs. Various options were researched, and staff indicated that the underpass has been included in the Adaptive Signals program as an alternate. The area could benefit with signals that allowed one car at a time through. Also discussed was the possibility of stopping traffic in both directions when pedestrians are walking under the bridge. There was consensus among Council members that one lane with a sidewalk and stop signs was a good first start, and after seeing how that goes, signals or other changes could be made.

This matter was discussed.

B. [20-0158](#)**Small Business Relief Program**

Brief Description: Council members will consider COVID-19 relief options for local small businesses.

Attachments: [City Manager's Memo - DORA Follow-Up \(12-18-2020\)](#)

Ms. Howington said that staff has been working on suggestions for helping merchants downtown, including adding two fire pits on the corner of Park Lane and First Street, infrared heaters, arched lighting over First Street, WiFi for the downtown, piped in music, and the addition of public restrooms. Staff also is working with First & Main management to determine who would pay for what if Council wished to move forward with any of these items. Staff will come back to Council with costs and more details in the near future. Council will also consider another Small Business Utility Relief Program.

This matter was discussed and will be considered further at the January 12, 2021, workshop.

11. Appointments**A. Council Liaisons to Boards, Commissions & Committees**

Mr. Wooldredge announced the following Council Liaison appointments:

Architectural & Historic Board of Review: Mrs. Kowalski

Board of Zoning & Building Appeals: Mr. DeSaussure, Mrs. Kowalski (alternate)

Cemetery Board: Mrs. Bigham

Community Television Advisory Committee: Mrs. Kowalski

Economic Growth Board: Mr. Wooldredge

Environmental Awareness Committee: Ms. Schlademan

Park Board: Mr. DeSaussure

Personnel Advisory & Appeals Board: Mrs. Bigham

Planning Commission: Mr. Foster

Tree Commission: Mr. Sutton

Mr. Wooldredge announced the following other Council membership assignments:

Hudson Officials for Mutual Endeavors (HOME) Committee: Mr. Wooldredge & Ms. Schlademan

Tax Incentive Review Council: Mr. Wooldredge

Volunteer Fire Fighters' Dependents Fund Board: Mr. Foster & Mr. Sutton (by Council action on 12/1/2020)

Economic Development Incentive Committee: Mr. Wooldredge & Mr. Foster (by Council action on 2/18/2020)

B. Environmental Awareness Committee:

1 partial term (expiring 12/31/2022) and 4 full terms (1/1/21 - 12/31/24)

Mr. Sutton objected to Mr. Brookhart's appointment, and Mr. DeSaussure and Mrs. Kowalski spoke in support of it.

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to appoint Mr. Jack Brookhart to serve as a member of the Environmental Awareness Committee for a partial term expiring on December 31, 2022. The motion carried by the following vote:

Aye: 4 - Mr. DeSaussure, Mrs. Kowalski, Ms. Schlademan and Mr. Wooldredge

Nay: 3 - Mrs. Bigham, Mr. Foster and Mr. Sutton

A motion was made by Mr. Wooldredge, seconded by Mr. Sutton, to appoint Mrs. Michelle Ciano to serve as a member of the Environmental Awareness Committee for a full term expiring on December 31, 2024. The motion carried by the following vote:

Aye: 7 - Mr. DeSaussure, Mr. Foster, Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge and Mrs. Bigham

Mr. Sutton objected to Ms. Farkas' appointment, and Mr. DeSaussure and Mrs. Kowalski spoke in support of it.

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to appoint Ms. Karen Farkas to serve as a member of the Environmental Awareness Committee for a full term expiring on December 31, 2024. The motion carried by the following vote:

Aye: 4 - Mrs. Kowalski, Ms. Schlademan, Mr. Wooldredge and Mr. DeSaussure

Nay: 3 - Mr. Foster, Mr. Sutton and Mrs. Bigham

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to appoint Mrs. Karen Heater to serve as a member of the Environmental Awareness Committee for a full term expiring on December 31, 2024. The motion carried by the following vote:

Aye: 7 - Mrs. Kowalski, Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure and Mr. Foster

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to appoint Mr. Jack McCabe to serve as a member of the Environmental Awareness Committee for a full term expiring on December 31, 2024. The motion carried by the following vote:

Aye: 7 - Ms. Schlademan, Mr. Sutton, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Foster and Mrs. Kowalski

C. Community Television Advisory Committee
1 partial term (expiring 1/24/2024)

A motion was made by Mr. Wooldredge, seconded by Mr. DeSaussure, to appoint Mrs. Emily Lopik to serve as a member of the Community Television Advisory Committee for a partial term expiring on January 24, 2024. The motion carried by the following vote:

Aye: 7 - Mr. Sutton, Mr. Wooldredge, Mrs. Bigham, Mr. DeSaussure, Mr. Foster, Mrs. Kowalski and Ms. Schlademan

12. Consent Agenda

No items.

13. Legislation

- A. [20-167](#) **AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO: (1) AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE CERTAIN LANDS ON HUDSON DRIVE (SUMMIT COUNTY TAX PARCELS 3001315 AND 3001316) FROM DISTRICT 8, INDUSTRIAL/BUSINESS PARK, TO HIKE BIKE (HB) SENIOR HOUSING OVERLAY ZONING DISTRICT 8 AND (2) AMEND SECTION 1205.11(f)(1), "PURPOSE OF OVERLAY ZONE", TO ACCOMMODATE THE ABOVE ZONING DISTRICT MAP AMENDMENT.**

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[Notice of Public Hearing on 1-5-2021](#)

[City Council memo Hudson Dr Map and Text amendment 1-7-21](#)

[Ordinance No. 20-167](#)

Mayor Shubert read the title of Ordinance No. 20-167, which constituted its second reading.

- B. [20-168](#) **A RESOLUTION APPROVING THE CONTINUED OPERATION OF A DESIGNATED OUTDOOR REFRESHMENT AREA FOR THE CONSUMPTION OF ALCOHOL IN SPECIFIED PUBLIC AREAS OF DOWNTOWN HUDSON AND AMENDING THE HOURS OF OPERATION THEREFOR; AND DECLARING AN EMERGENCY.**

Brief Description: Authorization to renew the Designated Outdoor Refreshment Area (DORA) within Downtown Hudson and expanding the hours of operation.

Attachments: [Staff Report](#)

[Resolution No. 20-168](#)

Mayor Shubert read the title of Resolution No. 20-168, which constituted its second reading.

14. Adjournment

There being no further business, Mayor Shubert adjourned the Council meeting at 10:05 p.m.

Craig A. Shubert, Mayor

Elizabeth Slagle, 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.