



# 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, May 20, 2025

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:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

*Staff in Attendance: Mr. Sheridan, City Manager; Mr. Pitchford, City Solicitor & Special Counsel; Ms. Wheeler, Clerk of Council; Mr. Griffith, Assistant City Manager; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Leiter, HCTV Production Assistant; Mr. Tabak, Police Chief; and Mr. Wash, Assistant Public Works Director.*

### 4. Approval of the Minutes

#### A. [25-0064](#)

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

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

**Attachments:** [May 6, 2025, Council Meeting Minutes - Draft](#)

[May 13, 2025, Council Workshop Minutes - Draft](#)

A motion was made by Mr. Banweg, seconded by Mrs. Heater, that the minutes be approved as submitted. The motion carried by the following vote:

**Aye:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

## 5. Honorary Resolutions

**A. [25-80](#) A RESOLUTION THANKING BRIAN BATTAGLIA FOR HIS SERVICE TO THE CITY OF HUDSON.**

**Brief Description:** This Resolution provides recognition and thanks to Brian Battaglia for his dedicated service to the City of Hudson.

**Attachments:** [Honorary Resolution No. 25-80](#)

*Mr. Battaglia accepted the honorary resolution and made comments.*

**A motion was made by Mr. Banweg, seconded by Dr. Bird, that Honorary Resolution 25-80 be adopted. The motion carried by the following vote:**

**Aye:** 7 - Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton and Mr. Banweg

**B. [25-81](#) A RESOLUTION THANKING JOHN NIEMCZURA FOR HIS SERVICE TO THE CITY OF HUDSON.**

**Brief Description:** This Resolution provides recognition and thanks to John Niemczura for his dedicated service to the City of Hudson.

**Attachments:** [Honorary Resolution No. 25-81](#)

*Mr. Niemczura accepted the honorary resolution and made comments.*

**A motion was made by Mr. Foster, seconded by Mr. Banweg, that Honorary Resolution No. 25-81 be adopted. The motion carried by the following vote:**

**Aye:** 7 - Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg and Dr. Bird

## 6. Proclamations

**A. [25-0065](#) Special Recognition of Poppy Day**

**Brief Description:** Mayor Anzevino will proclaim May 23, 2025 in Hudson, recognizing Poppy Day.

**Attachments:** [Poppy Day 2025](#)

**Mayor Anzevino read the proclamation in its entirety.**

**B. [25-0066](#) Special Recognition of Trike and Bike Hudson**

**Brief Description:** Mayor Anzevino will proclaim September 20, 2025 as “Trike and Bike” in Hudson.

**Attachments:** [Trike and Bike Hudson 2025](#)

*Mr. Michael Coburn and the Hudson Velo Board accepted the proclamation.*

Mayor Anzevino read the proclamation its entirety.

## 7. Public Hearing

- A. [25-57](#) AN ORDINANCE AMENDING CHAPTERS 1205, 1206, AND 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH A PERMANENT PROHIBITION RELATED TO MARIJUANA FACILITIES.

**Brief Description:** A proposed ordinance to establish a permanent ban on marijuana facilities within the City of Hudson.

**Attachments:** [Ordinance No. 25-57](#)  
[ORD 25-57 proposed PC recommendation 4.14.25](#)  
[PC 25-256 Decision - LDC amendment -Marijuana](#)  
[SR 2025-256 LDC Amendment - Marijuana](#)  
[Zoning for Marijuana Facilities - surrounding communities](#)  
[Lets Talk Hudson page and survey results](#)

Mayor Anzevino opened the public hearing at 7:58 p.m. There being no comments, he closed the public hearing at 7:59 p.m.

**This matter was public hearing held**

## 8. Public Comments

Several residents including, Mr. Asher Jones, 2233 Ravenna St; Mr. Joe Fencicle, 2567 Ravenna St.; Ms. Andrea Hall, 2545 Ravenna St., Mr. Parker and Dan Berger, 3065 Ravenna St., spoke in favor of the Ravenna Street sidewalk, citing safety concerns, accessibility to downtown, and property values.

Dr. Mimi Becker, 47 Laurel Lake Dr., spoke in favor of Ordinance No. 25-21 to support a clear and fair process on public hearings and suggested that boards that conduct public hearings be trained. She also stated concerns about the finances for the inclusive playground.

Ms. Katie Madio, 135 Atterbury Blvd., spoke in favor of the Barlow Farm Park as the inclusive playground location.

Mr. Anthony Ravida, 1746 Edgar Dr., alleged wrongdoings by City staff and the Council President.

Ms. Katrina Whited, 6041 Willow Lake Dr., responded to Mr. Ravida's comments at a previous Council meeting.

Ms. Marietta Marquart, 333 Simon Rd., commented on a social media post by Mr. Banweg.

## 9. Correspondence and Council Comments

Mrs. Heater provided a BZBA and Park Board update.

Mr. Sutton stated that he received letters of support for the Ravenna St. sidewalk and would submit them to the Clerk of Council. He also provided a South Darrow Rd. Subcommittee update.

Dr. Goetz said that incorrect information had been given to the Park Board in determining a location for the inclusive playground, stating that Council as a whole did not provide a mandate to not consider cost.

*Mr. Foster responded to Mr. Ravida's and Dr. Goetz's comments.*

*Mrs. Kowalski thanked everyone who engaged in the playground process and read a letter into the record supporting the inclusive playground.*

*Mr. Banweg invited everyone to the Memorial Day parade, thanked everyone who provided comment or asked questions about the playground, HIP group, and Park Board. He also clarified his understanding of the directions given to Park Board to consider a playground location as well as funding.*

*Mayor Anzevino addressed funding questions for the inclusive playground and inquired about money being held for a second phase.*

## 10. Report of Manager

- A. [25-0063](#) **A Discussion on the Future Location of an Inclusive Playground**  
**Brief Description:** In March of this year, the Park Board requested the administration review Hudson Springs Park and Barlow Farm Park for the future site of the playground, when the City was informed that the additional federal funding would not be allocated for this project. At the May 13, 2025 Workshop, Council discussion included Oak Grove Park.

**Attachments:** [Barlow Farm Park Site Plan](#)  
[Barlow Farm Park Estimate](#)  
[Barlow Farm Park Location Map](#)  
[Hudson Springs Park Site Plan](#)  
[Hudson Springs Park Estimate](#)  
[Oak Grove Park Site Plan](#)  
[Oak Grove Park Estimate](#)  
[Inclusive Playground Matrix](#)

*Discussion followed regarding the vote for the inclusive playground location and funding breakdown with Ms. Linda O'Neil, Chair of Park Board, and Dr. Adam Bartlett, HIP representative.*

*Mr. Sheridan stated that next steps include: an identified location, design, Planning Commission application, Council approval, formal bid, agreement with Hudson Community Foundation, and build by June 2026.*

**A motion was made by Mr. Banweg, seconded by Mr. Sutton, to move forward with the inclusive playground at Oak Grove Park, as voted on by Park Board, and that funds necessary to complete the project will come from the General Fund. The motion carried by the following vote:**

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

**Nay:** 1 - Dr. Goetz

## 11. Appointments

*None.*

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

**A motion was made by Mr. Sutton, seconded by Mrs. Heater, to suspend the rule requiring three readings for the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster and Dr. Goetz

### **Approval of the Consent Agenda**

**A motion was made by Mr. Sutton, seconded by Mr. Banweg, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz and Mrs. Heater

**A.      [25-0067](#)      **A Motion to Acknowledge the Timely Receipt of the April 2025 Monthly Financial Report****

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

**Attachments:**      [April 2025 Financial Report](#)

**Motion No. 25-0067 was approved on the Consent Agenda.**

**B.      [25-0068](#)      **A Motion Directing the Clerk to Send Notice to the Ohio Division of Liquor Control Indicating No Request for a Hearing Regarding the Transfer of a Permit to Sell Alcoholic Beverages for Maruti Petroleum, 5915 Darrow Road, Hudson, Ohio, from Hudson Gas LLC, 5915 Darrow Rd, Hudson, Ohio.****

**Brief Description:** The Clerk is in receipt of the attached Notice to Legislative Authority dated *May 5, 2025* from the Ohio Division of Liquor Control concerning the opportunity to request a hearing regarding this permit. The City's response must be postmarked no later than *June 2, 2025*.

**Attachments:**      [Maruti Petroleum Permit #5595915](#)

**Motion No. 25-0068 was approved on the Consent Agenda.**

**C.      [25-0069](#)      **A Motion Authorizing the City Staff to Move Forward with the Design for a New Sidewalk along Ravenna Street from S. Hayden Parkway to Stow Road.****

**Brief Description:** City staff held a public open house on April 17, 2025 with the proposed alignment of the new sidewalk along Ravenna Street from S. Hayden Parkway to Stow Road. Staff recommended that a 5' concrete sidewalk be placed on the north side of Ravenna Street. This motion would provide authorization for City staff to proceed with the design of a 5' concrete sidewalk along the north side of Ravenna Street from S. Hayden Parkway to Stow Road.

**Attachments:** [Ravenna Street Sidewalk Ranking Matrix](#)  
[Concept Plans for Ravenna Street Sidewalk](#)  
[Resident Input Summary 2025.05.09](#)  
[Lets Talk Hudson Comments 2025.05.09](#)

**Motion No. 25-0069 was approved on the Consent Agenda.**

- D. [25-82](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT FOR THE W. STREETSBORO STREET (SR 303) SAFETY IMPROVEMENTS PROJECT (PID 117269) WITH THE LOWEST AND BEST BIDDER; AND DECLARING AN EMERGENCY.**  
**Brief Description:** This project involves pavement striping, signage improvements, and curb ramp work along SR 303 between Boston Mills Road and Atterbury Blvd.  
**Attachments:** [Exhibit – Prop W. Streetsboro Rd Safety Improvements \(west\)](#)  
[Resolution No. 25-82](#)

**Resolution No. 25-82 was approved on the Consent Agenda.**

- E. [25-83](#)      **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH HALL PUBLIC SAFETY UPFITTERS FOR THE UPFITTING OF THREE (3) FLEET VEHICLES FOR POLICE OPERATIONS; AND DECLARING AN EMERGENCY.**  
**Brief Description:** This project involves the Upfitting of Three (3) police fleet vehicles.  
**Attachments:** [Hall Public Safety 2025 Upfitting](#)  
[Police Vehicle Upfitting Memo 2025](#)  
[Resolution No. 25-83](#)

**Resolution No. 25-83 was approved on the Consent Agenda.**

### 13.      **Legislation**

- A. [25-21](#)      **AN ORDINANCE CODIFYING THE ORDER AND RULES OF A PUBLIC HEARING.**  
**Brief Description:** The Codified Ordinances of the City of Hudson make reference to, but do not define “Public Hearing.” This ordinance establishes an order of business and reasonable limitations on discussion for all public hearings before any official City body, whether it be City Council or any other board, committee or commission.  
**Attachments:** [Ordinance No. 25-21 - Planning Commission Report and Recommendations](#)  
[Ordinance No. 25-21 \(as introduced\)](#)  
[Ordinance No. 25-21 Exhibit A \(4-22-25\)](#)

Mayor Anzevino read the title of Ordinance No. 25-21.

A motion was made by Mr. Sutton, seconded by Mrs. Heater, to approve Ordinance No. 25-21 and substitute with Exhibit A dated April 22, 2025. The motion carried by the following vote:

Aye: 7 - Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater and Mrs. Kowalski

B. [25-28](#)

**AN ORDINANCE AMENDING CHAPTER 1202.04(b)(3) OF THE LAND DEVELOPMENT CODE RELEVANT TO ARCHITECTURAL AND HISTORIC BOARD OF REVIEW ADVICE OF CONSULTANT**

**Brief Description:** The AHBR utilizes the services of a consultant on several cases a year within the historic district. Proposed amendment would allow the board to consider consultants firms recognized by the state historic preservation office in addition to licensed architects.

**Attachments:** [LDC Amendment 1204.03\(b\)\(3\)](#)  
[OHPO Historic Preservation Consultant List](#)  
[Signed PC Decision 25-201 - LDC amendment - AHBR Consultant](#)  
[Ordinance No. 25-28](#)  
[Draft Ordinance with PC Recommendation 4.7.25](#)

Mayor Anzevino read the title of Ordinance No. 25-28, which constituted its third reading.

A motion was made by Mr. Foster, seconded by Mr. Banweg, to approve Ordinance No. 25-28 and substitute with the draft ordinance with Planning Commission recommendation dated April 7, 2025. The motion carried by the following vote:

Aye: 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

C. [25-43](#)

**AN ORDINANCE AMENDING CHAPTERS 1205.04, 1205.06, 1205.07, 1205.11, AND 1206.01 OF THE LAND DEVELOPMENT CODE TO REMOVE TOWNHOMES FROM ALL ZONING DISTRICTS EXCEPT DISTRICT 5 VILLAGE CORE DISTRICT.**

**Brief Description:** Proposed amendment to the Land Development Code to limit townhomes as a allowable dwelling unit type to District 5 Village Core District.

**Attachments:** [Exhibit A: Townhomes Ordinance](#)  
[Signed PC Decision 25-200 - LDC amendment - Townhome Text Amendment](#)  
[Ordinance No. 25-43](#)

*Dr. Goetz and Mrs. Kowalski stated that the City should have more diverse housing. Dr. Bird stated he did not want to eliminate options to address housing affordability.*

*Mr. Foster responded that the ordinance does not ban townhomes, but can be carved out in a planned development.*

Mayor Anzevino read the title of Ordinance No. 25-43, which constituted its third reading.

A motion was made by Mr. Sutton, seconded by Mrs. Heater, to approve Ordinance No. 25-43.

**The motion carried by the following vote:**

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

**Nay:** 3 - Dr. Bird, Dr. Goetz and Mrs. Kowalski

- D. [25-56](#) **AN ORDINANCE AMENDING PART TEN, "STREETS, UTILITIES AND PUBLIC SERVICES CODE" OF THE CODIFIED ORDINANCES, TO AMEND CHAPTER 1016 USE OF PUBLIC WAYS BY SERVICE PROVIDERS AND CABLE TELEVISION PROVIDERS.**

**Brief Description:** This Ordinance will amend the City's Codified Ordinances relating to regulations applying to use of public ways by service providers and cable television providers in the City's public right-of-way, found in Chapter 1016, "Use Of Public Ways by Service Providers and Cable Television Providers," of the Streets, Utilities, and Public Services Code of the Codified Ordinances of the City of Hudson.

**Attachments:** [Exhibit A - Ordinance Amending CO Chapter 1016](#)

[Exhibit A \(Revised for 5-20-25\)](#)

[Ordinance No. 25-56](#)

*Mr. Sutton made a motion to pass the legislation as introduced in order to have the code in place in case the state law changes.*

**A motion was made by Mr. Sutton, seconded by Mr. Foster, that Ordinance No. 25-56 be adopted on third reading. The motion carried by the following vote:**

**Aye:** 7 - Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg and Dr. Bird

- E. [25-57](#) **AN ORDINANCE AMENDING CHAPTERS 1205, 1206, AND 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH A PERMANENT PROHIBITION RELATED TO MARIJUANA FACILITIES.**

**Brief Description:** A proposed ordinance to establish a permanent ban on marijuana facilities within the City of Hudson.

**Attachments:** [Ordinance No. 25-57](#)

[ORD 25-57 proposed PC recommendation 4.14.25](#)

[PC 25-256 Decision - LDC amendment -Marijuana](#)

[SR 2025-256 LDC Amendment - Marijuana](#)

[Zoning for Marijuana Facilities - surrounding communities](#)

[Lets Talk Hudson page and survey results](#)

**Mayor Anzevino read the title of Ordinance No. 25-57, which constituted its second reading.**

- F. [25-69](#) **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 14, 2025, reviewed each CRA and Job Creation Grant Agreement and made certain recommendations to City Council.

**Attachments:**     [TIRC Minutes 3.14.2025](#)  
                                 [Resolution No. 25-69](#)

**A motion was made by Mr. Foster, seconded by Mr. Banweg, that Resolution No. 25-69 be adopted on third reading. The motion carried by the following vote:**

**Aye:** 7 - Dr. Goetz, Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird and Mr. Foster

**G.     [25-84](#)****A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A JOB CREATION GRANT AGREEMENT WITH KELTEC, LLC; AND DECLARING AN EMERGENCY.**

**Brief Description:** Keltec, LLC is requesting a 50% income tax credit for 10 years. The company, currently located in Twinsburg, Ohio, will relocate their headquarters operations to 5581 Hudson Industrial Parkway. The company is a leading manufacturer of compressed air and gas filtration solutions, providing a comprehensive range of high-quality products for industrial applications. Keltec, Inc. will employ 175 staff at the facility.

**Attachments:**     [Resolution No. 25-84](#)

**Mayor Anzevino read the title of Resolution No. 25-84, which constituted its first reading.**

**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:** 7 - Mrs. Heater, Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster and Dr. Goetz

**A motion was made by Mr. Foster, seconded by Mrs. Heater, that Resolution No. 25-84 be adopted with rule suspension. The motion carried by the following vote:**

**Aye:** 7 - Mrs. Kowalski, Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz and Mrs. Heater

**H.     [25-85](#)****AN ORDINANCE ESTABLISHING AND AMENDING CERTAIN ADMINISTRATIVE APPEAL PROCESSES WITHIN THE CITY.**

**Brief Description:** The City of Hudson is interested in redefining and clarifying its internal administrative appeal processes. The current process and Codified Ordinances do not specify a standard of review for appeals, and this legislation will clarify boards or commissions' obligation to render findings of fact and will establish a presumption in favor of the lower body's

determination.

Attachments: [Ordinance No. 25-85](#)

**Mayor Anzevino read the title of Ordinance No. 25-85, which constitutes its first reading.**

**A motion was made by Mr. Foster, seconded by Mr. Banweg, that Ordinance No. 25-85 be referred to the Planning Commission. The motion carried by the following vote:**

**Aye:** 7 - Mr. Sutton, Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater and Mrs. Kowalski

#### **14. Executive Session**

**A motion was made by Mr. Foster, seconded by Mr. Banweg, to enter into executive session to discuss details of security arrangements. Invited to the executive session were all members of Council, the Mayor, the Chief of Police, the City Manager, and the City Solicitor. The motion carried by the following roll call vote:**

**Aye:** 7 - Mr. Banweg, Dr. Bird, Mr. Foster, Dr. Goetz, Mrs. Heater, Mrs. Kowalski and Mr. Sutton

*Mayor Anzevino recessed the regular meeting at 10:20 p.m. to enter executive session. Mayor Anzevino resumed the regular meeting at 10:51 p.m.*

#### **15. Adjournment**

**There being no further business, Mayor Anzevino adjourned the regular meeting at 10:51 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.*