



# City of Hudson, Ohio

## Meeting Minutes - Draft City Council Workshop

*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, February 25, 2025

7:30 PM

Town Hall  
27 East Main Street

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### 1. Call to Order

**Mayor Anzevino called to order the workshop 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, and he handed the workshop over to President of Council Foster, in accordance with Council Rules.**

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

*Others & Staff in Attendance: Mrs. Behnke, Economic Development Manager; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; Mr. Kosco, City Engineer; Mr. Leiter, HCTV Production Assistant; Mr. Powell, Public Works Director; and Mrs. Stasik, Community Relations Manager.*

### 2. Correspondence and Council Comments

*Mr. Sutton requested an update on the 5-year plan in light of the recent news about Joann Stores. He also mentioned that a resident inquired about making the City's studies available on the website for public access. Additionally, he reminded interested citizens that Hudson Middle School's musical will take place on Friday, March 7, at 7:00 PM, and on Saturday, March 8, at 3:30 PM and 7:00 PM.*

*Mr. Banweg provided an update on the Charter Review Commission.*

*Mrs. Heater stated that she noticed that there has been an increase in Short-Term Rentals in the City, and wanted to make sure that staff was monitoring that regularly.*

*Mr. Foster provided an update on the Planning Commission meeting that was held on February 24, 2025.*

### 3. Discussion Items

A. [25-0025](#) **Military & Veterans' Commission 2025 Goals Discussion**

**Brief Description:** Military & Veterans' Commission to present their 2024 year in review with anticipated 2025 goals related to event attendance and community outreach.

**Attachments:** [Staff Report - 2025 MVC Goals Presentation](#)

*Mr. Liesen and Mr. Cook, members of the Military and Veteran's Commission, provided an update on their 2024 goals and presented their goals for 2025. Council discussion followed that included adding activities for children at the Veteran's Day Ceremony, encouraged the continuation of handing out small flags at the events, creating a structured program with the Eagle Scout graduation, and setting attendance goals for events,*

**This matter was discussed.**

B. [25-0026](#) **Environmental Awareness Committee Goals for 2025**

**Brief Description:** Environmental Awareness Committee Goals for 2025

**Attachments:** [EAC Goals 2025](#)

*Dr. Ortiz and Mr. Salimian, Environmental Awareness Committee members, provided an update on their 2024 goals and presented their goals for 2025. Brief discussion followed.*

**This matter was discussed.**

C. [25-0002](#) **Stow Road Sidewalk Project (SR 303 to Ravenna Street)**

**Brief Description:** Staff would like to discuss the proposed alignment of the new sidewalk along Stow Road between SR 303 and Ravenna Street. The City's consultant GAI will be present to answer any questions.

**Attachments:** [Exhibit A - Location](#)

[Exhibit B - Decision Matrix 10-22-24](#)

[Exhibit C - Typical Section](#)

[Exhibit D - Lets Talk Hudson](#)

[Exhibit E - New Input Summary 2025.02.25](#)

[Exhibit F - Feedback Location Map](#)

[Stow Road Sidewalks\\_GAI Presentation 1-14-25](#)

*Mr. Kosco provided follow-up information that Council requested during the previous discussion that was held on January 14, 2025 and recommended that a 5' or 6' concrete sidewalk be installed on the west side of Stow Road. Council discussion followed that included moving the sidewalk closer to the roadway for homes with smaller frontages, explanation on the sidewalk plan's purpose, and installation of curbs. There was Council consensus to move forward with a 5' concrete sidewalk on the west side of the road.*

**This matter was discussed.**

D. [25-0027](#) **Discussion regarding Noise Wall Study, Design and Construction.**

**Brief Description:** Residents living near Interstate 80, Interstate 480 and State Route 8, have requested the installation of noise walls at their property.

**Attachments:** [Noise Wall Memo 2025.02.25](#)

*Mr. Kosco provided background information on the installation of noise walls along certain areas of the Turnpike, including the criteria for their placement. He also outlined the requirements and costs involved in installing a noise wall and inquired whether the Council wanted staff to proceed with studies to determine if this area meets the necessary criteria. Council discussion followed on the effectiveness of noise walls and cheaper options to create a sound barrier. There was Council consensus to not move forward with the installation of noise walls.*

**This matter was discussed.**

**E. [25-0028](#) **Marijuana Regulations - Determination Regarding Moratorium Expiration****

**Brief Description:** Determination to allow the temporary moratorium to expire or to enact a permanent ban of recreational marijuana facilities.

**Attachments:** [Lets Talk Hudson Page](#)  
[Zoning for Marijuana Facilities - surrounding communities](#)  
[Moratorium Survey through Feb 13 2025](#)

*Mr. Hannan stated that staff obtained feedback from residents through the Let's Talk Hudson site regarding the preference for either permanently banning marijuana facilities or allowing the current moratorium to expire, thereby permitting such facilities in District 9. Following this, the Council engaged in discussion and requested the City Solicitor to investigate cases where municipal Land Development Codes had been challenged. Additionally, they sought information from the Police on issues other communities have encountered with marijuana-related uses, as well as details on the security and purchasing regulations required for these facilities. Mr. Knoblauch stated that if the Council meeting on March 4th results in a split vote, the moratorium extension would not take effect for 30 days, exceeding the expiration of the current moratorium. In response, Mr. Hannan suggested introducing legislation at next week's Council meeting to consider a permanent ban while also keeping the moratorium extension on the agenda.*

**This matter was discussed.**

**F. [TMP-7756](#) **AN ORDINANCE AMENDING CHAPTER 1205 OF THE LAND DEVELOPMENT CODE RELEVANT TO COMMERCIAL AND RETAIL USES PERMITTED WITHIN DISTRICT 8: INDUSTRIAL/BUSINESS PARK****

**Brief Description:** Proposed Land Development Code Amendment to permit restaurant, retail, and services uses along the east side of Darrow Road between Terex Rd and Georgetown Road.

**Attachments:** [Hudson 2024 Comprehensive Plan - S Darrow Rd pages](#)  
[LDC Amendment 1205.11 District 8 Commercial and Retail Uses 2.7.25](#)  
[Exhibit A - Ordinance Amending LDC 1205.09 - JOANN's Frontage](#)  
[Draft Ordinance](#)

*Mr. Hannan and Mrs. Behnke introduced the proposed amendment and the reasoning for the proposed changes. Council discussion followed that included opposition to implementing zoning changes individually rather than presenting them all at once. Mr. Hannan stated that staff will work on changes and bring it back to Council.*

**This matter was discussed.**

**4. **Proposed Consent Agenda for March 4, 2025, Council Meeting****

- A. [TMP-7749](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDING FROM THE STATE OF OHIO FOR THE BOSTON MILLS TRAIL BRIDGE IMPROVEMENTS.**

***Brief Description:*** The City of Hudson has been awarded the State Capital Budget Grant in the amount of \$250,000 to fund a portion of the Boston Mills Trail Bridge Improvement Project.

***Attachments:*** [Staff Report - Grant Acceptance - Boston Mills Trail Bridge](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**

- B. [TMP-7762](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR AN AARP 2025 COMMUNITY CHALLENGE GRANT.**

***Brief Description:*** AARP awards annual grant funding that benefits residents, especially those 50+, by improving public spaces, adding transportation or mobility options, supporting an array of housing options, increasing digital connections, or supporting community resilience. The City could receive up to \$25,000 in grant funding for public wi-fi improvement on the downtown greens, including replacement of outdated infrastructure.

***Attachments:*** [Staff Report - AARP 2025 Community Challenge Grant](#)  
[ATTACHMENT A - Memo - 2025 Downtown Wireless](#)  
[Wireless Deployment Zones 8 x11](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**

- C. [TMP-7761](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO THE OHIO DEPARTMENT OF TRANSPORTATION FOR THE SAFE ROUTES TO SCHOOL GRANT.**

***Brief Description:*** The Ohio Department of Transportation (ODOT) awards Safe Routes to School funding to support the development and implementation of projects and activities that encourage children to walk or bike to school. The City is eligible to receive up to \$1,000,000 in grant funding for a proposed sidewalk project identified in its School Travel Plan.

***Attachments:*** [Staff Report - Safe Routes to Schools](#)  
[Hudson Schools Letter of Support](#)  
[School Travel Plan - Approved 2024.10.01](#)  
[2025 SRTS Project Map - Stow Rd Sidewalk](#)  
[Infrastructure Ordinance Example Provided by ODOT](#)  
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.

- D. [TMP-7583](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADVERTISE FOR COMPETITIVE BIDS AND TO ENTER INTO A CONTRACT FOR THE 10' TRAIL ALONG BOSTON MILLS ROAD BETWEEN EXECUTIVE PARKWAY AND LAKE FOREST DRIVE AND FOR A SIDEWALK ALONG LAKE FOREST DRIVE BETWEEN BOSTON MILLS ROAD AND ESSEX ROAD.**  
***Brief Description:*** The project includes the installation of a new 10' trail along Boston Mills Road starting at the existing trail west of Omni Lake Parkway and extending east to Lake Forest Drive and a new 5-foot wide sidewalk along the east side of Lake Forest Drive between Boston Mills Road and Essex Road. The project will also include the realignment of the intersection of Boston Mills Road and Lake Forest Drive.  
***Attachments:*** [Pedestrian Facility on Bridge Memo 2025.02.25](#)  
[Letter from Summit Co. Engineer's Office](#)  
[Boston Mills Trail Exhibit](#)  
[Lake Forest Drive Exhibit](#)  
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.

- E. [TMP-7757](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT A LIGHTING EQUIPMENT DONATION FROM JACK DUFFY AND ASSOCIATES ON BEHALF OF HUDSON PARKS.**  
***Brief Description:*** This project involves a donation from Jack Duffy and Associates as they have offered to donate light poles and hardware to the Hudson Parks towards the installation of lighting of six pickleball courts at Barlow Farm Park.  
***Attachments:*** [Draft Resolution](#)

This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.

- F. [TMP-7758](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO ACCEPT DONATED FUNDING FROM HUDSON COMMUNITY FOUNDATION FOR LIGHTING SIX PICKLEBALL COURTS ON BEHALF OF HUDSON PARKS.**  
***Brief Description:*** The Hudson Community Foundation has collected \$90,000 from a resident lighting fundraising group. These funds will be used to bid out lighting six pickleball courts in 2025.  
***Attachments:*** [Draft Resolution](#)

*In response to a question, Mr. Powell stated that the donated funds are expected to fully cover the installation costs for the six pickleball courts, and any remaining funds will be returned to the Hudson Community*

*Foundation.*

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**

- G. [TMP-7760](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SOFTWARE RENEWAL CONTRACT WITH BRIGHTLY SOFTWARE INC FOR SOFTWARE AND ASSOCIATED SERVICES PERTAINING TO ASSET AND WORKFLOW MANAGEMENT PROGRAM FOR CITY SERVICES AND OPERATIONS; AND DECLARING AN EMERGENCY.**

***Brief Description:*** The City's Public Works Department utilizes an asset work order management software program to manage PW call center requests, work schedules and inventory on an annual basis. This software is called Asset Essentials.

***Attachments:*** [Draft Resolution](#)

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**

- H. [TMP-7766](#) **A RESOLUTION AMENDING RESOLUTION NO. 24-96 TO INCREASE FUNDING FOR THE ELLSWORTH MEADOWS GOLF COURSE - HOLE 17 RETAINING WALL INSTALLATION; AND DECLARING AN EMERGENCY.**

***Brief Description:*** Hole 17 at the Ellsworth Meadows Golf Course has a long pond that due to wave action, is experiencing significant erosion along the fairway and green. Staff received permission to bid and award this project based on a budgeted amount.

***Attachments:*** [Resolution No. 24-96](#)

[Bid Tabulation](#)

[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**

- I. [TMP-7767](#) **A RESOLUTION AMENDING RESOLUTION NO. 23-162 TO INCREASE FUNDING FOR THE SNOW AND ICE CONTROL PROGRAM CONTRACT FOR PUBLIC PROPERTIES.**

***Brief Description:*** This Resolution authorized the advertisement, receipt of bids and award of contracts for capital items, services, equipment, and materials and supplies for Public Works operations as included in the approved 2024 Annual Budget. Requested amounts for services contracts are based on historical expenditures.

***Attachments:*** [Resolution No. 23-162](#)

[Draft Resolution](#)

*Mr. Powell provided an explanation on the need for the increase in funds.*

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**

- J. [TMP-7751](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH CIUNI & PANICHI, INC. FOR THE PREPARATION OF THE CITY'S 2024 ANNUAL FINANCIAL STATEMENTS.**

***Brief Description:*** This is a contract with an accounting firm to assist staff in the preparation of the 2024 annual financial statements.

***Attachments:*** [Engagement Letter 2024 \(Hudson\) - CP SIGNED](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**

- K. [TMP-7787](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MR. DANIEL STEIDL FOR THE PURCHASE OF A 14.75 ACRES OF PARCEL 3202675 LOCATED ON SOUTH MAIN STREET; AND DECLARING AN EMERGENCY.**

***Brief Description:*** The City of Hudson is interested in the purchase of approximately 14.75 acres of a 19.5-acre parcel located on South Main Street otherwise identified by the Summit County Auditor as Parcel #3202675. The land is currently owned by Mr. Daniel Steidl, a private resident located at 178 South Main Street, Hudson, Ohio.

***Attachments:*** [Exhibit A - Location Map](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**

- L. [TMP-7788](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH OWNERS OF A PROPERTY LOCATED AT PARCEL #3201646, FOR THE PURCHASE OF A 14.22 ACRES OF A 16.9 ACRE PARCEL; AND DECLARING AN EMERGENCY.**

***Brief Description:*** The City of Hudson is interested in the purchase of approximately 14.22 acres of a 16.9-acre parcel located on South Main Street otherwise identified by the Summit County Auditor as Parcel #3201646. The land is currently owned by the following parties: Arthur Stokes, Jr., David Little, Kathleen Little Clites, Margaret Little Martinez, Allan J. Stokes Trustee, and Kim S. Stokes and Donald Lee Cook Trustee.

***Attachments:*** [Exhibit A - Location Map](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**



- M. [TMP-7789](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MR. ARTHUR JOSEPH JR. AND NANCY L. STOKES, OWNERS OF A PROPERTY LOCATED AT PARCEL #3201642, FOR THE PURCHASE OF 6.66 ACRES OF AN 11.5 ACRE PARCEL; AND DECLARING AN EMERGENCY.

**Brief Description:** The City of Hudson is interested in the purchase of approximately 6.66 acres of an 11.5-acre parcel located on South Main Street otherwise identified by the Summit County Auditor as Parcel #3201642. The land is currently owned by Arthur Joseph Jr. and Nancy L. Stokes, residing at 100 Stokes Lane, Hudson, Ohio.

**Attachments:** [Exhibit A - Location Map](#)  
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.

- N. [TMP-7786](#) A RESOLUTION DECLARING A 3-MONTH MORATORIUM ON ACCEPTING FOR FILING AND CONSIDERATION, REVIEW AND APPROVAL OF ALL NEW APPLICATIONS FOR MARIJUANA RELATED ACTIVITIES IN THE CITY OF HUDSON; AND DECLARING AN EMERGENCY.

**Brief Description:** A proposed resolution to extend a moratorium regarding marijuana related activities.

**Attachments:** [Draft Resolution](#)

This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.

## 5. Proposed Legislation for March 4, 2025, Council Meeting

- A. [25-22](#) AN ORDINANCE CODIFYING THE RIGHT OF PUBLIC COMMENT AT ANY BOARD OR COMMISSION MEETING AND ESTABLISHING RULES FOR PUBLIC COMMENT.

**Brief Description:** The City of Hudson is interested in defining an ordinance which requires boards/commissions to accept a comment from the public (provided the topic is relevant to the board), and also provide them with the tools to reject comments which are not relevant to them.

**Attachments:** [Ordinance No. 25-22](#)

*Mr. Sutton provided clarification on the intent of this Ordinance.*

Ordinance No. 25-22 was forwarded for further consideration at the March 4, 2025, Council meeting.

- B. [25-23](#) AN ORDINANCE CREATING SECTION 220.03(n) OF THE CODIFIED ORDINANCES OF THE CITY OF HUDSON IN ORDER



**TO STREAMLINE PARLIAMENTARY PROCEDURES FOR THE ADOPTION OF LEGISLATION WITH ANY AMENDMENTS OR SUBSTITUTIONS; AND DECLARING AN EMERGENCY.**

**Brief Description:** This new rule change is to reestablish prior practice of moving to adopt legislation with certain, specified amendments without having to first put the item up for discussion through a simple motion to adopt.

**Attachments:** [Ordinance No. 25-23](#)

**Ordinance No. 25-23 was forwarded for further consideration at the March 4, 2025, Council meeting.**

- C. [25-29](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. SECTION 929.02 FOR BROWN FARMS ONE, LLC, BROWN FARMS TWO, LLC, AND SHERYL J. BROWN, TRUSTEE, 34 WELLGATE DRIVE, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

**Brief Description:** The Brown family has submitted a renewal Application for Placement of Farmland in an Agricultural District for five (5) properties, totaling approximately 63.02 acres, located off of Barlow Road and Seasons Road in Hudson.

**Attachments:** [Agricultural Use exemption application - Brown Farms](#)  
[Brown Farms - subject parcels](#)  
[Brown Farms CD Inspection 2.3.25](#)  
[Resolution No. 25-29](#)

**Resolution No. 25-29 was forwarded for further consideration at the March 4, 2025, Council meeting.**

- D. [TMP-7756](#) **AN ORDINANCE AMENDING CHAPTER 1205 OF THE LAND DEVELOPMENT CODE RELEVANT TO COMMERCIAL AND RETAIL USES PERMITTED WITHIN DISTRICT 8: INDUSTRIAL/BUSINESS PARK**

**Brief Description:** Proposed Land Development Code Amendment to permit restaurant, retail, and services uses along the east side of Darrow Road between Terex Rd and Georgetown Road.

**Attachments:** [Hudson 2024 Comprehensive Plan - S Darrow Rd pages](#)  
[LDC Amendment 1205.11 District 8 Commercial and Retail Uses 2.7.25](#)  
[Exhibit A - Ordinance Amending LDC 1205.09 - JOANN'S Frontage](#)  
[Draft Ordinance](#)

*This item will be modified and brought back to a future workshop.*

**This Ordinance was postponed to a future workshop.**

- E. [TMP-7790](#) **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](#)  
[Draft Ordinance](#)

*Mr. Sutton provided an explanation on the reason for this proposed amendment. Discussion followed.*

**This Ordinance was forwarded for further consideration at the March 4, 2025, Council meeting.**

- F. [TMP-7765](#) **A RESOLUTION APPROVING THE APPLICATION FOR PLACEMENT OF LAND IN A CURRENT AGRICULTURAL USE DISTRICT FOR PURPOSES OF O.R.C. 929.02 FOR CHARLES P. AND SUSAN ROBINSON, 7936 RAVENNA ROAD, HUDSON, OHIO; AND DECLARING AN EMERGENCY.**

***Brief Description:*** Mr. and Mrs. Robinson have submitted the attached Application for Placement of Farmland in an Agricultural District for property located at 7936 Ravenna Road in Hudson.

***Attachments:*** [Application - Robinson, 7936 Ravenna Rd](#)  
[7936 Ravenna Rd CD Inspection 2.12.25](#)  
[Draft Resolution](#)

**This Resolution was forwarded for further consideration at the March 4, 2025, Council meeting.**

## 6. **Items to be Added to Future Agendas**

*None.*

## 7. **Adjournment**

**There being no further discussion, Mr. Foster adjourned the Council workshop meeting at 9:26 p.m.**

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**Christopher W. Foster, President of Council**

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**Jeffrey Knoblauch, Assistant City Manager, Clerk of Council Pro Tempore**

*Workshop Minutes prepared by Melissa Raber, Business Operations Manager - Professional Services .*

*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 220.031 (a), Rules for Workshop Meetings.*