



City of Hudson, Ohio

Meeting Minutes - Draft City Council Workshop

Jeffrey L. Anzevino, Mayor
Michael W. Bird, President of Council (Ward 4)
Kyle Brezovec, Council Member (At-Large)
Samantha D'Eramo, Council Member (At-Large)
Patricia L. Goetz, Council Member (Ward 1)
Skylar J. Sutton, Council Member (Ward 3)
Amanda Weinstein, Council Member (At-Large)
Dan White, Council Member (Ward 2)

Thomas J. Sheridan, City Manager
Marshal Pitchford, City Solicitor & Special Counsel
Aparna Wheeler, Clerk of Council

Tuesday, April 28, 2026

7:30 PM

Town Hall
27 East Main Street

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 Bird, in accordance with Council Rules.

Present: 7 - Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Dr. Goetz, Mr. Sutton, Dr. Weinstein and Mr. White

Others & Staff in Attendance: Mr. Sheridan, City Manager; 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. Ferda, HCTV Production Assistant; and Mr. Powell, Public Works Director.

2. Correspondence and Council Comments

Mr. White noted that he, along with Dr. Bird and Dr. Weinstein, met with First Energy to discuss the necessity of improvements within Hudson and noted they are working towards a solution. He further noted that he attended the Hudson Library annual meeting on Sunday and provided an update on the elected board members.

Dr. Weinstein congratulated the Girl Scouts in Hudson that have bridged to the next level.

Dr. Goetz thanked Dr. Bird, members of the Architectural & Historic Board of Review, Planning Commission and Board of Zoning & Building Appeals for a successful orientation meeting that was held on April 27, 2026.

Mayor Anzevino congratulated Sergeant Stein and Zarges from the Hudson Fire Department who were recently promoted to lieutenant, provided an update on the renovations that are taking place at the Fire Station, reminded residents that Lemonade Day is May 2nd and May 3rd, congratulated Hudson High School Drama Club for being nominated for the Dazzle Award, and congratulated students from the Hudson Middle School Track and Field team for breaking long standing records.

Dr. Bird also thanked the board members that attended the orientation meeting on April 27, 2026. He further stated that an Open House was held on Thursday, April 23rd on the Tinkers Creek Watershed and provided information on a new workshop layout that will start on May 12, 2026.

3. Discussion Items

A. [26-0032](#) **Discussion: Update of the W. Streetsboro Street (SR 303) Safety Improvements**

Brief Description: City staff will update the Council on proposed improvements along West Streetsboro Street (State Route 303), between Boston Mills Road up to N. Main Street (SR 91).

Attachments: [SR 303-Phase 1](#)
[SR 303-Future Improvements](#)

Mr. Kosco provided information on the current improvements taking place between Boston Mills Road and Atterbury Blvd. as well as additional improvements between the railroad overpass and SR 91 that are scheduled to take place this summer. He further provided information regarding future improvements that would include the widening of the sidewalk under the railroad underpass, elimination of the turn lane into the storage units, and elimination of a driveway entrance at the Shell gas station. Discussion followed that included moving the stop bar back on SR 303 eastbound to allow semi-trucks to turn from SR 91, time frame for sidewalk widening, and concern with length of turn lane into plaza on south side of SR 303.

This matter was discussed.

B. [26-0033](#) **Hudson Public Works Department Overview**

Brief Description: Director of Public Works, Kevin Powell is scheduled to update the Council on the Hudson Public Works Department 2026 operational status and respond to formal inquiries regarding department performance.

Mr. Powell provided an overview of the operation of the Hudson Public Works Department. Departments included administration, arborist, cemetery, golf, parks, leaf collection, salt usage, fleet, building maintenance, and water treatment plant. Discussion followed regarding starting a spring clean-up program, allowance of tips at Golf Clubhouse, cost of salt usage and fuel, and return on investment for golf simulators.

This matter was discussed.

C. [TMP-8528](#) **AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS**

Brief Description: Following a discussion with City Council an ordinance to incorporate amendments to the short term rental policy and allowances currently regulated within Chapter 876 of the codified Ordinances.

Attachments: [City Council memo short term rentals 4.3.26](#)
[Draft 876 redline amendment 4.3.26](#)
[City Council memo short term rentals 2.25.26](#)
[Chapter 876](#)
[Short-Term Rental Locations - 2026 Map](#)
[STR Comparison Chart of Peer Communities](#)
[Draft Ordinance](#)

Mr. Hannan provided an overview of previous discussions along with the proposed amendments, which included

adding a bed tax and adjusting the current permit fee. He also addressed follow-up questions from earlier meetings, including renting out a portion of an owner-occupied residence, limiting the number of short-term rentals allowed, and requiring short-term rentals to be owned by a Hudson resident. Discussion followed that included number of cities that allow partial renting of an owner-occupied home, requiring a conditional use for short-term rentals, and logistics on limiting number within each ward. Staff will continue researching the issue and report back to Council at a later date.

This matter was discussed.

D. [25-146](#) AN ORDINANCE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE CITY OF HUDSON AND CHAPTER 1205, CHAPTER 1206, AND CHAPTER 1213 OF THE LAND DEVELOPMENT CODE TO ESTABLISH ZONING DISTRICT 11.

Brief Description: Proposed amendment to the Land Development Code to establish Zoning District 11 along the South Darrow Road Corridor.

Attachments: [PC Memo to Council - District 11 Recommendation 4-24-26](#)
[Council memo for 4.28.26 Meeting](#)
[Transcribed comments 4.9.26 to 4.21.26](#)
[City Council Memo - Public Feedback Summary 4.10.26](#)
[Transcribed Comments 4-10-26](#)
[District 11 Text and Map Regulations as Amended 2.25.26](#)
[South Darrow Subcommittee District 8 to Proposed District 11 Matrix](#)
[City Council Memo March 3 Meeting](#)
[Hudson Zoning Map - Proposed District 11 amendment](#)
[Staff Memo for February 17, 2026 Meeting \(with draft amendment\)](#)
[PC Recommendation - District 11 2.9.26 Meeting](#)
[District 11 Uses Cheat Sheet](#)
[Council memo 1.27.26 Workshop](#)
[PC Decision 26-1284 - LDC amendment Draft Regulations - D11 Extension Request](#)
[South Darrow Road Zoning Timeline Jan 2026](#)
[Exhibit A: District 11 Regulations Draft 9.2.25](#)
[Zoning District 11 Boundary Map](#)
[Hudson Zoning Map - Proposed 9.16.25](#)
[South Darrow Subcommittee District 8 to Proposed District 11 Matrix 7.21.2025](#)
[City Council Memo - Subcommittee Research Summary](#)
[South Darrow Road Zoning Timeline 08.29.2025](#)
[Ordinance No. 25-146](#)

Mr. Hannan and Ms. Behnke presented information related to District 11 that included the purpose of the rezoning; community feedback received; noted that public comments received through April 21st have been included in the attachments to this Ordinance, as well as Planning Commission recommendations. He further provided revisions that staff has put together for Council consideration that included consideration of removing the provision for specialty grocery stores, reducing the size allowance for retail restaurant and service use,

reducing the allowed location of retail restaurant and service uses and consideration of removing residential housing. Brief discussion followed.

This matter was discussed.

- E. [26-0034](#) **Hudson Innovation Park Update**
Brief Description: A discussion to update City Council on the JobsOhio SiteOhio Authentication Project status and begin discussing strategy for next steps including; Salt Dome Relocation, Property Tax Abatement, Developer or City-Led Project, and Engagement of a Real Estate Broker.

Attachments: [Council Memo - Hudson Innovation Park 04.23.2026](#)
[Council Memo - JobsOhio Site Authentication](#)
[996 Hines Hill Rd.Layout Exhibit - Buildable Acreage by Phase](#)
[Developable Acreage & Surrounding Uses](#)
[996 Hines Hill Road Site History](#)
[Hudson CRA Map](#)

Ms. Behnke provided background on the former Youth Development Center property, including how the City acquired the land and the actions taken since. She outlined the next steps, which include relocating the auxiliary salt dome, considering a property tax abatement, determining whether the project will be developer-led or City-led, and engaging a real estate broker. Following general discussion, Ms. Behnke noted that staff will bring back additional information on the salt barn relocation and the Enterprise Zone, and an Executive Session will be scheduled to discuss the City's approach to selling the property.

This matter was discussed.

- F. [TMP-8620](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HUDSON COMMUNITY FOUNDATION REGARDING A SENIOR TRANSPORTATION PROGRAM AND ACCEPTING A DONATION FOR A PASSENGER VAN.**

Brief Description: This initiative arose in 2025 when the Hudson Senior Network Foundation (HSN) and Hudson Community Foundation (HCF) raised funds for a Senior project. The Senior Transportation Program was recognized as a need in the community. The HSN began researching a program in an adjacent community that provides a similar service and they along with HCF began collecting donations. To date, the groups have raised the needed costs for a passenger van (estimated State Bid Cost \$58,000) and are asking the City to accept the donation to purchase the van and provide a senior transportation program to Hudson residents over the age of 65 years of age.

Attachments: [Senior Van Costs](#)
[Guidelines_City of Hudson Senior Transportation Program - DRAFT 04-22-2026](#)
[Application_City of Hudson Senior Transportation Program - DRAFT](#)
[Waiver & Release of Liability_City of Hudson Senior Transportation Program](#)
[Six Mile Radius Map](#)
[HSN Van Survey Results](#)
[Draft Resolution](#)

Mr. Sheridan provided background on the program and further explained how it will operate and the costs the City would incur. Mayor Anzevino also provided information and background on this program. Council discussion followed that included what this program offers that Metro SCAT does not, looking into the City paying fares for residents to ride the SCAT bus, possibility of using volunteer drivers, and how scheduling would work. Members from Hudson Senior Network spoke regarding the cons of SCAT and the intent of this program. Mr. Sheridan stated that he will add information regarding the SCAT program prior to the Council meeting.

This matter was discussed.

4. Proposed Consent Agenda for May 5, 2026, Council Meeting

- A. [TMP-8556](#) **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 5, 2026, reviewed each CRA and Job Creation Grant Agreement and made certain recommendations to City Council.

Attachments: [TIRC Minutes 3-5-26](#)
[Draft Resolution](#)

Ms. Behnke provided information regarding the Tax Incentive Review Council and the recommendation that came out of that meeting.

This Resolution was forwarded for further consideration at the May 5, 2026, Council meeting.

- B. [TMP-8610](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ALLOW DOOR2ART TO INSTALL ON THE CITY GREENS A BIRDSONG ART INSTALLATION IN 2026.**
- Brief Description:** The Resolution would allow Door2Art to install a subset of the original quantity of small, 3-D birds on the Park Lane Green for an estimated period of July through October, 2026.

Attachments: [Draft Resolution](#)

Mayor Anzevino provided information on this art installation. Discussion followed regarding the opportunity to take over ownership of the birds.

This Resolution was forwarded for further consideration at the May 5, 2026, Council meeting.

- C. [TMP-8609](#) **AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ACCEPT THE DONATION OF “MELODY” FROM DOOR2ART.**
Brief Description: The Mayor is requesting City Council approve the City Manager to accept “Melody” (large bird sculpture), at a no-cost donation to the City of Hudson, from Door2Art a local art studio.
Attachments: [Draft Ordinance](#)

Mayor Anzevino provided background information related to "Melody".

This Ordinance was forwarded for further consideration at the May 5, 2026, Council meeting.

- D. [TMP-8601](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH THE IMPACT GROUP FOR MARKETING SERVICES FOR THE FIBER TO THE HOME PROJECT IN AN AMOUNT NOT TO EXCEED \$54,000.**
Brief Description: This contract provides professional marketing, branding, and public engagement services to support the launch and implementation of the City's Fiber-to-the-Home (FTTH) project, ensuring clear communication, effective outreach, customer education, and a cohesive brand strategy for the initiative.
Attachments: [Draft Resolution](#)

Mr. Knoblauch provided information on the reason and need for this service. Discussion followed that included length of contract and whether there is a need for this service.

This Resolution was forwarded for further consideration at the May 5, 2026, Council meeting.

5. Proposed Legislation for May 5, 2026, Council Meeting

- A. [26-64](#) **AN ORDINANCE AMENDING THE CODIFIED ORDINANCES TO ALLOW THE CORRECTION OF SCRIVENER’S ERRORS BY THE CLERK.**
Brief Description: The ordinance would allow the Clerk of Council to fix obvious clerical mistakes in legislation and meeting minutes.
Attachments: [Ordinance No. 26-64](#)

Ordinance No. 26-64 was forwarded for further consideration at the May 5, 2026, Council meeting.

- B. [26-70](#) **AN ORDINANCE TO REPEAL CHAPTER 226 OF THE CODIFIED ORDINANCES RELATING TO CAMPAIGN FINANCE LIMITS AND REGULATIONS.**
Brief Description: This Ordinance would repeal Chapter 226 of the Codified

Ordinances of the City of Hudson, which establishes local campaign contribution limits for City candidates and their campaigns.

Attachments: [Campaign Finance Limitations Among Peer Communities in Summit County 4-2026](#)
[Ordinance No. 26-70](#)

Ordinance No. 26-70 was forwarded for further consideration at the May 5, 2026, Council meeting.

- C. [26-71](#) **AN ORDINANCE AMENDING SECTIONS 220.03, 220.031, AND 220.06 OF THE CODIFIED ORDINANCES TO ALLOW THE INTRODUCTION OF ORDINANCES AND RESOLUTIONS ON REGULAR AND SPECIAL CITY COUNCIL AGENDAS AFTER CONSIDERATION AT A WORKSHOP.**

Brief Description: This amendment rescinds the prior rule requiring the affirmative support of at least four City Council members at a Workshop in order for a resolution or ordinance to proceed to a regular or special City Council meeting agenda.

Attachments: [Draft Ordinance \(1-13-26 Workshop\)](#)
[Draft Ordinance \(revised for 4-14-26 Workshop\]](#)
[Ordinance No. 26-71 \(Version dated 4-14-26\)](#)
[Ordinance No. 26-71 \(revised for 4-28-26 Workshop\)](#)

Dr. Bird asked Council members to review the revised legislation as well as the changes that Mr. Pitchford emailed out. Discussion followed regarding the changes, the Mayor's role and opposition to language allowing the City Manager to introduce legislation.

Ordinance No. 26-71 was forwarded for further consideration at the May 5, 2026, Council meeting.

- D. [26-72](#) **AN ORDINANCE AMENDING PART TWO OF THE CODIFIED ORDINANCES OF THE CITY OF HUDSON TO CREATE CHAPTER 216, PUBLIC RECORDS.**

Brief Description: With this legislation, the City of Hudson seeks to exercise its Home Rule Authority under Article XVIII, Sections 3 and 7 of the Ohio Constitution, and promulgate its own public records policy. Under this policy, the City may not disclose a crime victim's or a minor's identity in records produced in response to a public records request.

Attachments: [Ordinance No. 26-72](#)

Ordinance No. 26-72 was forwarded for further consideration at the May 5, 2026, Council meeting.

- E. [26-73](#) **A RESOLUTION AUTHORIZING THE CITY MANAGER TO ADOPT AND IMPLEMENT A POLICY ON ACCEPTING FUNDS FROM NONPROFIT ORGANIZATIONS FOR PUBLIC PROJECTS.**

Brief Description: The City of Hudson seeks to establish a transparent, accountable, and legally compliant process for accepting financial or in-kind contributions from nonprofit organizations wishing to support city-sponsored

public projects.

Attachments: [City Nonprofit Donations and Funding Policy](#)
[Nonprofit Donation Form](#)
[Resolution No. 26-73](#)

Dr. Weinstein stated that she is working with Mr. Pitchford on some revisions to the current proposed legislation.

Ordinance No. 26-73 was forwarded for further consideration at the May 5, 2026, Council meeting.

F. [TMP-8528](#) AN ORDINANCE AMENDING CHAPTER 876 SHORT-TERM RENTAL OPERATIONS

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Responding to a question, Mr. Sheridan stated that this is on for a first reading and that there are a couple more workshops prior to third reading where changes can be discussed.

This Ordinance was forwarded for further consideration at the May 5, 2026, Council meeting.

G. [TMP-8620](#) A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH HUDSON COMMUNITY FOUNDATION REGARDING A SENIOR TRANSPORTATION PROGRAM AND ACCEPTING A DONATION FOR A PASSENGER VAN.

Brief Description: This initiative arose in 2025 when the Hudson Senior Network Foundation (HSN) and Hudson Community Foundation (HCF) raised funds for a Senior project. The Senior Transportation Program was recognized as a need in the community. The HSN began researching a program in an adjacent community that provides a similar service and they along with HCF began collecting donations. To date, the groups have raised the needed costs for a passenger van (estimated State Bid Cost \$58,000) and are asking the City to accept the donation to purchase the van and provide a senior transportation program to Hudson residents over the age of 65 years of age.

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[Waiver & Release of Liability_City of Hudson Senior Transportation
Program](#)
[Six Mile Radius Map](#)
[HSN Van Survey Results](#)
[Draft Resolution](#)

This Resolution was forwarded for further consideration at the May 5, 2026, Council meeting.

6. Items to be Added to Future Agendas

Dr. Bird noted that the a public hearing regarding the proposed District 11 and a proclamation for Poppy Days will appear on the May 5, 2026, Council meeting agenda.

7. Adjournment

There being no further discussion, Dr. Bird adjourned the Council workshop meeting at 10:07 p.m.

Michael Bird, President of Council

Thomas J. Sheridan, 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.