



City of Hudson, Ohio

Meeting Minutes - Draft Board of Zoning & Building Appeals

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

Nick Sugar, City Planner
Mary Rodack, Associate Planner

Thursday, March 19, 2026

7:30 PM

Town Hall
27 East Main Street

I. Call to Order

Chair Bronstein 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: 3 - Ms. Bronstein, Mr. Jones and Mr. Kahrl

Absent: 1 - Mr. Scott

III. Identification, by Chairman, of City Staff

Chair Bronstein introduced Associate Planner Mary Rodack, and City Solicitor Marshall Pitchford.

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

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

V. Approval of Minutes

[BZBA 1.15.26](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: January 15, 2026

Attachments: [January 15, 2026 BZBA Minutes - Draft](#)

A motion was made by Mr. Jones, seconded by Mr. Kahrl, that the January 15, 2026, Minutes be approved as amended. The motion carried by the following vote:

Aye: 3 - Ms. Bronstein, Mr. Jones and Mr. Kahrl

Absent: 1 - Mr. Scott

VI. Public Hearings - New Business

BZBA 26-3 The subject of the hearing is variance request of two (2) feet from the required minimum setback of fifteen (15) feet resulting in a thirteen (13) foot setback pursuant to section 1207.17(d)(4)(A), “Signs - Permanent ground signs” in order to construct a permanent ground sign along W. Streetsboro Street.

The applicant and property owner is Shweta Arora, 11 Hidden Lake Lane, Peninsula, Ohio 44264, for the property at 50 W Streetsboro St in District 5 [Village Core Gateway] within the City of Hudson.

Attachments: [26-3 50 W Streetsboro St - Staff Report](#)

Ms. Rodack presented the application for a permanent ground sign and reviewed the applicable LDC standards, the requirements for allowable ground signs, and the relevant staff comments, considerations, and recommendations. Ms. Rodack further noted that the Assistant City Engineer indicated the proposed location would not create problems, but if the sign were placed in a different location, issues could arise.

Mr. Eddie Rawlings, sign designer, stated that the only suitable location for the sign is the one proposed and explained the reasons supporting this conclusion.

The Board, the applicant, and staff discussed that the only way to install the sign on the island would be to extend the curb further into the parking lot; however, doing so would place the island curbing within the flow of traffic. Staff noted that although the application lists a variance request of five feet, three inches, the actual variance needed is two feet due to a change in the sign’s location on the island. The Board observed that if vehicles are parked on both sides of the island, it will limit the visibility of a sign placed there. The Board further discussed that several existing signs on the property predate the current LDC, that trees will be planted to replace the tree removed for the new sign, that the existing Hershey’s sign may be removed once the proposed sign is installed, that the purpose of the memorial cross on the light pole is unknown, and that the current Hershey’s sign location is noncompliant. Additional potential sign locations were evaluated, but the downward slope of the site would obscure visibility if the sign were set farther back. The Board also noted that the proposed location allows for parking on both sides of the sign and discussed whether eliminating parking spaces could create a more favorable location within the lot.

Chair Bronstein closed the public portion of the meeting.

In their deliberations, the Board discussed the minimal variance requested and emphasized that the property owner is best positioned to evaluate whether the sign will be visible to the public. The Board concluded that the applicant’s proposed location is reasonable. Although passing motorists may still have limited visibility, this may be the most practical location within the parking area. The Board noted that the AHBR will address the appearance of the sign and recognized that requiring the sign to be moved farther back could complicate traffic maneuverability within the lot.

Mr. Jones, after reviewing the seven sign variance factors, made a motion to approve the variance request with the conditions that a tree be planted to mitigate the removal of the existing tree and that the current Hershey’s sign be removed upon installation of the proposed sign. The motion was seconded by Mr. Kahrl and was approved by the following vote:

Aye: 3 - Ms. Bronstein, Mr. Jones and Mr. Kahrl

Absent: 1 - Mr. Scott

VII. Other Business

Ms. Rodack stated that April 27, 2026, is the proposed date for a meeting of the Boards and Commissions. She also presented a searchable database of previous BZBA decisions, noting that it is currently in beta mode.

The Board reviewed the Planning Commission's final decision and determined that a review of a Planning Commission approval is not required.

Solicitor Pitchford advised that Findings of Fact during a meeting will be necessary only when a variance request is denied. He further noted that a memorandum regarding zoning laws and the Duncan Factors is being prepared following Chair Bronstein's review and comments.

[BZBA 7680](#) Discussion of 2026 goals continued from BZBA meeting January 15, 2026.

Attachments: [2026 Goals 3.19.26](#)

The Board reviewed the 2026 goals and noted that they are primarily intended for the Board's internal purposes. The Board also requested that, prior to any City Council amendments to the LDC, the BZBA be notified of the proposed changes and provided the opportunity to review and comment on them.

The Board incorporated the above request regarding LDC amendments and adopted the goals by unanimous acclamation.

VIII. Adjournment

A motion was made by Mr. Jones, seconded by Mr. Kahrl, that this be adjourned. The motion carried by the following vote:

Aye: 3 - Ms. Bronstein, Mr. Jones and Mr. Kahrl

Absent: 1 - Mr. Scott

Lydia Bronstein, Chair

Robert Kahrl, 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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