



COMMUNITY DEVELOPMENT • 1140 Terex Road • Hudson, Ohio 44236 • (330) 342-1790

## South Darrow Neighborhood Council Subcommittee

April 22, 2025 Meeting

### Meeting Minutes

#### Attendees:

Council President Chris Foster  
Councilman Skylar Sutton  
Councilman Michael Bird

Staff Present: Thom Sheridan, Brian Griffith, Greg Hannan, Katie Behnke

Roll Call: All subcommittee members present

Chair: Councilman Sutton nominated Councilman Foster at Chair. All voted in favor.

#### Discussion:

1. Staff provided brief updates on the Joanns facility and surrounding sites.
2. Committee discussed general goals for the Joanns site at 5455-5555 Darrow Road and the larger South Darrow District.
3. Discussion regarding a desired focus for the area to be revenue generating for the city.
4. Comment regarding a desire for more office to light industrial uses rather than truck intensive or heavy industrial uses.
5. Members noted value in considering a vehicular connection from Georgetown Road to Hudson Industrial Parkway and between South Darrow and Hudson Industrial Parkway
6. Discussion regarding sample developments - Kinross Lakes Parkway in Richfield was referenced.
7. Subcommittee reviewed a list of potential uses to consider for the 5455-5555 Darrow Road development site and whether uses could be by right, conditional, needs research, or should not be permitted.
8. Comment that the mix of uses should not take away from downtown
9. Comment that the mix of uses may justify a new zoning district.
10. Discussion that in addition to the 5455-5555 Darrow Rd development site, the potential use chart needs to be reviewed for the larger Light Industrial Flex recommended by the Comprehensive Plan including Hudson Industrial Parkway, Georgetown Rd, and Hudson Drive.

Meeting was adjourned at 7:20pm.



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South Darrow Neighborhood Council Subcommittee  
May 19, 2025 Meeting  
Meeting Minutes

Attendees:

Council President Chris Foster  
Councilman Skylar Sutton  
Councilman Michael Bird

Staff Present: Thom Sheridan, Greg Hannan, Katie Behnke

Roll Call: All subcommittee members present

Minutes: Councilman Sutton made a motion to approve, seconded by Councilman Bird. All voted in favor.

Discussion:

1. Councilman Sutton discussed the consideration of District 11 and expanding the area to include all parcels fronting Darrow Road from District 7 to District 9 on both side of Darrow Road. Members agreed with the framework and staff prepared a visual.
2. Committee discussed each of the potential use categories within the LDC to determine which may be appropriate within D11. Staff recorded the preferences and if such uses should be permitted or conditional.
3. Members noted preference to restrict or not permit the following: gasoline stations, bars/tavern within 200 feet of a residential use, self storage, and vehicle and equipment rental/repair.
4. Members noted being acceptable with commercial nurseries, galleries, bars/taverns greater than 200 ft from a residential use, day care, recording studios, outdoor recreational uses, veterinary facilities, restaurants, and service uses.
5. Members discussed warehousing and distribution noting they did not want to encourage new businesses of such category but were acceptable with the refilling of existing spaces.
6. Members noting being acceptable with Hospitals as permitted use.
7. Comment regarding residential uses and a preference to not consider such. Members noted considering residential as an option if limited to a Planned Development due to the requirements for a higher quality project and requirements for both Planning Commission and Council approval.
8. Comment regarding the light industrial flex referenced in the Comprehensive plan may become D12.

9. Staff provided an update on obtaining market data from TeamNEO or an outside broker/consultant. Staff also referenced the Valor Acres project in Brecksville which contained some similarities to the project site.
10. Members noted a preference to obtain market data from TeamNEO and to conduct an information gathering session about the Valor Acres site.
11. Members discussed having an informational visit to Valor Acres the week of June 2<sup>nd</sup> and another session the week of June 23<sup>rd</sup>.
12. Staff provided a brief introduction to the Comprehensive Plan recommendations to adjust the remaining D6 and D8 district areas into three categories: Office Park, Light Industrial Flex, and Industrial.

Meeting was adjourned at 6:43pm.



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South Darrow Neighborhood Council Subcommittee  
June 16, 2025 Meeting

Meeting Minutes

Attendees: Council President Chris Foster      Councilman Skylar Sutton  
Councilman Michael Bird  
Staff Present: Thom Sheridan, Brian Griffith, Greg Hannan, Katie Behnke

Roll Call: All subcommittee members present

Call to Order: Council President Chris Foster called the meeting to order at 5:00pm

Approval of Minutes: Councilman Sutton made a motion to approve the minutes of May 19, 2025, seconded by Councilman Bird. All voted in favor.

Public Comment: None

Discussion: Katie Meehan with TeamNEO presented to the committee regarding the northeast office real estate market for industrial development. Ms. Meehan noted the volume of leads to TeamNEO has increased year over year and most leads focused on space below 100,000sf. Ms. Meehan noted a current office market vacancy of 20%, an industrial space vacancy of 3%, and that most leads require space right away in preferred single use buildings with ability to own rather than lease. Committee members discussed the information in relation to the study area and what modifications may be needed to the site to make it competitive in the marketplace.

The committee discussed the site in comparison to the Valor Acres development and noted considering a mix of uses as part of an large anchor tenant effort. Committee discussed the benefit of adjusting the zoning ahead of a project and to focus mixed uses within a Planned Development.

The committee referenced wanting to engage with the property owner regarding building height of new construction, anchor tenants, local tenants/connections, and the need for a trusted partnership. The Committee noted needing to look towards a long term development opportunity. The Committee noted wanting to express and understand items that are non-negotiable for both sides at the next session. The committee also discussed the need to have a tax base user to allow the mixed use. Meeting was adjourned at 5:50pm.



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South Darrow Neighborhood Council Subcommittee  
July 21, 2025 Meeting

Meeting Minutes

Attendees: Council President Chris Foster      Councilman Skylar Sutton  
Councilman Michael Bird  
Staff Present: Thom Sheridan, Brian Griffith, Greg Hannan, Katie Behnke

Roll Call: All subcommittee members present

Call to Order: Council President Chris Foster called the meeting to order at 5:00pm

Approval of Minutes: Councilman Sutton made a motion to approve the minutes of June 16, 2025, seconded by Councilman Bird. All voted in favor.

Public Comment: None

Discussion: Council President welcomed attendees from Industrial Realty Group (IRG) representing the property owner of 5455–5555 Darrow Road. Mr. Foster reviewed the Subcommittee work to date including review of the proposed District 11 boundaries, market insight from TeamNEO, and review of Valor Acres with the City of Brecksville. Committee members review the draft use chart with the IRG attendees to discuss additional uses for consideration including automobile service stations, bars/taverns, commercial nurseries, recreational facilities, warehousing, distribution, workshops, assisted living and convention centers. Each use was discussed in relation to the D11 framework and possible allowance by right, conditional, within a planned development, or as a prohibited use.

Staff reviewed the draft dimensional standards related to setbacks, structure height, and impervious surface. The committee noted the use of the current D8 standards for the initial framework. Staff notes the proposed residential uses would be limited to be within a planned development and the development standards from D5 would be referenced.

The committee also discussed having the district function with internal circulation and limited access points to Darrow and Terex Roads. The committee noted having buildings provide a developed street façade with functional access points permitted to be interior to the site similar to the Acme Plaza on West Streetsboro Street.

Staff noted IRG offered to allow city officials to view the building on August 26<sup>th</sup>.

The Committee reviewed the upcoming timeline and confirmed discussion by the whole of Council on September 9, 2025 along with a draft Land Development Code amendment to be prepared by staff.

Meeting was adjourned at 6:10pm.