



# City of Hudson, Ohio

## Meeting Minutes - Draft City Council

*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*

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Tuesday, May 5, 2026

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

*Staff in Attendance: Mr. Sheridan, City Manager; Mr. Pitchford, City Solicitor & Special Counsel; Ms. Wheeler, Clerk of Council; Mr. Griffith, Assistant City Manager; Mr. Hannan, Community Development Director; Mr. Knoblauch, Assistant City Manager - Financial/Special Projects; and Mr. Ferda, HCTV Production Assistant.*

### 4. Approval of the Minutes

#### A. [26-0035](#) Minutes of Previous Council Meetings

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

**Attachments:** [April 21, 2026 Council Meeting Minutes - Draft](#)  
[April 28, 2026 Council Workshop Minutes - Draft](#)

A motion was made by Mr. Brezovec, seconded by Mr. White, to approve the minutes as submitted.

A motion was made by Mr. Brezovec, seconded by Dr. Bird, to amend the April 21, 2026,

**Council meeting minutes, Correspondence and Council Comments, noting that the inclusive playground's new name, Dream Playground, is not an acronym. The motion passed by the following vote:**

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

**The motion to amend the minutes as amended was passed by the following vote:**

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

## **5. Proclamations**

- A. [26-0036](#) **Special Recognition of Poppy Days****
- Brief Description:** Mayor Anzevino will proclaim May 15th and May 16th, 2026 in Hudson, recognizing Poppy Days.
- Attachments:** [Poppy Days 2026](#)

*Members of the American Legislation Auxiliary accepted the proclamation.*

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

## 6. Public Hearing

- A. [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:** [District 11 Discussion of Traffic Analysis 5.7.26](#)  
[PC Memo to Council - District 11 Recommendation 4-24-26](#)  
[Council memo for 4.28.26 Meeting](#)  
[Transcribed Comments 4.22.26 to 4.30.26](#)  
[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](#)

*Mayor Anzevino opened the public hearing at 7:37 p.m. All residents and staff were sworn in prior to their testimonies.*

*Mr. Hannan provided an overview of the legislation, stating that the ordinance establishes future and permitted uses in the South Darrow Road corridor; is not a development plan nor a developer-led initiative; would permit additional commercial uses along the eastern frontage of Darrow Road; would step-down the current industrial uses of District 8 and provide further development opportunity within the planned development, which requires*

*a higher level of design and approval from Planning Commission and City Council. Mr. Hannan further described the opportunities that were provided to the public for feedback, with results attached to the agenda.*

*Mr. Phil Leiter, 134 Aurora St., expressed concern that the proposed ordinance would create a dense housing scheme that residents do not want and that would threaten downtown viability. He stated that Hudson does not have the population to support two competing market centers and the scientific survey of the Comprehensive Plan is the best gauge of residents' desires in the area.*

*Mr. Tom Mayor, 7153 Valley View Road, raised a governance concern, arguing that the City Charter designates the Comprehensive Plan as the operative plan to guide the City. He also stated that the subcommittee produced a proposal, which was sent to Planning Commission, that violates the Comprehensive Plan's direction for the Darrowville corridor. He further stated that Council should eliminate residential use, 40,000 sq. ft. grocery, 20,000 sq. ft. retail, and restore it to industrial, office, warehouse, and small footprint retail uses. Mr. Mayor also suggested a review on how so many boards failed to follow the Charter and the Comprehensive Plan.*

*Ms. Cynthia Curtin, 1102 Cutler Lane, stated that there is an overwhelming opposition to what is being proposed, with the biggest issue being that it is contrary to the Comprehensive Plan and in violation of Codified Ordinance Section 1204.01. She also questioned what the impact on traffic would be, requested a traffic study, and urged Council to vote no and send the proposal back to the Planning Commission.*

*Ms. Mary Lou Wagner, 7871 Valley View Road, expressed that the Planning Commission exists to evaluate alignment with the Comprehensive Plan, provide technical planning expertise, and conduct structured public review prior to legislation but that the process, as structured by the Charter, has not been followed with the proposed District 11. She asked Council to send the legislation back to Planning Commission and allow them to provide a recommendation consistent with the Charter and Comprehensive Plan.*

*Mrs. Sarah Norman, 2212 Edgeview Dr., raised the possibility that a planned development in District 11 could immediately trigger the City's growth management allocation for two full years, potentially impacting other significant subdivisions such as Clinton Crossing. She also noted that a traffic study promised by staff would not allow for Planning Commission or public review and comment, based on the timing of its availability and the upcoming vote.*

*Mr. Bill Klausman, 2746 Blue Heron Dr., questioned why Councilmembers did not want to wait an additional month to allow for Planning Commission review.*

*Ms. Susan Newman, 2694 Stonebridge Ct., spoke on behalf of the Hudson Heritage Association and urged Council to consider the preservation of character, process, and the long term plan of Hudson. She further stated that the proposed legislation is a departure from the Comprehensive Plan, requested well-planned and thoughtful growth, and to send the legislation back to the Planning Commission.*

*Ms. Nora Jacobs Snider, 34 Division St., spoke in opposition to the proposed District 11 and asked for it to be sent back to Planning Commission, due to its enormous impact and long legacy.*

*Mr. Todd Zedak, 16 Hudson Common, stated that residents were uncoordinated but delivered the same message to vote no and send it back to Planning Commission. He further stated that the whole proposal should be dropped.*

*Mr. Mike Juppe, 5734 Williamsburg Cir., stated his concerns about digging up potentially contaminated soil under ground that has been used for industrial purposes for many years.*

*Mr. Brezovec thanked all who attended and spoke, at this meeting and via other avenues, and hopes to find a solution that will be palatable to most.*

*Ms. D'Eramo stated that the Comprehensive Plan Steering Committee members really helped her understand the intent of the proposed District 11, that she takes into consideration the expertise of specialists in deciding how to*

vote, acknowledged difficulty in understanding residents stating they are for development but against the current proposal, felt the Planning Commission could have done more due diligence during its 120-day review, and is prepared to move forward with the proposed amendments.

Dr. Bird stated that the proposed District 11 is more restrictive than the current District 8 as it has moved through different boards. He also noted that there were Councilmembers and Planning Commission members who were very familiar with the Comprehensive Plan that were supportive of the legislation. He further acknowledged the impetus for District 11 was the loss of approximately 800 jobs and the need to replace economic revenue that supports what residents value in the City.

There being no further comments for the public hearing, Mayor Anzevino closed the public hearing at 8:24 p.m.

**This matter was public hearing held on Ordinance No. 25-146.**

## 7. Public Comments

Mr. Anthony Ravida, 1746 Edgar Dr., stated that his civil suit was started by a false statement and he requested to find a mutual resolution.

## 8. Correspondence and Council Comments

Dr. Goetz thanked staff for a joint training session between Council, Planning Commission, Architectural & Historic Board of Review, and Board of Zoning and Building Appeals, which addressed roles and responsibilities and standards of conduct.

Dr. Weinstein thanked staff for the road tour that occurred on Saturday, giving Council the opportunity to observe projects taking place around the City.

Mayor Anzevino recognized Ms. Jane Masi as the April 2026 recipient of his Kindness Challenge, nominated by her daughter Reilly, indicated he would meet with her soon to present a recognition certificate. He also congratulated newly sworn-in firefighters and five members promoted to the rank of Lieutenant within the Hudson Fire Department.

## 9. Report of Manager

Mr. Sheridan thanked Council for participating in the road tour. He also confirmed that the 12 newly hired firefighters will complete training before August, with the goal of achieving 24/7 fire department coverage by Labor Day. He further listed several events taking place during May, including "All About Mom" on May 9, "Fun at First and Main" on May 19, and Middleton Park Public Input Meeting on May 28, where public feedback on desired improvements at the park will be accepted.

## 10. Appointments

None.

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

**A motion was made by Dr. Bird, seconded by Ms. D'Eramo, to suspend the rule requiring three readings for the Consent Agenda, except Item D, Resolution No. 26-77. The motion carried by the following vote:**

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

## Approval of the Consent Agenda

A motion was made by Dr. Goetz, seconded by Dr. Bird, to approve the Consent Agenda, except Item D., Resolution No. 26-77. The motion carried by the following vote:

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

- A. [26-74](#) **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](#)

[Resolution No. 26-74](#)

Resolution No. 26-74 was approved on the Consent Agenda.

- B. [26-75](#) **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:*** [Resolution No. 26-75](#)

Resolution No. 26-75 was approved on the Consent Agenda.

- C. [26-76](#) **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:*** [Ordinance No. 26-76](#)

Ordinance No. 26-76 was approved on the Consent Agenda.

## Removed from the Consent Agenda

- D. [26-77](#) **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:** [Resolution No. 26-77](#)

**A motion was made by Mr. Brezovec, seconded by Dr. Goetz, to suspend the rule requiring three readings for Resolution No. 26-77. The motion carried by the following vote:**

**Aye:** 6 - Dr. Weinstein, Mr. White, Dr. Bird, Mr. Brezovec, Ms. D'Eramo and Dr. Goetz

**Nay:** 1 - Mr. Sutton

*Responding to a request for clarification, Mr. Knoblauch explained that the City had solicited proposals from marketing firms in connection with the aggressive expansion of the Fiber to the Home project into residential neighborhoods. He stated that the existing single-person marketing consultant had been sufficient for the commercial side, but staff determined that a larger, more established firm with greater resources was needed for the higher-volume residential rollout.*

**A motion was made by Mr. Brezovec, seconded by Dr. Bird, to approve Resolution No. 26-77. The motion carried by the following vote:**

**Aye:** 6 - Dr. Weinstein, Mr. White, Dr. Bird, Mr. Brezovec, Ms. D'Eramo and Dr. Goetz

**Nay:** 1 - Mr. Sutton

## 12. Legislation

- 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](#)

*Responding to a question from Mr. Brezovec about including mathematical errors as a category of scrivener error, Mr. Pitchford confirmed that his research indicated this is done in other communities and felt comfortable including it here.*

*Mr. Sutton disagreed, stating it is Council's responsibility as a legislative body to address errors, but could support "numerical typos" as opposed to a broader "mathematical calculation" typo.*

*Mr. Brezovec amended his motion to add as item 3 under Section (b), "a numerical typo" and re-number the remaining categories. Dr. Weinstein concurred with the revision.*

**A motion was made by Dr. Bird, seconded by Mr. Brezovec, to approve Ordinance No. 26-64.**

**A motion was made by Mr. Brezovec, seconded by Dr. Weinstein to add under Section (b), "(3) a numerical typo" and to re-number items 4-6. The motion carried by the following vote:**

**Aye:** 6 - Mr. White, Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Mr. Sutton and Dr. Weinstein

**Nay:** 1 - Dr. Goetz

**The motion to approve Ordinance No. 26-64 as amended passed by the following vote:**

**Aye:** 6 - Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Mr. Sutton, Dr. Weinstein and Mr. White

**Nay:** 1 - Dr. Goetz

**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 \(Bird 5-12-26\)](#)

**Mayor Anzevino read the title of Ordinance No. 26-70, which constituted its second reading.**

**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 \(revised for 4-28-26 Workshop\)](#)  
[Ordinance No. 26-71 \(revised for 5-5-26\)](#)

**Mayor Anzevino read the title of Ordinance No. 26-71, which constituted its second reading.**

- 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](#)

Mayor Anzevino read the title of Ordinance No. 26-72, which constituted its second reading.

- 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](#)  
                                 [City Nonprofit Donations and Funding Policy \(Weinstein revision 4-30-26\)](#)  
                                 [City Nonprofit Donations and Funding Policy \(Weinstein revision 5-8-26\)](#)  
                                 [Nonprofit Donation Form](#)  
                                 [Resolution No. 26-73](#)

Mayor Anzevino read the title of Resolution No. 26-73, which constituted its second reading.

- F. [26-78](#)      **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 5.5.26](#)  
                                 [City Council memo short term rentals 4.3.26](#)  
                                 [Exhibit A: 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](#)  
                                 [Ordinance No. 26-78](#)

Mayor Anzevino read the title of Ordinance No. 26-78, which constituted its first reading.

- G. [26-79](#)      **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:** [SCAT Information on service 5-1-26](#)  
[SCAT Memo - Reviews 5-1-26](#)  
[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](#)  
[Resolution No. 26-79](#)

Mayor Anzevino read the title of Resolution No. 26-78, which constituted its first reading.

### 13. Executive Session

A motion was made by Dr. Bird, seconded by Mr. Brezovec, to enter into executive session to consider and discuss imminent and pending court action, the leasing, sale and/or transfer of real estate, the appointment and employment of public employees, and matters required to be kept confidential by law. Invited to executive session were all members of Council, the Mayor, the City Solicitor, and the City Manager. The motion carried by the following roll call vote:

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

*Mayor Anzevino recessed the regular meeting to enter executive session at 8:57 p.m. He resumed the regular meeting at 10:10 p.m.*

### Executive Session

A motion was made by Dr. Bird, seconded by Mr. Brezovec, to enter into executive session to discuss pending court action and matters to be kept confidential by law. Invited to the executive

session were the Mayor, Dr. Bird, Mr. Brezovec, Ms. D'Eramo, Dr. Goetz, Dr. Weinstein, Mr. White, the City Solicitor, and the City Manager. The motion carried by the following roll call vote:

**Aye:** 6 - Ms. D'Eramo, Dr. Goetz, Dr. Weinstein, Mr. White, Dr. Bird and Mr. Brezovec

**Abstain:** 1 - Mr. Sutton

*Mayor Anzevino recessed the regular meeting at 10:10 p.m. He resumed the regular meeting at 10:35 p.m.*

## **14. Adjournment**

**There being no further business, Mayor Anzevino adjourned the regular meeting at 10:35 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.*