



City of Hudson, Ohio

Meeting Minutes - Draft Board of Zoning & Building Appeals

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

Nick Sugar, City Planner
Mary Rodack, Associate Planner

Thursday, June 18, 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. Dyer and Mr. Scott

Absent: 2 - Mr. Jones and Mr. Kahrl

III. Identification, by Chairman, of City Staff

Chair Bronstein introduced Associate Planner Mary Rodack, City Planner Nick Sugar, and City Solicitor Chris Thomas.

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 4.27.26](#) Minutes of Previous Joint Meeting: April 27, 2026

Attachments: [April 27, 2026 Joint Meeting Minutes - BZBA Draft](#)

A motion was made by Mr. Dyer, seconded by Mr. Scott, that the April 27, 2026, Minutes be approved as submitted. The motion carried by the following vote:

Aye: 3 - Ms. Bronstein, Mr. Dyer and Mr. Scott

Absent: 2 - Mr. Jones and Mr. Kahrl

[BZBA 5.21.26](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: May 21, 2026

Attachments: [May 21, 2026 BZBA Meeting Minutes - Draft](#)

A motion was made by Mr. Scott, seconded by Mr. Dyer, that the May 21, 2026, Minutes be approved as submitted. The motion carried by the following vote:

Aye: 3 - Ms. Bronstein, Mr. Dyer and Mr. Scott

Absent: 2 - Mr. Jones and Mr. Kahrl

VI. Public Hearings - New Business

[BZBA 26-556](#) The subject of this hearing is a request for three variances to allow for the construction related to a townhome development that includes a public multipurpose path extension of Veterans Trail (see site plan on reverse side). The variances are:

1. A variance of forty-seven (47) feet from the required stream corridor setback of seventy-five (75) feet resulting in a twenty-eight (28) foot setback pursuant to section 1207.03(e)(1)B “Wetland/Stream Corridor Protection - Stream Corridor Setbacks” of the City of Hudson Land Development Code.
2. A variance from the prohibited activity of disturbance within stream corridors, wetlands and their setbacks pursuant to section 1207.03(c), “Prohibited Activities” of the City of Hudson Land Development Code.
3. A variance of five (5) feet from the required rear yard residential principal structure setback of twenty-five (25) feet resulting in a twenty (20) foot setback pursuant to section 1205.08(d)(7)(B)(1) “Property Development/Design Standards - Setbacks” of the City of Hudson Land Development Code.

The applicant is Rhonda Singer, 200 Park Avenue, Suite 220, Orange Village, Ohio 44122. The property owner is Hudson Village Townhomes LLC, 200 Park Avenue, Suite 220, Orange Village, Ohio 44122 for the property at 86 Owen Brown St., in District 5 [Village Core Gateway] within the City of Hudson. The proposed public multipurpose trail would be located on city-owned permanent parcels #3203921 and #3203942.

Attachments: [26-556 86 Owen Brown St - Staff Report](#)

Ms. Rodack opened the application review by outlining the project location, scope, stream corridor setback requirements, applicable review standards, and the Ecological Integrity score of zero. Mr. Sugar followed with an overview of the Veterans Way Trail, including its history, location, current design status, and confirmation that funding has been secured to begin designing this section and commence construction in two years. He also described segments of the trail already completed and noted future connections that may extend to Akron.

Mr. Adam Fishman of Fairmont Properties presented a PowerPoint summarizing Fairmont's role in developing First and Main, describing the 18 proposed townhomes, the previously approved BZBA curb cut variance, and the new variance request. He also reviewed existing non-conforming pavement within the setback-explaining that it would be improved if the variance is approved-along with the requested setback variances, including one relating to the trail. He concluded by discussing the practical difficulties and the Duncan Factors.

The Board, applicant, and staff discussed testimony previously given before the Planning Commission (PC) regarding the trail and the adequacy of the retention pond.

Mr. Dave Pietrantone emphasized that a retention pond is required on the property and that the trail is part of the green space requirement established by the PC. Staff noted that if the trail is not constructed, the funds-in-lieu provision would apply; however, the City's intent is to have a trail on this property. Mr. Sugar added that the PC reviewed the alignment to ensure consistency with the trail on the library property. The Board expressed concerns that the proposed retention pond may be insufficient to handle runoff from impervious surfaces. Mr. Fishman stated his team believes the pond meets all code requirements.

Board members also discussed the City's role in the variance process given that the City is not an applicant and does not own the property. Mr. Sugar referenced a similar scenario involving Hudson Community Living, where the City owned the land but the organization was the applicant. The ecological study on City-owned land was also discussed. Mr. Sugar confirmed no ecological study has been completed for the City's property, and noted that if wetlands are identified, a second variance would be required.

Mr. Brice Hamill of Fairmont Properties explained that the delineation was conducted during the winter months when the site was observable without snow cover. Staff referenced the IEI analysis and LDC 1204.04, which prohibits variances that would reduce ecological integrity unless mitigation is provided. Mr. Sugar pointed out that the ecological study dates to 1996 and may be outdated, while Commissioners noted that more current data is needed for informed decision-making. Staff clarified that the LDC still formally references the 1996 study.

Mr. Sugar advised that the Board could proceed with ruling on the current variance request. If wetlands are later identified on City property, a separate variance request would be required.

Staff noted the current proposal includes a non-permeable asphalt trail. Discussion followed regarding whether to withdraw the trail variance and consider only the building-related variance or to move forward with both and potentially return to the BZBA if necessary.

Mr. Fishman requested that the multi-purpose trail variance be withdrawn from consideration. The Board then discussed the appropriate structure of the remaining variance requests following this withdrawal.

Ms. Suzanne Meltzer of RDL Architects described updates made to the plan since it was presented in October 2025, noting that adjustments to unit spacing created the need for the variance. She also addressed the floodplain, which falls under the City's Floodplain Authority.

Chair Bronstein opened the floor for public comment. Seeing none, she closed the public comment period.

Mr. Fishman thanked the Board for their review of the variance request.

The Board discussed the evolution of the development plan, noting that the current design better reflects community needs in Hudson and life-safety considerations.

The Board agreed that the trail variance should be reconsidered after the Planning Commission meeting, once additional data is available. They also reviewed the limits of disturbance, which extend just beyond the ponds.

Mr. Dyer made a motion, seconded by Mr. Scott, that after reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals approve the variance with the following condition: A silt fence and sediment control plan must be utilized during construction of the townhome development. The motion was approved by the following vote:

Aye: 3 - Ms. Bronstein, Mr. Dyer and Mr. Scott

Absent: 2 - Mr. Jones and Mr. Kahrl

BZBA 26-537 The subject of this hearing is a request for two variances to allow for the construction of a driveway for a new home. The variances are:

- 1. A variance of fourteen (14) feet from the required fifty (50) foot wetlands setback resulting in a setback of thirty-six (36) feet from the delineated edge of the wetlands pursuant to section 1207.03(e) (2), “Setbacks - Wetlands” of the City of Hudson Land Development Code.**
- 2. A variance from the prohibited activity of disturbance within stream corridors, wetlands and their setbacks pursuant to section 1207.03(c), “Prohibited Activities” of the City of Hudson Land Development Code.**

The applicant is Chris Brown of 778 McCauley Rd, Suite 140, Stow, OH 44224. The property owner is GVI LLC, 410 Dunwoody Dr, Aurora, OH 44202 for the property at 549 W Streetsboro St in District 2 [Rural Residential Conservation] within the City of Hudson.

Attachments: [26-537 549 W Streetsboro St - Staff Report](#)

Ms. Rodack introduced the application with an overview of the property, the proposed project, the requested variances, adjacent lots, existing wetlands, and potential non-variance alternatives.

Mr. Chris Brown, GVI, stated that while the frontage requirements can be met, the wetlands create challenges in meeting the required setbacks. He presented photos of the property and noted that one dead tree will be removed along with invasive species.

The Board, the applicant, and staff discussed the wetland’s moderate quality. Mr. Brown emphasized that the

requested variance would not permit any wetland impact. He explained that the property was purchased approximately three years ago with full awareness of wetland requirements, that nearby open space is not developable, and that all options presented by staff were considered. He noted this property was purchased with the adjoining parcel where a development has since been built, and that a shared driveway would require an easement-a restriction viewed negatively by the applicant. He added that the proposed driveway design addresses lot-width challenges within the LDC, that no mitigation has been proposed since the wetlands will not be encroached upon. Board members stated the LDC may require mitigation. Mr. Brown noted wetland plantings could be incorporated into the buffer yard and explained that the site's topography and the wetland location make the variance desirable. He confirmed that GVI typically uses a 12-foot driveway and that environmental considerations are a priority. The Board noted that a serpentine driveway could preserve the wetland and a narrower driveway would lessen the variance. Staff added that minimum lot sizes must be maintained for both parcels. Mr. Brown stated that water from Route 303 drains into roadside ditches before entering the wetlands, and that moving the lot line would create a nonconforming lot. Mr. Sugar noted there may be flexibility regarding the required width away from the road, subject to staff approval.

Mr. Brown requested a continuance to the next meeting.

A motion was made by Mr. Scott, seconded by Mr. Dyer, that this Variance be continued. The motion carried by the following vote:

Aye: 3 - Ms. Bronstein, Mr. Dyer and Mr. Scott

Absent: 2 - Mr. Jones and Mr. Kahrl

BZBA 26-558 The subject of this hearing is a variance request of thirteen (13) feet from the required rear yard principal structure setback of fifty (50) feet, resulting in a principal structure setback of thirty-seven (37) feet pursuant to section 1205.04(d)(5)(D)(1) "Property Development/Design Standards - Rear yard setbacks" of the City of Hudson Land Development Code in order to build an addition.

The applicant and owners are John and Patricia Caputo of 7400 Valerie Ln, Hudson, OH 44236, in District 1 [Suburban Residential Neighborhood] within the City of Hudson.

Attachments: [26-558 7400 Valerie Ln - Staff Report](#)

Ms. Rodack introduced the application by summarizing the property, the proposed project, staff comments, recommendations, and the requested variances.

Mr. John Caputo, the applicant, explained that the house has been in his family for more than 40 years and referenced a previously approved variance for an addition. He outlined the reasons for the current variance request for an enclosed porch addition, noting that it will replace an existing patio with in-ground heat. He added that nine of the twelve houses on his street have sunrooms of similar size, that the rear neighbor's sunroom would not align with the proposed structure, that the property is well-screened by existing landscaping, and that no neighbors have expressed concerns with the proposal.

The Board, applicant, and staff discussed the design and size of the sunroom, confirming it will be constructed at grade. They also discussed the existing trees and the limited ability to add more landscaping due to the canopy, the orientation of the house in relation to the road, and the support expressed by the rear neighbors for the variance.

No members of the public were present to provide comment.

Mr. Scott made a motion, second by Mr. Dyer, that after reviewing the application, the hearing of evidence under oath, reviewing all documentary submissions of interested parties and by taking into consideration the personal knowledge of the property in question, the Board of Zoning and Building Appeals approve the variance with the following condition: The proposed addition can be no greater than one-story tall. The motion was approved by the following vote:

Aye: 3 - Ms. Bronstein, Mr. Dyer and Mr. Scott

Absent: 2 - Mr. Jones and Mr. Kahrl

VII. Other Business

Ms. Rodack noted there are cases for the next meeting.

Mr. Sugar discussed the public outreach regarding Clinton Crossing which has taken place with a presentation of the plans on July 1, with the hope of distilling them into 3 plans to be distributed to the public.

Mr. Dryer and Ms. Bronstein complimented the process for the public discussions.

VIII. Adjournment

A motion was made by Mr. Dyer, seconded by Mr. Scott, that the meeting be adjourned. The motion carried by an unanimous vote.

Lydia Bronstein, Chair

Cory Scott, Board Member

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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