

Nick Sugar

From: Carrie Speas <carriemav@gmail.com>
Sent: Wednesday, April 9, 2025 1:30 PM
To: Planning Commission
Cc: Matt Speas
Subject: Case No. 2025-231; Christ Community Chapel

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April 9, 2025

Matt and Carrie Speas

[5771 Tottenham Drive](#)

[Hudson, Ohio 44236](#)

RE: Case No. 2025-231; Christ Community Chapel

Dear Chairman,

We are writing you this letter regarding the Christ Community Chapel (CCC) project to show our support for the Conditional Use and Major Site Plan request of an artificial turf athletic field and outdoor stage for CCC. We share property with CCC and are residents of the Westbridge Crossing neighborhood. CCC has been a great “neighbor” to us over the years and this project will have a positive impact on the communities it serves. We hope you consider approving this plan so that people can enjoy the many benefits that CCC has to offer. We appreciate your time and consideration.

Thank you,
Matt and Carrie Speas

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Terri and Timothy Webster of 5650 Londonairy Blvd comes before the Planning Commission to consider regarding Hudson Community Chapel: Case Np 2025-231:

1. The residents resided at their place of residence prior to the building of the Christ Community Chapel (the named entity in the case). Two subdivisions were built prior the church: including Westbridge Crossing where we reside.
2. The named entity: Christ Community Chapel (hereinafter entity) requested at least a total of "three to four" changes to the building and parking lot (as admitted by Nick Sugar).
3. The requests from the entity were granted without the necessary consideration of the outcome(s) to the residents that reside directly behind and along the posterior and anterior side of the church.
4. For example: the entity expanded their building: and has requested expansion of the parking lot (times two). As a result of the expansion of the parking lots behind the building the flow of rain water was diverted to the residents land residing behind the church, caused detrimental effects including flooding, and in our case standing water. (This in fact was discussed at prior Commission hearing for this entity's last parking lot expansion).
5. Despite providing the building expansion: since 2020 the church has determined without prior notice to the Planning Commission built a stage, held services and fund raising events on the outside of their building on the grass and parking lot, where they have speakers situated around the outside of their building and parking lot. Consequently and purposely, loud noise generates to the surrounding homes not just to the entity.
6. Four years, the entity has placed a stage for a band to play on the outside (left side of the building which faced the parking lot and the residents of Westbridge Crossing) for music from the stage to start playing as early as 7:30 am (despite telling residents otherwise). Furthermore, the music that is playing is so loud it can be heard at the Cuyahoga Falls National Park and the subdivision across the street from the walking path on Terex Road.
7. It appears from past experience that the entity has not considered the outcome of their decisions to request changes from the Planning Commission to the surrounding residents who resided in their homes prior to the existence of the church.

8. Granting permission for the outside stage (which is essentially giving permission to play music whenever they choose) to the entity would cause detrimental harm to the residents residing around the entity. In fact, playing of the loud music at 60 decibels of noise as seen fit by Mr. Sugar in his agenda notice ((is the full definition of a “legal nuisance” to the residents that reside behind the entity. A legal nuisance “is any activity that arises from unreasonable activity used by an entity on the property that causes injury to another or the public and producing such material annoyance, inconvenience will presume resulting in damage,”)
9. Moreover, the church previously requested a building extension from this Commission. As such there is no justifiable reason for holding any type of service with loud music on the outside of the building, when the entity can hold ALL events indoors: as other churches in Hudson. Furthermore, the entity’s future plan for further extension of the building prevents the entity from requesting an outdoor stage.
10. The single concern for the Planning Commission must be to the residences of Hudson (tax payers) rather than an entity that does not pay taxes. Moreover, the entity has once again requested changes to the outside of the building that would have detrimental effects to the nearby residents (including but not limited to: dealing with a nuisance throughout the summer and preventing residences from utilizing their backyards, and devaluation of their homes due to this nuisance).
11. If all churches in Hudson requested an outdoor stage as this entity, what would the City of Hudson look like: As such, the entity has not meet their burden by providing any reasonable explanation, for needing an outdoor stage for use any time of day (including at night.). Until now the burden has been on the residents surrounding the entity.
12. Since Mr. Sugar has seen fit to permit the entity to allow for 60 decibels of noise: it is clear that Mr. Sugar has not in fact provided proper notice to all residents involved with the request of have a stage on the entity’s site. The residents in surrounding communities were not given specific notice of the request for the stage and that could impact their value and quality of the residence.

Subscript A. Requesting the Planning Commission members to provide the residents of 5650 Londonairy the names of any members of the Commission who attend the church and did not recuse themselves.

Subscript B. Written notice from Commission of the result of their decision to the residents of 5650 Londonairy before effect of their decision (for possible further legal action).

Respectfully Submitted,

Terri and Timothy Webster

Nick Sugar

From: Peter Natalie Fournier <fournier7613@gmail.com>
Sent: Sunday, April 13, 2025 3:48 PM
To: Planning Commission
Subject: CCC Legacy Park Letter

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hudson City Planning Commission,

I am reaching out to let you know that I am in support of CCC's plan to create Legacy Park and add turf to the soccer field. I have personally attended CCC since the early 2000's and this place has been influential in my life and offered me a supportive community throughout all the different stages of my life. I now have the neat opportunity of living right behind the church. I am married and have two young school aged children and we live on the corner of Londonairy and Terex. We have enjoyed walking to outdoor service, playing on the playground and seeing our neighbors while also meeting new ones. This summer we did "bike camp" at the church and my kids learned to ride their bikes in the parking lot at the Church. I can't help but wish that they had had a track to learn and practice on instead of a parking lot! I have seen neighbors at the exercise classes and there are so many of us who walk or bike our kids to kids camp each year. Our neighborhood loves to get out and walk or run and I think the addition of this track will give us more opportunities to meet one another and be a great gathering place. Before the addition of the park there was no place for our neighborhood to gather, but in the summer we are always seeing our neighbors, and walking our kids to the park is such a fun destination! Outdoor services are a family favorite. We love getting to walk to church with our picnic blankets and see so many of our friends and family all at one service. This place is so special to us and I hope and pray that it leaves a positive influence on our neighborhood and gives us opportunities to be an even closer community. I believe that the addition of Legacy Park will not only increase our property values with so many families desiring to walk to such an impactful place, but also bring us together as fellow neighbors. Thank you so much for your time and I hope that this was helpful as you make your decision.
Natalie Fournier

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Nick Sugar

From: Becky <becky.meyer4@gmail.com>
Sent: Monday, April 14, 2025 3:27 PM
To: Planning Commission
Subject: Opposition to CCC permanent amphitheater

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Good afternoon,

My husband and I are currently out of town but we would like to let the city know we are opposed to a permanent musical venue at the CCC. If we wanted to live next to a music venue we would have moved next to Blossom. We enjoy spending time outside enjoying our backyard and do not want to be subjected to listening to their concerts. The outdoor events they currently hold already disturb our quite yard.

Thank you,
Charlie and Becky Meyer
6051 Heather Lane
Hudson

Sent from my iPhone

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Nick Sugar

From: Nikki L <nikki_lopresti@yahoo.com>
Sent: Monday, April 14, 2025 3:33 PM
To: Planning Commission
Subject: CCC proposed sports area and permanent stage: opposed

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

My name is Aimee LoPresti of 5619 Londonairy Blvd. of Hudson Ohio. I live in Westbridge Crossing neighborhood which is adjacent to the Christ Community Church. My property is not immediately adjacent to CCC property but across the street on the south side of Londonairy Blvd. I am closest to the Terex and 303 intersection.

I am reaching out to express my concerns about approving a permanent stage on their property. I oppose the approval of a permanent stage due the loud noise pollution their outdoor events create.

Currently, the church hosts several outdoor services in the spring and summer. When they host the services, the music can be heard inside my home with the windows closed. The volume at which the services are held is at a level in which the bass vibrates the walls at times. Sitting on my south facing deck, I can easily and clearly hear the music and service.

I have called and complained to the church in the past that the music was so loud it impacted my ability to sleep. While trying to recuperate from a migraine the bass was booming so loud it was adding to my throbbing pain (windows were closed and the room is on the south side of the house). Imagine how loud it has to be to impact a person across the street and in the back of the house in relation to the church.

The services can be tolerated a few times a year. However, if a permanent stage is permitted it would make it easier for the church to host more frequent events and services. The noise would be more frequent and more disruptive. Although the church did implement sending out a flier with advanced notice of the services it did not impact the noise coming out of sound system. This would impact people who follow alternative sleep schedules like the sick, small children napping or people working 3rd shift.

If the sports fields are approved and the permanent stage that would potential create more events and opportunity for the sound system to be on and create even more noise pollution.

In addition to the noise, a permanent stage could also lead to more events which would also increase the traffic around our neighborhood as well.

Thank you for your consideration.

Warm Regards,

Nikki LoPresti 

(440) 796-1762

Sent from my iPhone

Nick Sugar

From: Lori Metoki <lori@mail-inbox.com>
Sent: Monday, April 14, 2025 3:31 PM
To: Planning Commission; Nick Sugar
Subject: Christ Community Chapel stage project comments/questions

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Hello,

We are neighbors of Christ Community Chapel. They have been a good neighbor, but their outdoor events and services are quite loud. Some of my neighbors and I are concerned that with the building of an outdoor stage, there would be additional loud events on the property. We oppose the stage project if the number of outdoor services and events will increase. We are also concerned about if there will be an increase in traffic due to the proposed changes. In recent years, each year there have been about three or four outdoor services and a car show which are the most disruptive events to the peace in the neighborhood.

Thank you for your consideration,
Lori and Mark Metoki
5606 Londonairy Blvd
Hudson OH

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Nick Sugar

From: Grazia + Charlie <graziacharlie@gmail.com>
Sent: Monday, April 14, 2025 4:25 PM
To: Planning Commission
Subject: Against CCC Stage and Sports Field

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To whom it may concern,

We are unable to attend the meeting this evening but we would like to put forth a vote AGAINST the stage and sports field in front of Christian Community Chapel.

We are very concerned about noise levels, traffic, and parking in the neighborhoods adjacent to CCC, specifically in the Westbridge Crossing neighborhood. This could have an adverse effect on property values and neighborhood safety.

Please contact us for any further info needed.

Thanks,

- Grazia and Charlie Cervone

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Nick Sugar

From: Corey McElroy <mcelroy.corey@gmail.com>
Sent: Monday, April 14, 2025 4:23 PM
To: Planning Commission
Subject: Christ Community Chapel stage

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We live on Heather Ln. We are strongly opposed to the building of an outdoor stage at Christ Community Chapel.

Since 2020 the church has held several outdoor events that are very loud. Some of which I could hear inside of my home, and some that were rather early Sunday mornings. I do not want to hear the concerts from my yard or house (any time of the day). I have no doubt they would be very loud and able to be heard throughout the neighborhood.

I have no objections to sports fields.

Thanks,
Matt and Corey McElroy

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Nick Sugar

From: MaKaela Lapso <makaelalapso@gmail.com>
Sent: Monday, April 14, 2025 5:38 PM
To: Planning Commission
Subject: Hudson Planning Commission Meeting - Legacy Park Proposal

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MaKaela and Tony Lapso
5736 Londonairy Blvd
Hudson, OH 44236

April 14, 2025

Dear Chairman,

We are writing as residents of Bridgewater Place, a neighboring development to the possible Legacy Park being proposed by Christ Community Chapel. We would like to express our strong support for this thoughtful and community-focused initiative.

Christ Community Chapel goes above and beyond for our community and we feel so lucky to be able to raise our boys alongside all that they do. The addition of an outdoor amphitheater, turf field, playground, walking paths, etc. will bring meaningful opportunities for connection, recreation, and enrichment for families on this side of Hudson. As parents and community members, we are especially excited about how Legacy Park will provide a safe, welcoming space for neighbors to gather, play, and grow together.

We are grateful for the vision and investment being put into creating something that will benefit so many, and we are confident that Legacy Park will serve as a positive and unifying asset to Hudson for years to come.

Thank you for your consideration, and for your commitment to supporting projects that foster community and belonging.

Sincerely,

MaKaela and Tony Lapso

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