

Nick Sugar

From: Andrea H <andrehall468@gmail.com>
Sent: Tuesday, October 21, 2025 9:19 PM
To: Nick Sugar
Subject: Fwd: Oct 27th meeting concern
Attachments: 1000009995.jpg; 1000009998.mp4

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----- Forwarded message -----

From: Andrea H <andrehall468@gmail.com>
Date: Tue, Oct 21, 2025, 8:26 PM
Subject: Fwd: Oct 27th meeting concern
To: ssutton@hudson.oh.us <ssutton@hudson.oh.us>

Dear Council Members,

I am concerned about the proposed housing development on Ravenna at stow rd. where I have repeatedly observed a pair of bald eagles foraging and swooping for food (photos/ video attached 2025). Their presence each strongly suggests nesting activity nearby.

Before moving forward, I urge the council to require a wildlife assessment. Consistent eagle sightings, potential nesting structures, and the presence endangered prey species indicates the need to protect the habitat. Growth is important, but we cannot recreate lost land or habitats once destroyed.

Respectfully,
Andrea Hall

2545 Ravenna St.

Hudson Ohio



Good evening and may it please the commission. My name is Skylar Sutton, 2243 Ravenna Street. I'm here to make a comment on agenda item PC 2025-1238 (Canterbury Meadows).

First, I would put forth the argument that res judicata voids this application. There are no remarkable or substantial differences between this site plan and the one proposed in PC 2023-676, and given that the Planning Commission's decision in that case was recently affirmed by the Summit County Court of Common Pleas (Case #CV-2024-10-4462), it would appear that the applicant is attempting a second bite at the apple.

If the commission chooses to accept this application, it is worth pointing out that it appears to be incomplete. While the commission is actively working to simplify submission requirements, that proposal has not been codified into the LDC yet. Of note, the following are defective or missing:

1. Core #8 - The parcel map on page one contains two parcel #8's, and no parcel #7.
2. Core #17 - The ODNR GIS system indicates the applicant has failed to disclose three gas wellheads within 500 feet of the site. (see: **Appendix A**)
3. Core #21 - The traffic study attached to this application is over two years old, and depicts a site plan which does not match the one in this application.
4. Core #22 - I was unable to locate approximate construction dates on any of the application documents.
5. Core #30 - Items like the limit of disturbance must be staked at the time of application. To date, only the outside corners have been marked. (see: **Appendix B**)
6. Preliminary Subdivision Plan #8 - The subsurface report included in this application is almost two years old, and depicts a site plan which does not match the one in this application.

It should also be noted that a public records request to prepare for this meeting uncovered what I believe to be an attempt by one of the named applicants and parcel owners to influence this process and undermine the authority of this commission. On October 15th, one month after the application was submitted, George Vizmeg sent a twelve page manifesto to a member of City Staff attacking the City, the Council, the Land Development Code, and this very Commission. I have included the full record in question on the digital copy of this public comment - which was submitted to the Clerk of Council earlier today. (see: **Appendix D**)

Having said all of that, the purpose of tonight's review, as defined by 1203.10(d)(1)(A) is to "... *comment on [the] compatibility with existing adjacent development*" and 1204.05(b)(3) implies more specifically "... *with residential development within 1,000 feet of the proposed subdivision's boundaries*".

The applicant will undoubtedly argue that because it is residential, it is compatible. Compatibility must be bigger than just the "zoned use", otherwise it could be reduced to a checkbox on the application.

They will also most likely argue that because a subdivision (Canterbury Place) exists to the north, it makes this subdivision compatible. That compatibility could only be observed by someone hovering a thousand feet above the ground though. I interpret the thousand foot compatibility requirement to mean, as a ground level observer traveling in the right-of-way, is this compatible with the observable residences.

One thousand feet north, south, east, and west of this project area contains only 35 homes, with an average gross density of one home per 5.4 acres, and an average valuation of \$401,000. Housing styles are varied, but would be best described as a rural aesthetic consisting of farmhouse, craftsman, and split-level homes. (see: **Appendix C**)

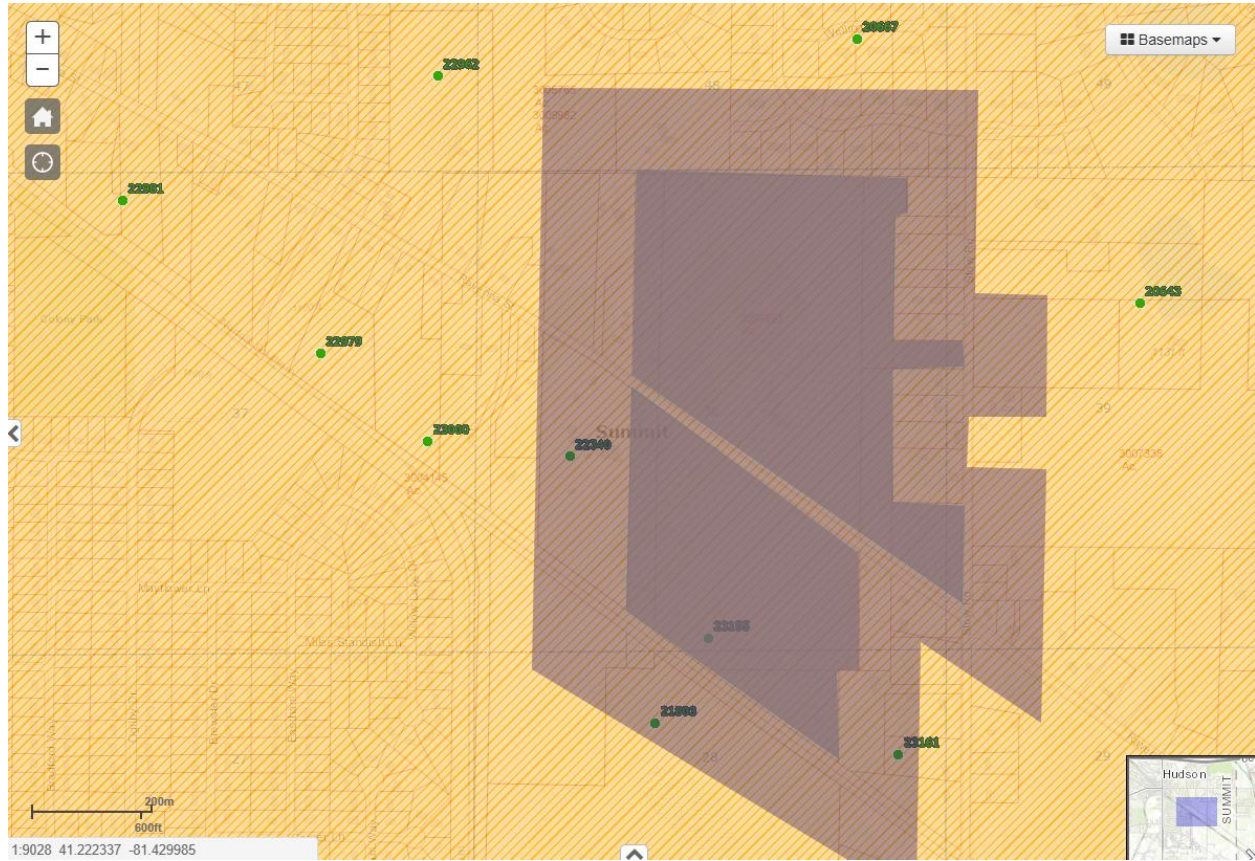
The applicant's proposal of 32 homes with an average gross density of one home per 2.6 acres nearly doubles the number of homes at twice the density. Design aesthetic, value, and square footage was not provided in the application - but using previous applications we can assume suburban brick contemporary, and \$900,000 or more. That's double the average valuation, and a design aesthetic not found anywhere in the comparable area.

As such, I believe a finding of "not compatible" is warranted in this situation.

Thank you for your time.

Appendix A

Gas wells are depicted as green dots, as found in the ODNR GIS system. The project area (dark shade) and approximate 500 foot area (medium shade) have been overlaid on top of that.



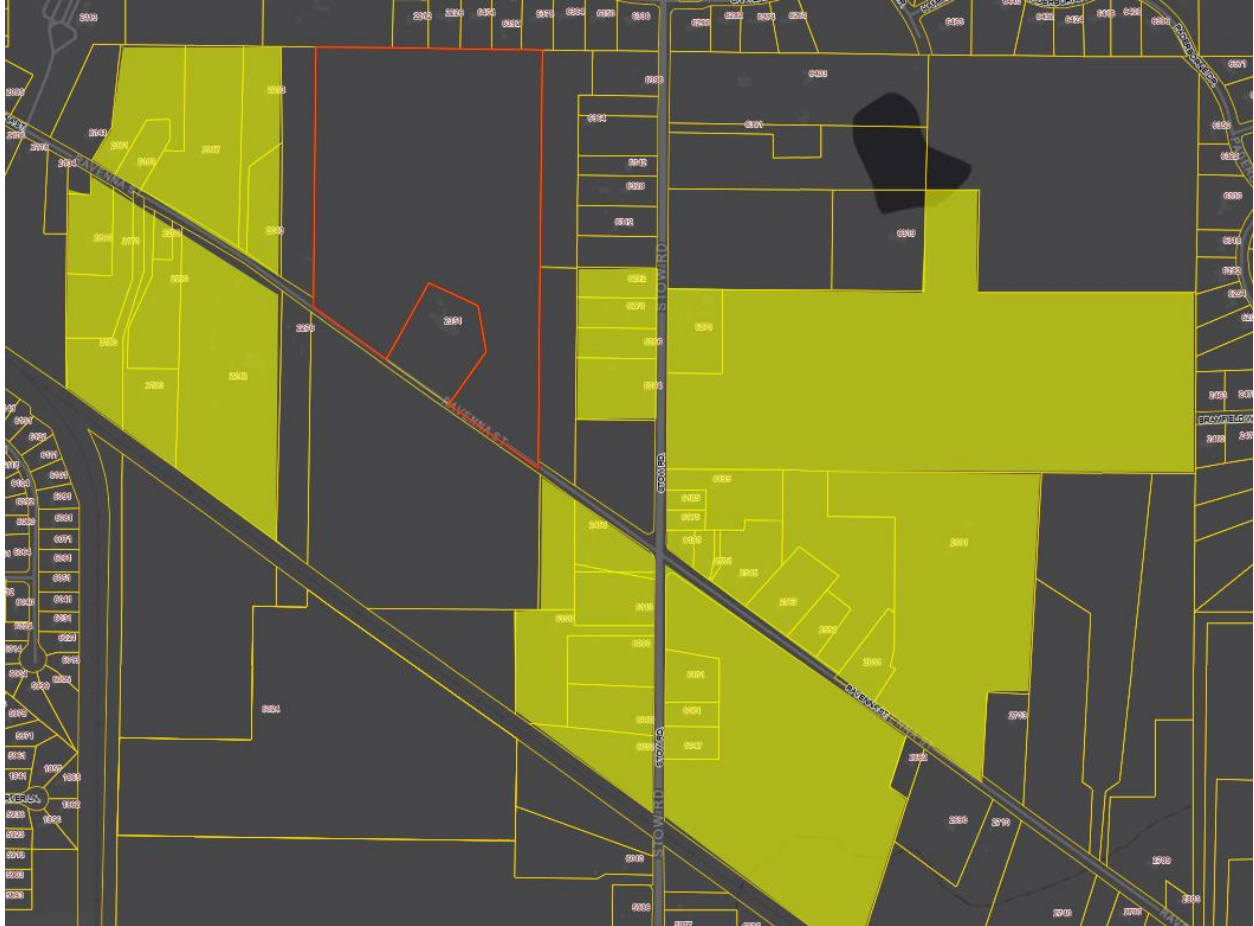
Appendix B

This photograph of the project area was taken on 2025.10.24 and shows no staking of the project area.



Appendix C

This graphic illustrates all parcels located 1000 feet along the right-of-way from the project edges. Summit County property records indicate there are 35 homes, with an average density of one home per 5.37 acres, with an average valuation of \$401,608.



Number	Acres	Homes	Sq Ft	Appraised	Parcel	Direction
2243	2.10	1	2124	\$335,020.00	3003641	Westbound
2242	14.33	1	2640	\$652,080.00	3000514	Westbound
2233	3.11	1	4414	\$560,190.00	3003642	Westbound
2217	7.05			\$167,080.00	3000969	Westbound
2210	2.83	1	2346	\$427,240.00	3003505	Westbound
2183	1.16	1	2112	\$358,490.00	3003462	Westbound
2190	3.29	1	1824	\$327,440.00	3003507	Westbound
2180	3.07	1	1786	\$242,300.00	3003506	Westbound

2170	2.95	1	2080	\$365,780.00	3003467	Westbound
2161	3.97	1	2112	\$394,050.00	3003463	Westbound
2160	2.27	1	2156	\$394,050.00	3003465	Westbound
	29.17			\$487,020.00	3009267	Eastbound
2521	0.65	1	1584	\$289,360.00	3002209 / 3002208	Eastbound
2545	2.39	1	2058	\$388,290.00	3003826	Eastbound
2567	2.28	1	2522	\$456,780.00	3003827	Eastbound
2591	1.13	1	2064	\$353,460.00	3004008	Eastbound
2631	1.66	1	1560	\$303,200.00	3004578	Eastbound
2691	29.46	1	4926	\$1,525,460.00	3010352 / 3005123	Eastbound
6165	0.45	1	1008	\$217,570.00	3002088	Northbound
6175	0.45	1	1558	\$277,310.00	3002305	Northbound
6185	0.44	1	1248	\$265,940.00	3000650	Northbound
6195	2.92	1	2828	\$449,510.00	3000811	Northbound
6244	2.78	1	1262	\$270,270.00	3002774	Northbound
6266	1.37	1	2202	\$384,630.00	3003209	Northbound
6273	2.63	1	1944	\$295,750.00	3007337	Northbound
6276	1.37	1	2388	\$368,520.00	3001024	Northbound
6292	1.37	1	1872	\$294,600.00	3000570	Northbound
	1.43			\$79,710.00	3006323	Northbound
6312	1.36	1	1529	\$301,790.00	3000433	Northbound
6403	9.34			\$197,590.00	3005961	Northbound
	54.48			\$948,880.00	3007338	Northbound
2456	4.43	1	3742	\$690,660.00	3001140 / 3002518	Southbound
6110	2.36	1	1960	\$371,490.00	3000713	Southbound
6101	1.48	1	2344	\$323,030.00	3003433	Southbound
6100	3.92	1	2104	\$413,680.00	3001144	Southbound
6090	2.44	1	2920	\$462,360.00	3002282	Southbound
6061	0.75	1	1960	\$338,410.00	3003626	Southbound
6060	2.26	1	1920	\$369,350.00	3002996	Southbound
6047	1.00	1	2414	\$397,880.00	3003625	Southbound
6030	2.76	1	1672	\$318,100.00	3001139	Southbound
	5.37	35	2205	\$401,608.00		

Appendix D

The following pages contain the email and attachment (*Letter.docx*) sent from George Vizmeg to Nick Sugar on 2025.10.15. These records were obtained in a public records request filed on 2025.10.17 in preparation for this meeting. I contend that this is an attempt to influence the application.

Records requested:

Any email, document, or record between the following entities and City staff from 2025.01.01 and the current date:

- * John Slagter
- * Anthony Vacanti
- * Tucker Ellis LLP
- * Prestige Builder Group
- * Prestige Homes
- * Chris Brown
- * Ed Kuchar Sr.
- * Kuchar LLC
- * George Vizmeg

✉ EMAIL

FW: Letter

2025-10-15 06:21:32.000

From: George Vizmeg <George@vizmeg.com>
To: Jason A. Butterworth <jabutterworth@bmdllc.com>, Nick Sugar <nsugar@hudson.oh.us>

Attachments

ATT00001.png
F1cWX3kjzEaRoNsmnfrKQVizmegMain.png
h0DqnkyqiEOnW5lqclpefgSales_HOUZZ.png
AvCPOyjfrKdHWKSPLyUcwHR_Facebook.png
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Letter.docx

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This is a rough draft, I going to tone it done and remove peoples names from it.

Than put it through GBT

thoughts

George Vizmeg

Vizmeg Landscape, Inc.

778 McCauley Road, #100

Stow, Ohio 44224

P: 330-686-0901

F: 330-686-7866

George@vizmeg.com

Utilizing our Knowledge, Experience, and Imagination to create a legacy of enjoying the Outdoors.

From: Admin Assistant <admin900@vizmeg.com>

Sent: Tuesday, October 14, 2025 12:53 PM

To: George Vizmeg <George@vizmeg.com>

A change in city council must happen.

What has gone on with top leadership of Hudson must stop right away.

The city is run by 2 councilmen. It is designed to run as a 7-person council, 2 are just constantly out voted and the 2 at large councilmen running for reelection just agree to everything.

The vote is completely imbalanced. This is why the Brezovec, D'Eramo and Weinstein need to be voted in place.

The city of Hudson as a small town should not be like this, but they are, and the residents don't even know. A group of people took control of city council in 2020, and their resolve strengthened in 2022 with the addition of council members (at large) that just give in and agree to any situation. Just watch any council videos, it's all public. The culture is toxic. This council is abusive. They have a personal vendetta and have more lawsuits pending than in the past 30 years combined and complete control of the entire town. Very early on they killed the downtown development project, which resulted in a lawsuit with Testa that hasn't been settled yet. Hudson continues to pay 16K (in interest only) a month for the land and demolition of this project. Over 1.5 million has been paid in interest only. When council took control of the vote in November 2021 and the new council was in, the first big thing they did was remove Jane Howington for her lack of doing a good job. They were unhappy with her decision to buy the city hall, her involvement with the downtown development project, and several other projects. She was in the way of Chris Foster, and he wanted her out and someone in that he could control. In February 2022 he had the votes to outstand her, so she was forced to resign. They quickly implemented a new rule that a city employee can't run for public office for 2 years after their employment. This made-up new/changed as you go rule has been followed in the last 3 years. Another gotcha. Then when they felt Jane violated her non-compete in December 2023, they refiled the lawsuit because she voiced her opinion publicly in the 2023 election. Furthermore, when John Kolesar law director would not file the lawsuit to get the severance back, he was terminated the next day, and the outside council filed the lawsuit. Jane won and got her 70,000 legal fees sent back. Next on his agenda was another councilwoman that wasn't going to submit to him, Nicole Kowaski. He filed a censorship on her and tied up more litigation with her and eventually made her life so miserable that she isn't running for a reelection.

With full control of council, they restaffed the planning commission. This took a couple of years. They put their own people in place, they appointed Dave Nystrom who built Chris Fosters house in 2019, and Sarah Norman who ran his campaign fund to get elected in

2020. If this isn't interconnected, I don't know what is. He has full control of them. They have the planning commission locked so tight that nothing is happening in Hudson.

Failed Water Push

The city had a plan to push water onto more residential areas. And they need water. They devised a plan that would be split by the city and residents, and the fee would be assessed for 20 years. The assessment would be approximately 40-45K and the residents would be on their own to tie into each house. This cost could vary from 10-15k. This plan was rolled out into 5 areas and public meetings took place looking for a 60% vote. It was not received well and failed. Hudson needs to improve the quality of water before it expands it and be ready to sustain it for long periods of time. Currently most people need to filter and soften their water as it is the same as all the wells in Hudson. Working with City of Akron Water will never be resolved so they may look at other options. This cost is just too much for the residents to bare nor should they.

Boston Heights has a lawsuit against Hudson for not extending water (paid by the developer) to Chittenden in 2024. It was voted down because of politics, (there is a story behind it, it's just wrong) but they are willing to extend it to the Girl Scouts camp 10 miles away.

The water needs to be addressed.

Sidewalk

The abundance of sidewalk was a push with this administration.

From 2020 to 2028, 40 million dollars is and will be spent.

Sidewalks are good, but they should be placed where they would be used, near amenities, schools, etc. Some of it happened like that. The rural areas have zero infrastructure, no water, no sewer but they are getting sidewalks. Sidewalks are built too close to the road, sometimes just 2-3ft away from 45mph traffic. It's just a matter of time before someone gets injured. This money spent needs to stop right away and be used for water/sewer/storm infrastructure. Once these sidewalks are in, true infrastructure will never happen, too costly. You'll need to tear it all up.

Many of these sidewalks in rural areas will not be maintained and they will just grow weeds between the cracks and appear unsightly.

New Industry Retail

The income tax base in Hudson has been dwindling for years.

This can be directly contributed to the inability to get projects done and the restrictions that are placed on businesses that want to come to the community.

When Terex occupied Hudson in the 60s/70s/80s they were the largest contribution to the tax base. At the time Hudson had the lowest property tax of any town in Summit County. A very simple town with very simple services, barely any city employees and only salt on roads for bad ice events. They even had a reputation that too much salt may rust out the BMW's. Fast forward to present day when the commercial boom of the 90s and 2000s came. Hudson was skipped over because they were "too difficult." Neighboring communities got the income tax revenue Stow, Streetsboro, and Twinsburg. Back then only a couple people also controlled the town and nothing happened.

One of Hudson's largest employers closed doors in 2025 (Joann's) and the second (Little Tikes) is on a lifeline.

Some of Industrial Park in Hudson is ½ full after 20 years just because it's not possible to get anything done. And it will remain that way.

IRG, the largest industrial developer in the country, wanted to purchase the YDC property to develop. IRG believed they were paying the asking price, they liked the location, and it was listed at the time. When the offer came in, Hudson did not even want to talk because they couldn't control what would happen. They quickly doubled the asking price to 16 million. It will sit vacant for another 20 years.

IRG owns the Joann property now and are appalled at how difficult it is to get anything done in town. Many proposals were presented, but nothing will satisfy Community Development and Planning Commission. It will take 5-10 years to fill the space. Hopefully they can get it filled sooner as Hudson needs a tax base.

Inviting businesses to come and flourish is very healthy for the community, it is the best for the tax base. The reputation of being "too hard" to do business with needs to change otherwise big tax increases are coming.

Hudson New City Hall

While the new city building isn't in the center of town it is fairly easy to get to. They bought a used building for about 5 million and spent about 7 million renovating it. It serves the use well and with 19 acres there is room for some expansion should there ever be a need. The former city manager was heavily scrutinized when she made this purchase without public input.

Downtown Redevelopment

Phase II

The downtown redevelopment is a train wreck.

Hudson should not be in the development business.

Hudson owns the parcels that were relocated the school bus garage/salt dome and cost them over 8-10 million dollars. They forced a shutdown of Windstream so more good paying jobs are gone. It was on the right path but this council shut it down. They have a lawsuit with previous developers for over 1 million dollars. Now they pay around 17,000 a month just on interest. Half the land is unsuitable as it was filled from the 50s/60s on top of low-area. Hudson needs the townhomes, otherwise the downtown businesses won't survive. Maybe some of them can be for seniors/age in place living. The rest could just be townhomes, condos, and clusters.

Hudson should not be the developer on this project. It will cost the residents an incredible amount of tax.

It's upside down before it starts.

Hudson New Service Garage

Land purchased	approximately 3.2 million
Architect and Design Service	approximately 2 million
Construction	approximately 31 million
Water Line Extension	1.25 million
Contingencies	<u>2 million</u>
	38,000,000

These are not made up numbers, look at the bonds that they approved selling at the September 25th council meeting.

Having a service garage is a necessity, but they could have built a beautiful one for half or 30% of that cost and it may have been more functional. There will be no benefit to any Hudson residents with this service garage besides paying for it. Hopefully the service employees don't get any lazier with their proposed "Taj Mahal." While the Hudson residents pay 39 million and 26 million in interest on bond. 66,000,000. Currently they pay about 300,000 a year for the lease at their current location. That's 220 year that they can stay at that location. A 10-12 million dollar complex is all they need. That would build a beautiful building and will work for the next 50 years.

Maybe a community center for 30 million would be better spent, it could at least be used by 22K residents. Just as a comparison, Hudson middle school got built for over 44 million but is used by thousands of students and teachers. The City of Macedonia is completing their service garage for 14 million. There will be a tax levy to pay for this service garage. Maybe they should've spent the 10-12 million and spent the difference on 2 new fire stations.

Senior Housing

Senior housing is a big problem; there are no smaller easier living homes that a person can downsize to without moving into a retirement community home. A good proposal that would have brought 86 units into the southern end of town that was approved by the planning commission was killed by this council. So instead of keeping the wealth of people that have lived here for the last 30 years, they are leaving because there is nowhere to live.

This decision went from 1 million a year of property income to Hudson and Hudson schools to a new service garage that will cost probably 40 million when done and another 25 million for the bond interest over 20 years. Hudson taxpayers get to pay for it. Two of the local neighbors already moved away because they didn't want to live next to the project.

Many people have already left as they just have nowhere to live, and they take their money wealth with them. Council members have run on the fact that they will fix the problem. This council group hasn't even crossed their mind. If they speak up they are immediately victimized by the leaders.

Residential

New housing options are almost nonexistent in Hudson at the current time. They have been like that for the last 8 years.

It was clamped down to 100 homes a year after the boom of the 90s which put Hudson out of control with 400 units a year. There are only under 20 lots/parcels available and maybe 8-10 houses getting built a year in Hudson. The 100-house lottery may have been lifted as it is no longer needed. More houses have been built outside of Hudson (437) that still have the Hudson schools/Hudson amenities and to the traffic without getting any benefit. This will continue since it's the only place with open land.

Condo and townhomes have been removed in all zoning districts throughout the city except for Hudson First and Main. Another quick knee jerk reaction of this council.

Currently all retirement communities are being removed from the zoning districts because there are too many of them.

Every time a developer get something approved, the first thing Hudson does is change the rules.

Survey = 600

Hudson periodically sends out surveys to Hudson residents to ask about community input. In 2024 they made a program to fill out the survey. Most residents don't/didn't know about this. Approximately 600 surveys were returned in a city of 7,600 households with 22,000 people.

Making decisions to steer the city based on these few surveys is wrong. This is less than 10% of people. Most people just don't know, they are too busy working to pay their taxes.

Broadband

Broadband has currently 280 customers and bringing in about 1,000,000 a year. It currently subsidizes by the electric department.

They pass a bond of 7.4 million at the September meeting for expansion. This may be good for many people and should be expanded. They had the ability to string the entire city 10 years ago for 4 million, now it will cost probably 30 million to get it done. This should be done by outside contractors as it is the most efficient way to get it done.

Issue 33, 34 that is on the November vote was crammed in place. If they did pass it that date in August, then it would have to wait. Once again, they victimized/bullied the other council members to vote for it. More time and consideration need to happen.

Please don't pass the levy.

Nick Sugar

From: Nova Buchanan <nova.buchanan@yahoo.com>
Sent: Monday, October 27, 2025 4:28 PM
To: Nick Sugar
Cc: Nova Buchanan
Subject: Canterbury Crossing Comments 2025-1238

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.

To Whom It May Concern:

With regard to the subject matter, I submit my comments for consideration in this process:

I live on Stow Road behind what is proposed to be Lot #21 and next to the vacant land that currently appears to remain unused. My biggest concern relates to the traffic at this busy and oftentimes dangerous Stow Road and Ravenna Street intersection. Stow Road traffic is generally backed up from this intersection beyond my house on any given weekday during rush hour. Adding 32 (\$900k?) houses will likely add at least 64 more commuters to this intersection, not to mention more school buses and stops. This further reduces the rural charm and feel of this neighborhood.

A second and more personal concern relates to the property which threatens to become a future access point to this development next to my property. Before being purchased by the developer, it was zoned as "residential". My request is that it remain so such that our lot does not suddenly become a corner lot and render our back yard no longer private.

Thank you for your time and considerations,

Nova Buchanan
6312 Stow Road
Hudson, OH 44236

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