



City of Hudson, Ohio

Meeting Minutes - Draft Board of Zoning & Building Appeals

Louis Wagner, Chair
Lydia Bronstein, Vice Chair
Keenan Jones
Robert Kahrl
Cory Scott

Nick Sugar, City Planner
Lauren Coffman, Associate Planner

Thursday, June 26, 2025

7:30 PM

Town Hall
27 East Main Street

- I. Call to Order
- II. Roll Call
- III. Identification, by Chairman, of City Staff.
- IV. Swearing in of Staff and Audience Addressing the Board.
- V. Approval of Minutes

[BZBA 5.15.2025](#) Minutes of Previous Board of Zoning & Building Appeals Meeting: May 15, 2025.

Attachments: [May 15, 2025 BZBA Meeting Minutes - Draft](#)

VI. Public Hearings - New Business

[BZBA 25-430](#) The subject of this hearing is a variance request of twenty-two (22) square feet from the required maximum permanent ground sign area of forty (40) square feet, resulting in a permanent ground sign area of sixty-two (62) square feet pursuant to section 1207.17(d)(4)(A) "Signs in Nonresidential Districts - Maximum Area" of the City of Hudson Land Development Code in order to construct a ground sign.

The applicant is Dave Soulsby, 924 Home Ave, Akron, Ohio 44310. The property owner is GTS Services LLC, 5876 Darrow Rd, Hudson, Ohio 44236 for the property at 5876 Darrow Rd in District 7 [Office Overlay] within the City of Hudson.

Attachments: [5876 Darrow Rd - BZBA Staff Report](#)

[BZBA 25-626](#) The subject of this hearing is a variance request of seven (7) feet from the required rear yard principal structure setback of forty (40) feet, resulting in a principal structure setback of thirty-three (33) feet pursuant to section 1205.07(d)(6)(C)(1) “Property Development/Design Standards - Rear yard depth” of the City of Hudson Land Code in order to build an addition.

The applicant is Jonathan Fleming, 1570 Meadowspring Circle NW, Uniontown, Ohio 44685. The property owners are Perry and Christie Demming, 85 Division St, Hudson, Ohio 44236 for the property at 85 Division St. in District 4 [Historic Residential Neighborhood] within the City of Hudson.

Attachments: [85 Division St - BZBA Staff Report](#)

VII. Other Business

[BZBA - Submittal Requirements](#) Discussion of Planning Commission Subcommittee - Review of Appendix A - Submittal Requirements

Attachments: [Staff Memo to BZBA Submittal Requirements](#)

VIII. Staff Updates

IX. Adjournment

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