



# City of Green

Central Administration  
Building  
1755 Town Park Blvd.

## Meeting Minutes Summary Planning and Zoning Commission

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Wednesday, August 20, 2025

6:00 PM

Council Chambers

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### I. Call To Order

The meeting was called to order at 6:00 pm.

### II. Pledge of Allegiance

### III. Roll Call

Also present:

Wayne Wiethe, Director of Planning

Tom Di Tirro, City Planner

Mindy Lawrence, Secretary

**Present** 4 - Commissioner Cristy Ludrosky, Commissioner Jeananne Chadsey, Commissioner Nora Anderson, and Commissioner Maria Thrasher

**Absent** 2 - Commissioner Mike Burch, and Commissioner Tim Bishman

### IV. New Business

Student Municipal Representative Program 2025-2026

- Jack Pickett
- Chris Zhao

Sarah Haring stepped forward and gave a brief synopsis of the Student Municipal Representative Program and mentioned the new Student Representatives that will be joining the Planning and Zoning Commission for the 2025-2026 school year.

### V. Business Items

#### 25-25 Spring Hill Villas

(K. Rice, Rice's Landscapes Redefined)

Location: Great Windsor Lane & Southwood Drive

Signage Review

Zoning: PD

**Attachments:** [25-25 Spring Hill Villas Signage PZC Staff Report](#)  
[25-25 Spring Hill Villas Signage plans](#)  
[25-25 Spring Hill Villas Signage Aerial Map](#)

The representative for this project was not in attendance.

A motion was made to table to item to the September 17, 2025 meeting; the motion was seconded.

The vote was 4-0; the motion carried.

**A motion was made by Commissioner Anderson, seconded by Commissioner Ludrosky, to table the project. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Ludrosky, Commissioner Chadsey, Commissioner Anderson and Commissioner Thrasher

**Absent:** 2 - Commissioner Burch and Commissioner Bishman

### **25-29 7 Brew Monument Sign**

(K. Clarke, Ace Lighting Services)

Location: 3701 Massillon Road

Signage Review

Zoning: B-1

**Attachments:** [25-29 7 Brew Monument Sign PZC Staff Report](#)  
[25-29 7 Brew Monument Sign plan](#)  
[25-29 7 Brew Monument Sign site plan](#)  
[25-29 7 Brew Monument Sign Landscape Plan](#)  
[25-29 7 Brew Monument Sign Aerial Map](#)

The representative for this project was Kathy Clarke with Ace Lighting Services. She showed a rendering of the sign and explained the size, materials it will be constructed with and a site plan where it will be located on the property. She also explained the landscaping that will be placed after the sign is installed.

Mr. Di Tirro went over the staff report from the Planning Department and gave a brief summary of the project. He stated the Planning Department would recommend approval as submitted.

There were no questions from the audience or commission members.

A motion was made to approve the proposed sign as submitted. The motion was seconded.

The vote was 4-0; the motion carried.

**A motion was made by Commissioner Anderson, seconded by Commissioner Chadsey, to approve the project. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Ludrosky, Commissioner Chadsey, Commissioner Anderson and Commissioner Thrasher

**Absent:** 2 - Commissioner Burch and Commissioner Bishman

**25-30 Hampton Inn ID Sign**

(H. Paolucci, Image Plus, Inc.)

Location: 880 Arlington Ridge East

Signage Review

Zoning: B-1

**Attachments:** [25-30 Hampton Inn ID Sign PZC Staff Report](#)

[25-30 Hampton Inn ID Sign plans](#)

[25-30 Hampton Inn ID Sign site plan](#)

[25-30 Hampton Inn ID Sign Aerial Map](#)

The representative for this project was Chris Lingle with Image Plus, Inc. sign company. He showed a picture of the proposed sign and stated that it was originally 12 feet tall and they dropped it down to 10 feet at the request of the Design Review Board and Planning Department to make it compliant with the code. He also showed a site plan of where the sign will be located on the property and he also had it surveyed. He stated that the address will also be located on the side of the sign.

Mr. Di Tirro went over the staff report from the Planning Department and gave a summary of the project. He stated the zoning office will inspect the area once it is staked and prior to installation to be sure it is compliant with the code. He stated the Planning Department would recommend approval as submitted.

There was a note on the project that the applicant will be responsible for relocating the sign if anything needs to be done in the utility easement along where the sign will be located.

A motion was made to approve the project as submitted. The motion was seconded. The vote was 4-0; the motion carried.

**A motion was made by Commissioner Chadsey, seconded by Commissioner Ludrosky, to approve the project. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Ludrosky, Commissioner Chadsey, Commissioner Anderson and Commissioner Thrasher

**Absent:** 2 - Commissioner Burch and Commissioner Bishman

**25-34 Whittaker Minor Subdivision**

(D. Whittaker)

Location: 4428/4444 Mayfair Road

Minor Subdivision Variance

Zoning: R-1

**Attachments:** [25-34 Whittaker Minor Subdivision PZC Staff Report](#)  
[25-34 Whittaker Minor Subdivision plat](#)  
[25-34 Whittaker Minor Subdivision Aerial Map](#)

The representative for this project was Duane Whittaker. He stated he is purchasing this property to split it into two parcels and place a single family home on each new parcel. A variance is needed for Parcel 2 for lot width to depth ratio. The lot depth cannot be more than four and a half times the lot width at the building line.

Director Wiethe went over the staff report from the Planning Department and gave a brief summary of the project/variance request. He stated that it will also need approval from the Board of Zoning Appeals. He stated the Planning Department has no issue with the request and recommend approval of the variance for the proposed configuration contingent upon the applicant's receipt of a variance from the Board of Zoning Appeals.

There was some discussion regarding the purpose/goal of the code restriction for lot width to depth.

A motion was made for approval of the variance for the proposed configuration contingent upon the applicant's receipt of a variance from the Board of Zoning Appeals. The motion was seconded.  
The vote was 4-0; the motion carried.

**A motion was made by Commissioner Anderson, seconded by Commissioner Thrasher, to approve the minor subdivision variance. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Ludrosky, Commissioner Chadsey, Commissioner Anderson and Commissioner Thrasher

**Absent:** 2 - Commissioner Burch and Commissioner Bishman

## **VI. Unfinished Business**

## **VII. Approval of Minutes**

Approval of the July 16, 2025 Meeting Minutes

**A motion was made by Commissioner Chadsey, seconded by Commissioner Anderson, to approve the meeting minutes as submitted. The motion carried by the following vote:**

**Aye:** 3 - Commissioner Chadsey, Commissioner Anderson and Commissioner Thrasher

**Absent:** 2 - Commissioner Burch and Commissioner Bishman

**Abstain:** 1 - Commissioner Ludrosky

**VIII. Director's Report**

Director Wiethe gave a brief report.

**IX. Council Liaison Report**

No report.

**X. Adjournment**

The meeting adjourned at 6:24 pm.

\*\*Once approved by the Planning & Zoning Commission, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall consist of a permanent video recording, in accordance with Green City Council Ordinance 2014-12, adopted on November 25, 2014.

Approved by:

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Cristy Ludrosky, Chair

Date

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Mindy Lawrence, Secretary

Date