

**MINUTES OF THE WORK SESSION OF THE COUNCIL OF THE
CITY OF AVON, OHIO HELD MONDAY, JANUARY 5, 2026
IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING
AT 7:30 P.M.**

PRESENT:

Council Members: Council-at-Large – Mary Berges; 1st Ward – Jennifer Demaline; 2nd Ward – Anne Marie Etienne; 3rd Ward - Tony Moore; Council-at-Large – Michelle Patton; 4th Ward - Scott Radcliffe; Council-at-Large and Council President – Brian Fischer; Mayor – Bryan Jensen; City Engineer – Ryan Cummins; Planning/Economic Development Coordinator – Pam Fechter; Law Director – John Gasior; Finance Director – Steve Presley; Safety/Public Service Director – Duane Streator; Clerk of Council – Barbara Brooks

Council President Brian Fischer called the meeting to order.

1. [ORDINANCE NO. 112-25](#) – TO AMEND ORDINANCE NO. 413-68, PASSED JANUARY 15, 1969, COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF AVON, OHIO, AS AMENDED, REZONING A 5.09 ACRE PARCEL OF LAND LOCATED ON THE NORTHWEST CORNER OF NAGEL & CHESTER, PPN: 04-00-021-000-264 FROM M-1 GENERAL INDUSTRIAL TO C-4/M-1 GENERAL BUSINESS DISTRICT OVERLAY/GENERAL INDUSTRIAL DISTRICTS Planning Referral
A Public Hearing for Ordinance No. 112-25 will be held on Monday, January 12, 2026, at 7:25 p.m.
The Third of Three readings of Ordinance No. 112-25 will be held on Monday, January 12, 2026

Ms. Fechter stated that she had no updates but apologized for not having a representative in attendance to present on the rezoning request. She indicated that representatives would be present at the next Monday's meeting to answer any questions.

Ms. Patton expressed concerns about potential traffic issues if C-4 development occurred at this location, noting that any new development should not increase frustration around that intersection. She emphasized that while Avon wants to remain business-friendly, she would like to ensure that any building constructed would use high-quality materials such as masonry, rather than "cookie-cutter" designs and contribute to the attractiveness that would be special or unique to Avon. Ms. Patton indicated she would have questions for the applicant about their building plans at the upcoming meeting.

Mrs. Demaline agreed with Ms. Patton's traffic concerns and raised an important point about the permanent nature of rezoning. She sought clarification from Ms. Fechter about whether, if the property were rezoned and then sold, the new owner would be able to build anything permitted in the C-4/M-1 zoning classification. Ms. Fechter confirmed this would be the case and adheres to the Code and would not need a Special Use Permit for any reason. Mrs. Demaline compared this situation to a previous rezoning at Jaycox Road and Chester Road where a planned brewery was replaced with a car dealership after the property was sold. She expressed concerns about rezoning the property.

2. [ORDINANCE NO. 1-26](#) – EXTENDING THE TEMPORARY MORATORIUM ON FUTURE DEVELOPMENT OR CONSTRUCTION OF ANY SHORT-TERM RENTALS, BOARDING HOUSES AND THE LIKE ANYWHERE WITHIN THE CITY OF AVON Planning Referral

Ms. Fechter explained that the City has been working closely with Mr. Gasior regarding this issue. She noted that the State is still working through House Bill 109 (HB109), which would establish regulations for short-term rentals like Airbnb's and VRBOs. She requested that the moratorium be extended to allow time for the State to finalize its regulations.

3. [ORDINANCE NO. 2-26](#) – TO AMEND THE PLANNING AND ZONING CODE SECTION 1264.07(f) – ADDITIONAL REGULATIONS FOR ATTACHED SINGLE-FAMILY DWELLINGS, 1264.08(e) – ADDITIONAL REGULATIONS FOR MULTI-FAMILY DWELLINGS, AND SECTION 1292.14(c) –

IMPROVEMENT AND MAINTENANCE STANDARDS AS THEY RELATE TO ILLUMINATION ON PEDESTRIAN PATHS AND OPEN AREAS

Planning Referral

The First of Three Readings of Ordinance No. 2-26 will be held on Monday, January 12, 2026

A Public Hearing will be held on Monday, February 9, 2026, at 7:25 p.m.

Ms. Fechter explained that this Ordinance stemmed from Developer Agreements created over the summer for the Villas at Nagel Farms and the Villas at Chester Commons. During review of the Code, the staff realized that lighting requirements for commercial developments would need adjustments for these subdivisions as they are extreme. The proposed amendment would give the City Engineer authority to determine appropriate lighting requirements for these areas without needing to add specific language to each Developer Agreement, preventing over-illumination while ensuring proper lighting.

4. ORDINANCE NO. 3-26 – AUTHORIZING THE MAYOR TO ENTER INTO A MULTI-JURISDICTIONAL AGREEMENT FOR THE EASTERN LORAIN COUNTY EMERGENCY RESPONSE TEAM (“ELCERT”) COMPRISED OF THE CITY OF AVON, CITY OF AVON LAKE, THE CITY OF NORTH RIDGEVILLE AND THE WESTSHORE ENFORCEMENT BUREAU (“WEB”)

Mr. Streator

Mr. Streator explained that this Ordinance would establish a mutual aid agreement between the Eastern Lorain County Emergency Response Team (comprised of Avon, Avon Lake, and North Ridgeville) and the Westshore Enforcement Bureau (comprised of the western Cleveland suburbs from Lakewood to Bay Village, Westlake, and North Olmsted). This agreement would allow the two tactical teams to work together when needed.

Mr. Radcliffe sought clarification about how this differs from previous agreements. Mr. Streator explained that while Avon has existing mutual aid agreements with neighboring cities for general police activities, this is a new, specific agreement between tactical teams. He noted that previously Avon was part of Lorain County's tactical team but has since developed its own team with Avon Lake and North Ridgeville. Mr. Streator elaborated that there is a mutual aid agreement with Westlake for law enforcement activities, but this agreement is more specific to the tactical teams.

5. ORDINANCE NO. 4-26 - TO AMEND THE PLANNING AND ZONING CODE SECTIONS 1222.02 DEFINITIONS, 1278.03(f)(7) SCHEDULE OF PERMITTED USES, 1280.05(II) MINIMUM LOT AND YARD REGULATIONS FOR SPECIAL USES IN NON-RESIDENTIAL DISTRICTS, AND 1280.06(nn) TO REQUIRE A SPECIAL USE PERMIT FOR COMMERCIAL DOG KENNELS AND ANIMAL BOARDING IN THE C-3, C-4, AND M-2 DISTRICTS

Planning Referral

The First of Three Readings of Ordinance No. 4-26 will be held on Monday, January 12, 2026

A Public Hearing will be held on Monday, February 9, 2026, at 7:20 p.m.

Ms. Berges noted that not all dog daycares offer animal boarding services and suggested that the Ordinance should clarify that pet daycares without boarding would also be permitted with a Special Use Permit. Ms. Fechter agreed this was a good point and said she would work with Mr. Gasior to clarify this language. She also clarified that contrary to the agenda title, the Special Use Permit requirement would only apply to M-1 districts, not C-3 or C-4 districts. Ms. Berges expressed appreciation for the compromise reached in drafting this Ordinance.

6. ORDINANCE NO. 5-26 – ESTABLISHING 2026 COMPENSATION FOR THE DIRECTOR OF LAW OF THE CITY OF AVON

Mayor Jensen

Mayor Jensen explained that while the Law Director was recently reappointed, there had been no wage increase approved at that time. The proposed Ordinance would increase the base compensation rate greater than 3% but then lower the hourly rate for billable hours beyond the base rate. The Mayor noted that the Law Director would be working at the new City Hall three days per week once the move takes place to increase his availability for City business.

Ms. Demaline asked if this would provide more billable hours. Mayor Jensen confirmed it would provide more hours in the base compensation, resulting in fewer billable hours. He added that the City is considering hiring a

part-time Assistant Law Director later in the year to help with Ordinance preparation, with plans to bring this to Council around April or May, after the move to the new City Hall.

7. RESOLUTION NO. R-1-26 – TO ADVERTISE FOR BIDS FOR THE CHESTER ROAD RESURFACING PROJECT ALSO KNOWN AS THE LOR MR 4313-0.33 (PID 120604) PROJECT Mr. Cummins

Mr. Cummins explained that this project had previously come before Council in December to approve a project agreement with ODOT. The project would be funded 80% by NOACA up to a little over \$734,000 and 20% (or remainder) with local funds. This Resolution would allow the City to advertise for bids, which would then be evaluated and brought back to Council with a recommendation to award or reject the lowest and best bid.

8. RESOLUTION NO. R-2-26 – APPOINTING AN AUTHORIZED DESIGNEE OF THE ELECTED OFFICIALS OF THE CITY OF AVON, OHIO, TO ATTEND THE REQUIRED STATE SUNSHINE LAW CERTIFICATION TRAINING Mr. Gasior

Mr. Gasior explained that while elected officials are required to attend public records and public meetings training, they can designate someone to attend on their behalf. The Resolution would designate the Clerk of Council to fulfill this requirement for Council Members and the Mayor. However, Mr. Gasior strongly recommended that all Council Members take the three-hour class themselves, as it provides valuable information about public records requirements, including the fact that text messages on personal phones can become public records depending on their content. He emphasized that while designating the Clerk covers legal requirements, attending personally would be beneficial.

Mr. Radcliffe asked about upcoming in-person training dates. The Clerk indicated she would inquire about local sessions and report back if one was found.

9. REPORTS AND COMMENTS

MAYOR JENSEN requested that Mr. Cummins contact ODOT regarding the deteriorating condition of State Route 611, particularly from the bridge over I-90 headed south to Detroit Road, which was showing significant cracking. Mr. Cummins reported that an Urban Paving project was already in process that would be from Detroit Road to Sheffield Village, including resurfacing the asphalt section and concrete repairs. Mr. Cummins added that there have been scope meetings with ODOT and it will be coming before Council shortly to get the engineering process and plans underway for that project.

The Mayor also informed Council that a Finance Committee Meeting will need to be scheduled soon, and he suggested a tentative date of Tuesday, January 20th prior to the Work Session to discuss the location for the second Fire Station, including the process for hiring architectural firm, as well as discuss lighting for the little league fields. Council President Fischer indicated that he was finalizing the Council Committee assignments and would make them available next week.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE, welcomed the newest Council Member, Ms. Etienne.

She expressed her gratitude to City employees for their commitment to snow removal during the holiday period. She emphasized the importance of their work, recognizing the challenges it poses, especially during holiday times when most people are at home with their families. She noted how it must be particularly difficult to head out in the early morning and late at night to ensure roads are clear and safe for residents. Ms. Berges highlighted their exceptional efforts in keeping the City operational and safe even during heavy snowfall.

Ms. Berges thanked Council President Fischer for allowing her to continue being the Council representative on the Tree Commission. She provided an update on the Tree Commission's work with the student members. The Arbor Day Foundation has a program for schools called Tree Campus K-12, and one of the initiatives involved a

project at the High School where members of the SAVE Club, guided by the Tree Commission, were planning to plant trees in the courtyard area. This location was described as very hot and bare, and the addition of trees would provide much-needed shade. Mr. Varga would be collaborating in the selection of the trees, ensuring they are well-suited for the area. Furthermore, Olivia Pajak, a student member of the Tree Commission, coordinated efforts with High School teachers to incorporate the environmental benefits of trees into classroom learning, thereby enriching educational engagement.

In a separate endeavor, the second student member of the Tree Commission, Collin O'Donnell, was tasked with exploring tree canopy analysis software. Mr. O'Donnell found a tool called i-Tree, which is useful for assessing the value and benefits of trees. He is working to complete a tree canopy analysis, offering valuable insights into Avon's tree coverage. The results, once reviewed, are anticipated to provide a wealth of information regarding the City's current canopy, identifying areas where trees might be lacking, and informing future tree planting strategies. The interest and involvement of students in these projects highlighted a collaborative learning experience that not only benefited the students but also contributed significantly to the community's environmental planning efforts.

MRS. DEMALINE, WARD 1, said she noticed there is new signage in front of the future home of Avon City Hall and she requested an update on the renovation progress. Mayor Jensen reported that significant progress had been made, with most walls for additional offices in place. He added that most of the rooms on the other floors have been cleared out as well, giving a good visual for the space available. Mayor Jensen anticipated moving into the building as soon as April 1st and planned to schedule a tour for Council Members in the coming weeks.

Mrs. Demaline also followed up on the French Creek Greenway Trail maintenance responsibility discussion from November by bringing forward an amendment to Codified Ordinance Section 660 to include that responsibility language. Mr. Gasior explained that he was working to find appropriate language and placement for this in the City Code, noting that Section 660 (which deals with criminal penalties) was not the appropriate location. He expressed concern about sovereign immunity implications when establishing maintenance responsibilities but assured Council he would work on preparing something. He believes the consensus was that the City would assume responsibility for maintaining the Greenway Trail beyond the property owner's obligation to keep a four- or five-foot path cleared of snow, as required of all property owners. Mr. Gasior noted there were sections in the Planning and Zoning Code where sidewalks were discussed and perhaps that would be an appropriate place to add some suitable language. Mrs. Demaline added that the residents on French Creek Road were still looking for some kind of resolution to their concerns.

Mrs. Demaline thanked Mr. Cummins for his work on the Urban Paving project on State Route 611 and while he said that project would not include widening, she asked if there was any way to help the traffic flow from State Route 611 to the I-90 eastbound entrance ramp. She noted that the effort made to add white stripes to manage traffic turning lanes better was backing up the traffic on State Route 611 in the morning. Mrs. Demaline encouraged continued consideration of these issues and asked if any possible improvements could be included in future projects to ensure efficient traffic movement.

Mr. Cummins responded that they have looked at that separately. He said that ODOT has clearly stated that they would not entertain any type of widening or change of that nature as part of this Urban Paving project. Mr. Cummins assured Council that the City has independently raised the matter with ODOT, emphasizing the recurring traffic issues and the need for a longer-term solution. He confirmed that this has been discussed as part of the larger study being conducted with the Ford expansion and possible improvements throughout the Sheffield, Avon, and Avon Lake area. Moving forward, Mr. Cummins committed to continue advocating for improvements to the traffic flow, even though this project would not accommodate those changes.

Mayor Jensen added that there have been discussions about adding a right turn lane at the State Route 611 to I-90 eastbound entrance ramp that the City has considered funding independently and that has not been frowned upon by ODOT, but the City has to see where that fits in with the number of projects the City needs to get

completed. Mr. Cummins confirmed that project could be pursued independently, acknowledging that all the plans would need to be done with ODOT's approval along with the Federal Highway Administration.

MS. ETIENNE, WARD 2, expressed her gratitude to the other Council Members for welcoming her as a fellow City Council Member. She thanked family, friends, and constituents for their support during her campaign. Ms. Etienne mentioned her eagerness to learn from the experienced Council Members, recognizing the good work being done for the City of Avon.

MR. MOORE, WARD 3, extended a warm welcome to Ms. Etienne, acknowledging her courage and commitment to the community by running for elective office. He encouraged her to lean on fellow Council Members, ask questions, and draw on the experience around the table as she steps into her new role.

Mr. Moore also noted that some parcels on Jaycox Road, which were part of the previous sidewalk program, still needed completed sidewalks. He inquired whether the City plans to install sidewalks for those parcels that are not currently complying, mentioning that their time had expired. Mayor Jensen responded that if those property owners do not have a contractor hired by spring, the City will proceed with installing them at the property owners' expense. Mayor Jensen added that there are also a few properties on Colorado Avenue with the same situation and that their time to install sidewalks themselves would also expire by spring.

MS. PATTON, AT LARGE, welcomed Ms. Etienne. She then expressed pleasure in hearing about the Tree Commission's canopy study. She suggested exploring a program similar to Bay Village's where the City or a nonprofit organization cover 50% of the cost when residents purchase trees. Ms. Patton also asked about the R-3 zoning moratorium and suggested using that time to reflect on recommendations made by Assistant Fire Chief Bruehler and the Chief Building Official, Ms. Hanson, regarding setbacks and safety measures for R-3 zoned areas. She suggested that if those recommendations could be implemented during the moratorium, then the City would be ahead of the developer's submitting plans as far as the requirements in the R-3 zoning district.

MR. RADCLIFFE, WARD 4, welcomed Ms. Etienne to Council and those newly re-elected. He wished everyone good luck for the coming year and encouraged his fellow Council Members to keep doing their best for the residents.

MR. FISCHER, AT LARGE, wished everyone a Happy New Year. He echoed the welcome to Ms. Etienne and emphasized that Council works well together and with the Administration for the benefit of residents. Mr. Fischer pointed out the unique moment in Avon's Council history where the women now outnumber men on the Council. He highlighted that their collective focus on the residents' best interests transcends individual backgrounds or perspectives.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, had no comments.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR, wished everyone a Happy New Year.

MR. GASIOR, LAW DIRECTOR, extended his warm wishes for a Happy New Year and congratulated the Council Members who were re-elected and he also welcomed Ms. Etienne to the Council. Mr. Gasior humorously noted his anticipation of having "maybe a few more things to do this year", which indicated his commitment to fulfilling his duties and contributing to the Council's ongoing efforts to enhance Avon for its residents.

MR. PRESLEY, FINANCE DIRECTOR, had no comments.

MR. STREATOR, SAFETY DIRECTOR/PUBLIC SERVICE DIRECTOR, had no comments.

AUDIENCE:

There were no public comments made by the audience.

10. EXECUTIVE SESSION: 8:13 p.m.

A motion was made by Mr. Moore and seconded by Ms. Berges to Enter Into Executive Session for the Purpose of Discussing the Purchase and/or Sale of Real Estate, and invite Mayor Jensen, Mr. Gasior, Mr. Streator, Mr. Presley, and the vote was: Ms. Berges, "yes"; Mrs. Demaline, "yes"; Ms. Etienne, "yes"; Mr. Moore, "yes"; Ms. Patton, "yes"; Mr. Radcliffe, "yes"; Mr. Fischer, "yes".

The vote was 7 for and 0 against and the Chair declared the motion passed.

11. RECONVENE: 8:32 p.m.

A motion was made by Mr. Radcliffe and seconded by Mr. Moore to Reconvene the Work Session of Council, and the vote was: Mrs. Demaline, "yes"; Ms. Etienne, "yes"; Mr. Moore, "yes"; Ms. Patton, "yes"; Mr. Radcliffe, "yes"; Ms. Berges, "yes"; Mr. Fischer, "yes".

The vote was 7 for and 0 against and the Chair declared the motion passed.

12. ADJOURN: 8:33 p.m.

There being no further business, the Work Session of Council was adjourned.

PASSED: _____

SIGNED BY: _____
Brian Fischer, Council President

ATTEST: _____
Barbara Brooks, Clerk of Council