

**MINUTES OF THE WORK SESSION OF THE COUNCIL OF THE
CITY OF AVON, OHIO HELD MONDAY, OCTOBER 6, 2025
IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING
AT 7:30 P.M.**

PRESENT:

Council Members: 1st Ward – Jennifer Demaline; 2nd Ward - Dennis McBride; 3rd Ward -Tony Moore; Council-at-Large – Michelle Patton; 4th Ward - Scott Radcliffe; Council-at-Large and Council President – Brian Fischer Mayor – Bryan Jensen; 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

ABSENT:

Council-at-Large – Mary Berges; City Engineer – Ryan Cummins

Council President Brian Fischer called the meeting to order.

1. **PRESENTATION FROM ROGER BURZANKO REQUESTING A CODE CHANGE FOR LOT SIZE REQUIREMENTS TO ALLOW A DOG DAYCARE/BOARDING FACILITY IN AN M-1 DISTRICT**

Roger Burzanko, Owner of Hounds Town - Brunswick

Roger Burzanko, of 34483 Summerhill Drive, Avon and franchise location operator of a Hounds Town in Brunswick, presented his request for a code change regarding lot size requirements to allow a dog daycare/boarding facility in an M-1 district. Mr. Burzanko introduced himself as an Avon resident of 29 years who signed a franchise agreement with Hounds Town in 2021 after 30 years in corporate America.

Mr. Burzanko explained that his intention was to establish the first franchise location in Avon but has faced zoning challenges. He opened his first location in Brunswick in June 2022, which was the 30th location for the franchise. He noted that currently there are 94 locations open nationwide with 2-3 more scheduled to open before year-end, with over 75% located in multi-tenant buildings and none on 5-acre parcels of land.

He presented the differences between traditional kennels, which the current Avon code seems designed for, and modern doggy daycare facilities. Mr. Burzanko described his Brunswick facility, which is approximately 7,700 square feet and located in a strip center alongside other businesses including an insurance business, Marco's Pizza, a spa salon, and a credit union. He emphasized that despite being near residential properties, they've had no noise or odor complaints in 3.5 years of operation.

Mr. Burzanko highlighted that his facility features the following:

- Indoor play areas where dogs are kept inside most of the time
- Indoor bathroom facilities for the dogs
- Six different interactive play areas where dogs are placed in "packs" based on size, temperament, and play style
- Screening process for all dogs to ensure they can participate in interactive play
- Hotel-like suites for overnight boarding
- Spa services and cat boarding

He noted that his Brunswick location has earned a 5-star Google rating with 385 reviews and has won "Best of the Best" for doggy daycare and overnight boarding for three consecutive years. The facility has also partnered with Berea Animal Rescue, helping to adopt 46 dogs in the last two years.

Mr. Burzanko showed the specific location he's interested in at 1502 Lear Industrial Parkway, Suite 2, which includes a small outdoor space where he would like to have 10-15 dogs outside during the day for 15-20 minutes

at a time. Mr. Burzanko pointed out that the owner at the proposed location was onboard with what he is trying to bring to that space. Pickup and drop off is staggered throughout the day so he did not foresee a problem with an influx in traffic. He requested that Council consider changing the code to differentiate between doggy daycare/boarding and traditional kennels, allowing such facilities in commercial and industrial areas. Mr. Burzanko thanked Council for their time and consideration.

2. DISCUSSION OF E-BIKES AND E-SCOOTERS

Mr. Gasior

Mr. Gasior, Law Director, reported that he had been talking with Police Chief Fischbach and Safety/Service Director Duane Streater about e-bikes and e-scooters. He explained that the State of Ohio has recently addressed this area, and one of the main discrepancies between Avon's regulations and those of Avon Lake relates to whether motorized vehicles, scooters, or bikes are permitted on sidewalks.

Mr. Gasior noted that Avon Lake requires users to pedal bikes or push off scooters manually on sidewalks rather than using motorized operation, though he acknowledged enforcement challenges since it's difficult to determine if a device is being operated manually or electrically.

He identified conflicting age requirements in the Ohio Revised Code, with one section setting the age limit at 16 while another section has no age limit. As a Home Rule community, Mr. Gasior explained that Avon could adopt its own standards regardless of State law, though potential challenges could arise.

Mr. Gasior emphasized that enforcement would be the primary challenge, as police would not be able to effectively monitor all users with radar guns. He suggested that the main goal of any regulation would be to increase parental awareness of safety issues, particularly for elderly pedestrians who may be startled by fast-moving scooters or bikes.

He committed to working with the Police Chief and Mr. Streater to review the State Code, Avon's current regulations, and Avon Lake's approach before bringing recommendations back to Council. He cautioned that School Resource Officers educating students about responsible use might be more effective than enforcement attempts suggesting requiring a license be issued by the City. Mr. Gasior confirmed that the State Law has been incorporated into Avon's Code so there are Ordinances and penalties, but the penalties are minor misdemeanors, which is a maximum fine of \$150. He noted that it is hard to enforce the existing Code. He suggested regulating them by requiring City licensing.

Council Members shared concerns:

- Mr. McBride mentioned receiving a letter from an Avon resident complaining about bikes and scooters on the City's walking paths, adding that riders often show no regard for others when riding in streets or on sidewalks. He suggested that targeted enforcement with significant penalties (such as \$500 fines for parents) might be necessary to create change. He felt the issue should be put back on the parents.
- Mr. Moore expressed concern about safety, noting he's seen multiple people riding on a single scooter and recommended that any regulations should address the issue by requiring single-rider-only laws. He also supported educating the public on their safe use.
- Mrs. Demaline asked whether the schools had taken any stance on e-bikes and scooters, noting some districts have banned throttle-equipped devices on their school campuses. She supported the education approach and exploring some form of licensure. Mrs. Demaline understood that a lot of students rely on these vehicles to get home after sports practice when no busing is available.
- Mr. McBride shared that a child in his ward suffered brain injuries after falling from a scooter while riding with a parent, emphasizing the serious safety concerns. He also mentioned the speed of some of these e-vehicles go a lot faster than 20 mph.

3. ORDINANCE NO. 75-25 – TO AMEND THE PLANNING AND ZONING CODE SECTION 1222.02(b) "DEFINITIONS", 1270.03 "SCHEDULE OF PERMITTED USES", IN THE BUSINESS DISTRICT, SECTION 1274.03 "SCHEDULE OF PERMITTED USES IN O-2 DISTRICT", SECTION 1280.05 "MINIMUM LOT AND YARD REGULATIONS FOR SPECIAL USES IN NON-RESIDENTIAL DISTRICTS"

AND 1280.06 "SUPPLEMENTAL REGULATIONS FOR CERTAIN USES" PERTAINING SPECIFICALLY TO HOTELS/MOTELS IN THE CITY OF AVON Planning Referral

The Third of Three Readings of Ordinance No. 75-25 will be held on Tuesday, October 14, 2025
A Public Hearing will be held on Tuesday, October 14, 2025, at 7:25 p.m.

Ms. Fechter indicated she had nothing new to add regarding this Ordinance.
No questions were raised by Council.

4. ORDINANCE NO. 85-25 – TO AMEND AND SUPPLEMENT APPROPRIATIONS ORDINANCE NO. 109-24 Mr. Presley

To be Addressed at a Special Meeting Immediately Following this Work Session

Mr. Presley explained this item was solely for the initial payment of \$500,000.00 for the current Board of Education facility which the City is purchasing on Detroit Road.

5. ORDINANCE NO. 86-25 – 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 THE 0.6100 ACRE PARCEL OF LAND LOCATED ON CHESTER, WEST OF STATE ROUTE 83, PERMANENT PARCEL NO. 04-00-009-000-103 FROM R-3 MULTI-FAMILY RESIDENTIAL TO C-4 GENERAL BUSINESS DISTRICT Planning Referral

The First of Three Readings of Ordinance No. 86-25 will be held on Tuesday, October 14, 2025
A Public Hearing will be held on Monday, November 10, 2025, at 7:25 p.m.

Ms. Fechter presented the rezoning request, showing on screen the Fragassi parcel noting it is surrounded by C-4 zoning. She explained that when Mrs. Fragassi initially inquired about rezoning to single-family residential, it wasn't feasible because the surrounding area is zoned R-3 for multifamily, even though many single-family homes exist there. Because the property is adjacent to commercial and surrounded by commercial areas, the owner is requesting rezoning to C-4.

Ms. Fechter confirmed that Planning Commission had voted 5-0 to refer this item to Council. Mrs. Demaline asked for clarification on the approval process, and Ms. Fechter confirmed that unlike some rezoning matters, this would not require a vote of the people, but would proceed through Planning Commission, then to Council for three readings.

6. ORDINANCE NO. 87-25 – TO AMEND A SPECIAL USE PERMIT GRANTED TO CARAVON GOLF COMPANY, LTD (RED TAIL GOLF CLUB) TO INCLUDE CONSTRUCTION OF AN 8,400 SQ. FT. GOLF CART STORAGE BUILDING TO BE LOCATED ADJACENT TO THE RED TAIL CLUBHOUSE AT 4400 NAGEL ROAD Planning Referral

Ms. Fechter explained this was a request for a golf cart storage building to be located on the same site as the current clubhouse for Red Tail Golf Course. She noted that after reviewing the plans, Planning Commission recommended approval with a 5-0 vote.

7. ORDINANCE NO. 88-25 – ADOPTING A REVISED OVERVIEW PLAN FOR THE CITY OF AVON AS PREPARED BY CHAGRIN VALLEY ENGINEERING Planning Referral

The First of Three Readings of Ordinance No. 88-25 will be held on Tuesday, October 14, 2025

Ms. Fechter reported that this plan had been in development for several months, updating the previous edition from around 2017-2019. The process involved reviewing all Ordinances and changes, correcting errors on original maps, and ensuring all updates were captured. She stated that the Law Director, City Engineer, along with other Departments had been involved in creating what they believe is now the most comprehensive and updated map.

Ms. Fechter confirmed that Planning Commission voted 5-0 to refer the plan to Council.

8. [ORDINANCE NO. 89-25 – TO AMEND AND SUPPLEMENT APPROPRIATIONS ORDINANCE NO. 109-24](#) Mr. Presley

Mr. Presley presented several proposed appropriation amendments:

- In the General Fund:

Increasing the Planning Department's miscellaneous contracted services budget for new projects (costs typically recovered through deposit fees)

Increasing property taxes by \$24,230 to pay property taxes for parcels the City has purchased before they can be exempted from taxation due to municipal ownership

- In the Aquatic Fund:

Increasing utilities by \$6,000 primarily for pool heating costs that have risen

Adding \$8,000 for ACH fees (noting that a new contract will reduce these fees from nearly 10% to 2.5% next year)

- In the Economic Development and Tourism Fund:

Adding \$28,000 to cover costs of two special edition newsletters that were mailed out and to replenish funds for an additional newsletter this year

9. [ORDINANCE NO. 90-25 – DESIGNATING PARK LANDS LOCATED AT 36265 DETROIT ROAD AS THE "EVERY CHILD'S PLAYGROUND"](#) Mr. Gasior

Mr. Gasior explained that the City recently installed a swing set and other playground equipment in this area, and it occurred to him that they had not officially named it "Every Child's Playground" as they had done for other parks. After discussing with the Mayor, who confirmed this was the intended name, this Ordinance would formally designate the playground.

10. [ORDINANCE NO. 91-25 – TO ADOPT A CYBERSECURITY PROGRAM](#) Mr. Streator

Mr. Streator explained that in response to cybersecurity issues in other communities, the State of Ohio passed House Bill 96, which requires each municipality to adopt a cybersecurity program. He noted that after speaking with Mr. Jenkins, IT Coordinator, this Ordinance essentially memorializes what Avon has already been doing, as the City has had its own cybersecurity program in place for some time. The Ordinance ensures compliance with State requirements. Mr. Streator confirmed the City is not implementing anything new and Mr. Gasior verified that the City is announcing they have a plan, and this is what it is.

11. [RESOLUTION NO. R-22-25 – ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR](#) Mr. Presley

Mr. Presley described this as an annual item, noting that the three operating levies for Police and Fire that Council promised to remove if residents approved the income tax increase have been removed for 2026, showing as 0 collection and 0 millage. He emphasized that the City was delivering on its promise, and the County was following through with the changes. Other than these three exceptions, everything remains the same as in previous years.

12. REPORTS AND COMMENTS

MAYOR JENSEN reported that Arbor Day was a huge success, thanking Council for supporting the Tree Commission's annual event and acknowledging that the weather cooperated for a great turnout and great event.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE was absent.

MRS. DEMALINE, WARD 1 asked about the traffic signal installation at Long Road and Detroit Road. Mr. Streator reported that crews were on site that day running electrical cables. When asked about whether all necessary equipment had arrived, he confirmed they were making progress.

Mrs. Demaline also requested an updated list of capital projects from Mr. Cummins, especially those impacting the sidewalk plan for 2026. Mayor Jensen agreed to have this prepared prior to the October 20th Service Committee Meeting, likely as a spreadsheet rather than a full binder, with a follow-up meeting to prioritize projects based on Council's preferences.

MR. MCBRIDE, WARD 2 raised several issues:

1. He thanked the Administration and Ms. Clements for addressing a property maintenance issue at Northgate where the grass was finally cut and bushes trimmed.
2. He noted ongoing concerns about a problematic property on Chester Road owned by a contractor who has promised improvements for years but made no progress. He said it is an eyesore and needs to be torn down or cleaned up.
3. He mentioned issues with a teenager in Ward 2 generating multiple police calls weekly, causing disturbances at community facilities. He said it is an ongoing issue that he would be discussing with the Mayor and Mr. Streator to see if a resolution could be reached as he is receiving multiple complaints a week regarding this individual.
4. After speaking with the Council President and Mr. Gasior, he requested scheduling a Legal Committee Meeting for November 3rd at 6:30 PM to discuss Type 5 construction (wood framing) and limiting its use in certain commercial structures and consider instituting a higher standard. Mrs. Demaline said she would be unable to attend a Committee Meeting on that night but was okay with them proceeding with the other two Legal Committee Members.

MR. MOORE, WARD 3 had no comments.

MS. PATTON, AT LARGE thanked Mr. McBride for scheduling the Legal Committee Meeting regarding Type 5 construction and requested the Fire Chief as well as the Chief Building Official be invited.

MR. RADCLIFFE, WARD 4 briefly mentioned the positive feedback he received from residents about the Arbor Day celebration.

MR. FISCHER, AT LARGE had no comments.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER was absent.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR, had no comments.

MR. GASIOR, LAW DIRECTOR, had no comments.

MR. PRESLEY, FINANCE DIRECTOR, had no comments.

MR. STREATOR, SAFETY DIRECTOR/PUBLIC SERVICE DIRECTOR, reported that the City has received numerous calls about leaf pickup, which typically doesn't begin until the third week of October. He indicated they would provide advance notice when the service would start but noted there wasn't enough demand yet.

AUDIENCE:

Gerald Phillips of 461 Windward Way, Avon Lake spoke about the Overview Plan (Item 7), suggesting that beyond updating for changes, the City should plan for future development. He specifically mentioned the need for a north-south extension of Napa Boulevard to connect to Mills Road and Saint Theresa Boulevard, which he stated has been in the Master Plan for six years but not implemented.

13. EXECUTIVE SESSION: 8:21 p.m.

A motion was made by Mr. McBride and seconded by Mr. Moore to Enter Into Executive Session for the Purpose of Discussing the Purchase and/or Sale of Property and the vote was: Mrs. Demaline, "yes"; Mr. McBride, "yes"; Mr. Moore, "yes"; Ms. Patton, "yes"; Mr. Radcliffe, "yes"; Mr. Fischer, "yes".

The vote was 6 for and 0 against and the Chair declared the motion passed.

14. RECONVENE: 8:43 p.m.

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

The vote was 6 for and 0 against and the Chair declared the motion passed.

15. ADJOURN: 8:44 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