

**MINUTES OF THE WORK SESSION OF THE COUNCIL OF THE
CITY OF AVON, OHIO HELD MONDAY, OCTOBER 20, 2025
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 - 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; 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.

Mr. Fischer announced that they would be adding item no. 8a) to the agenda for Ordinance No. 98-25.

1. PRESENTATION – COMMENDATION FROM STATE REPRESENTATIVE GAYLE MANNING TO THE TRAXLER FAMILY FOR THE TRAXLER FAMILY ARBORETUM Mayor Jensen

Mayor Jensen introduced State Representative Gayle Manning, who was in attendance to present a Commendation to the Traxler family for the Traxler Family Arboretum. Mayor Jensen expressed gratitude to the Traxler family and mentioned his appreciation for having Representative Manning present.

Representative Manning expressed her appreciation for the opportunity to help secure approximately \$1,200,000 of ODNR money for the project. She praised the City for always providing great presentations that help legislators understand the importance of projects and for showing the results of where the money goes. Representative Manning noted that she has not yet visited the Traxler Family Arboretum but is looking forward to seeing it when it's fully completed.

Representative Manning read a portion of the Commendation, stating: "The generosity and civic-mindedness of the members of the Traxler family stands as a hallmark worthy of emulation, and they have inspired countless people to excel in numerous areas of endeavor. The respect and admiration they have earned over the years are clearly evident, and their accomplishments are a justifiable source of pride and an outstanding reflection not only on them but also on their community. Thus, with sincere pleasure, we commend the Traxler family on the dedication of the Traxler Family Arboretum and salute its members as some of Ohio's finest citizens."

A group photo was taken with Mayor Jensen, all Council Members, Representative Manning, and the Traxler family.

2. 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 Second of Three Readings of Ordinance No. 86-25 will be held on Monday, October 27, 2025

A Public Hearing will be held on Monday, November 10, 2025, at 7:25 p.m.

No questions were raised by Council Members

3. [ORDINANCE NO. 88-25 – ADOPTING A REVISED OVERVIEW PLAN FOR THE CITY OF AVON AS PREPARED BY CHAGRIN VALLEY ENGINEERING](#) Planning Referral

The Second of Three Readings of Ordinance No. 88-25 will be held on Monday, October 27, 2025

No questions were raised by Council Members.

4. [ORDINANCE NO. 93-25 – AMENDING CHAPTER 1050 OF THE CODIFIED ORDINANCES OF THE CITY OF AVON REGARDING STORMWATER MANAGEMENT REQUIREMENTS](#)

Mr. Cummins/Planning Referral

Mr. Cummins explained that Ordinance Nos. 93-25, 94-25, and 95-25 are all related to requirements the City must comply with under Ohio EPA stormwater permits. These Ordinances address various environmental control measures that the City needs in place, focusing on stormwater management, erosion and sediment control, and illicit discharge and illegal connection control, respectively. The revisions to these Ordinances aim to update sections of the Codified Ordinances to reference the latest Ohio EPA permit rather than duplicating permit language within the Ordinances, thus streamlining the process.

This approach allows for automatic updates to occur when the State permit changes, eliminating the need for separate legislative actions by City Council, which simplifies the Administrative burden and ensures that the local regulations remain in compliance with State requirements. Mr. Cummins emphasized that this method of direct reference prevents discrepancies that might arise between local Ordinances and State-enforced permits.

He also informed Council that redline copies showing the changes, were provided to them for review, allowing Council to compare the present Ordinance with the proposed amendments.

Ms. Berges asked about the additional requirements for City staff regarding timeframes they must meet, and whether there was a software program to help track these deadlines. Mr. Cummins clarified that the responsibility for tracking these timeframes (such as the two-day requirement to apply erosion controls) falls on the contractors doing the work, not City staff. He explained that City staff conduct oversight inspections once a month to verify compliance at a high level, but each project is required to separately apply the permit requirements, which places the direct responsibility on contractors and developers. Contractors must document that they are meeting the required timeframes and have that documentation available for review by the City during oversight inspections or by the Ohio EPA during audits. Mr. Cummins added that these timeframes are well-established throughout the construction industry.

5. [ORDINANCE NO. 94-25 – AMENDING CHAPTER 1052 OF THE CODIFIED ORDINANCES OF THE CITY OF AVON REGARDING EROSION AND SEDIMENT CONTROL](#) Mr. Cummins/Planning Referral

As Mr. Cummins had previously explained, this Ordinance was part of the same effort to update the City's Ordinances to reference rather than duplicate Ohio EPA permit requirements.

No additional questions were raised by Council Members.

6. [ORDINANCE NO. 95-25 – AMENDING CHAPTER 1053 OF THE CODIFIED ORDINANCES OF THE CITY OF AVON REGARDING ILLICIT DISCHARGE & ILLEGAL CONNECTION CONTROL](#)

Mr. Cummins/Planning Referral

As with the previous two Ordinances, this was part of the update to reference rather than duplicate Ohio EPA permit requirements.

No questions were raised by Council Members.

7. ORDINANCE NO. 96-25 – GRANTING A SPECIAL USE PERMIT TO RUTH A. KELLER, TRUSTEE, TO ALLOW FOR A FARM WITH LIVESTOCK ON LAND IN EXCESS OF TWO (2) ACRES IN AN R-1 RESIDENTIAL DISTRICT LOCATED AT 3276 NAGEL ROAD Planning Referral

Mayor Jensen explained that while this item was a referral from the Planning Commission, he wanted to remind Council about the numerous emails they had received from residents surrounding this property. He reported that all parties had been able to sit down together and work out an agreement that was acceptable to everyone involved. Mayor Jensen noted that through the Planning Commission process, the concerns had been addressed, and everyone was now satisfied with the results.

The Mayor added that all parties want to get back to being good neighbors, and the lack of residents in the audience tonight indicated their satisfaction with the outcome. He noted that Mr. Gasior was part of putting this agreement together, and while the process took longer than expected, it ultimately worked the way it was designed to work – with open discussion addressing residents' concerns and resulting in a conclusion that satisfied all parties.

The Chair thanked the Mayor for mediating between the parties, noting that they had been on the phone several times about this issue, and acknowledged that Mr. Radcliffe and Mr. Gasior had also been involved in discussions.

8. ORDINANCE NO. 97-25 – AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH ENCOMPASS MARKETING AS THE MARKETING AND COMMUNICATIONS CONSULTANT FOR THE CITY OF AVON Mayor Jensen

Mayor Jensen reminded Council that Ms. Pitasky has been working with the City under contract, and that contract is now ending. He proposed renewing it for a three-year term rather than having to come back every year. The Mayor noted that more people are interested in sponsorships, and the City has expanded opportunities to other areas including Little League field and potentially the Dog Park. He expressed appreciation for Ms. Pitasky's hard work and reiterated his desire to extend her contract for three years.

Ms. Demaline asked for an update on the past 12 months of engagement. Ms. Paula Pitasky, Owner/Creative Director of Encompass Marketing, reported that for the pool, they brought in \$90,000 of sponsorship funds (before her commission). When asked what happens with those sponsorship funds, Mr. Presley clarified that they are received in the Aquatic Fund and are not earmarked for anything specific.

Ms. Demaline also asked about how funds would be allocated as they expand sponsorships to other facilities. Mayor Jensen explained that funds allocated to specific facilities would be reinvested in those areas. He described a sponsorship opportunity being developed for Little League fields, where the City would invest in improvements like lighting for two fields, and sponsorship money would come back through Little League (since sponsorships can't go directly to the City and must go through a nonprofit). However, he clarified that these funds would benefit the whole Park system, not just Little League facilities, and could help other groups that use those fields, such as Avon Youth Football or Lacrosse.

Mrs. Demaline commended Ms. Pitasky for the great job she is doing for the City.

- 8a. ORDINANCE NO. 98-25 – TO AUTHORIZE AN AMENDMENT TO THE DEVELOPER'S AGREEMENT WITH CHESTER ROAD PARTNERS LLC FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS AT THE VILLAS AT CHESTER COMMONS Mr. Gasior

Mr. Gasior introduced this added agenda item and invited Greg Modic, Developer for Petros Development Group, to speak. Mr. Gasior explained that the Villas at Chester Commons is located next to Timberlake Development, and Chester Road Partners is a Petros Development Group operation. The Developer installed an 18-inch sanitary sewer from Moore Road east along Freeman Drive and then south to Chester

Road for the multi-family development they are constructing. The original developer's agreement from August had listed two model homes as is typical for subdivisions, but that arrangement doesn't work for their situation.

Mr. Gasior noted that the Developer has had a productive late summer and fall, completing significant work, and they are now close to being able to offer the sanitary sewer and water lines for acceptance by Council. However, until that happens, they would like to not only build the two model homes but also pour foundations for at least five additional apartments.

A meeting had been held that afternoon with Brian Bruce, Utilities Superintendent; Emily Hansen, Chief Building Official; Dave Swope Fire Chief; and Brett Bruehler, Assistant Fire Chief to address safety concerns and ensure proper access for fire rescue crews. Mr. Modic indicated they would have private streets and concrete driveways that would facilitate travel between the west and east entrance to the apartment complex, which satisfied the Fire Department's concerns about ingress and egress.

Mr. Gasior also mentioned that Chester Road Partners agreed to make a \$4,800 contribution to the Land Disturbance Fee (Fund No. 280) pursuant to Codified Ordinance 210.01(F)(8).

Mr. Modic thanked the City for the conversation and explained they were trying to take advantage of good weather conditions. He confirmed that the westerly road is installed past the first two north-south roads, and the remaining road should be poured by mid-November, which would provide safe access for fire services. He noted that water mains are nearly complete throughout the entire development, and that the sanitary work that had caused inconvenience on Chester Road that day was now complete. The developer anticipated approximately 30 days to finish testing and other requirements before utilities could be accepted. Mr. Modic appreciated Council's time and consideration.

Mr. McBride asked about the improvements to Chester Road itself. Mr. Modic replied that the water main has been relocated and put back into service, and the storm sewer along Chester Road is complete, allowing for future widening. Mr. Cummins added that the City has prepared plans and has recently engaged a right-of-way acquisition consultant approved by Council to begin acquiring needed right-of-way for the project.

9. REPORTS AND COMMENTS

MAYOR JENSEN had no comments.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE noted that she was glad to hear that Mike Laub is returning to Avon Schools as the Superintendent and she welcomed him back.

MRS. DEMALINE, WARD 1 had nothing to report.

MR. MCBRIDE, WARD 2 raised concerns about the environmental issue at the old ChemTron facility on Schneider Court in Avon, where there had been a chemical vapor release last week. He noted that nobody could initially identify what the release was and expressed disappointment about the safety implications for the densely populated area. He pointed out that when the facility was originally built, the area was not as heavily populated, but now there are residential areas like Wildberry Condominium Complex in Avon Lake and other residential or commercial areas in Avon that could be affected depending on wind direction.

Mr. McBride suggested that the City Administration, the Law Director, and Council may need to look at businesses like that and consider whether such facilities should be required to relocate to less populated areas. He emphasized that it is not just about lost revenue but ultimately about safety, as many people live and work in that area. He noted his concern about the lack of proper fume hood or containment visible

in news footage of the incident. Mr. McBride recommended that the Administration, Fire Department, and Lorain County Emergency Management or the Environmental Protection Agency look into the situation further, emphasizing that safety must override all other concerns.

MR. MOORE, WARD 3 had no comments.

MS. PATTON, AT LARGE agreed with Ms. Berges about welcoming back Mr. Laub as Superintendent of Avon Schools.

She also brought up the recent presentation by Roger Burzanko of Hounds Town USA requesting a variance for a franchised doggy daycare and proposed calling an Economic Development Committee meeting, as she is the Chair, to discuss this zoning issue. She indicated she would contact the other Committee members to set a date.

Ms. Patton also expressed concerns about item #2, the rezoning of a parcel on Chester Road, noting how much R-3 multifamily residential exists in that area and along Chester Road. She connected this to a future meeting regarding limiting Type 5 construction (wood frame construction). She reported that in speaking with fire chiefs and firefighters from Avon and Westlake, their biggest concern is three-story wood-framed apartment buildings that include fireplaces, similar to those seen along I-90 and Detroit Road in Westlake. She suggested that members of Council and the City Administration drive by those areas to see how compact those apartment buildings are and imagine what could happen if a fire occurs.

MR. RADCLIFFE, WARD 4 concurred with scheduling an Economic Development Committee of Council to discuss the issue brought forward from Mr. Burzanko of Hounds Town USA.

MR. FISCHER, AT LARGE, noted that November 3rd would not be a good date for an Economic Development Committee Meeting as they already have a Legal Committee Meeting scheduled for that night and might have the Fire Chief present to discuss the Type 5 construction issues Ms. Patton requested.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, had no comments.

MS. FECHTER, PLANNING/ECONOMIC DEVELOPMENT COORDINATOR pointed out for clarity regarding the doggy daycare issue that the individual was not seeking a zoning variance but rather he was asking for the Code to be rewritten to allow his business in that section.

MR. GASIOR, LAW DIRECTOR had no comments.

MR. PRESLEY, FINANCE DIRECTOR had no comments.

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

AUDIENCE: There were no comments from the audience members.

10. EXECUTIVE SESSION 8:07 p.m.

A motion was made by Mr. McBride and seconded by Mr. Radcliffe to Enter Into Executive Session for the Purpose of Discussing the Purchase and/or Sale of Property and the vote was: Ms. Berges, "yes"; Mrs. Demaline, "yes"; Mr. McBride, "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 8:14 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: Mrs. Demaline, "yes"; Mr. McBride, "yes"; Mr. Moore, "yes"; Ms. Patton, "yes"; Mr. Radcliffe, "yes"; Mrs. Demaline, "yes"; Ms. Berges, "yes"; Mr. Fischer, "yes".

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

12. ADJOURN: 8:15 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