

**PUBLIC HEARING  
TUESDAY, MAY 26, 2026**

**7:25 P.M. - ORDINANCE NO. 42-26 – AN ORDINANCE 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 17.7 ACRES OF LAND LOCATED ON THE WEST SIDE OF NAGEL ROAD BETWEEN MIDDLETON & DETROIT ROADS, PERMANENT PARCEL NOS. 04-00-022-102-044, 04-00-022-102-043, 04-00-022-102-039, 04-00-022-102-041, 04-00-022-102-042, 04-00-022-102-047 & 04-00-022-102-048 FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO C-4 GENERAL BUSINESS DISTRICT**

Council President Pro Tem Anthony Moore opened the Public Hearing for Ordinance No. 42-26 at 7:25 P.M.

Daniel Schreiner of 2323 Pendleton Court addressed Council. Mr. Schreiner noted that the rezoning proposal had previously come before the public and that residents had consistently voted against it, and that no material changes had occurred since prior consideration. He also raised a question on behalf of the neighborhood as to whether the applicant would consider selling off portions of the parcel if the rezoning were again denied.

Dan Hopkins, representing the developer, stated that there is no current intention to sell off any portion of the property, and that the preference is to develop it as a whole.

The Public Hearing was closed at 7:27 P.M.

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL  
OF THE CITY OF AVON, OHIO, HELD TUESDAY, MAY 26, 2026  
IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING  
AT 7:30 P.M.**

The Chair, Council President Pro Tem Anthony Moore, called the meeting to order and led in the Pledge of Allegiance.

**PRESENT:**

Council Members: Council-at-Large - Mary Berges; 2<sup>nd</sup> Ward – Anne Marie Etienne; 3<sup>rd</sup> Ward – Anthony Moore; Council-at-Large – Michelle Patton; 4<sup>th</sup> Ward – Scott Radcliffe; Mayor - Bryan Jensen; City Engineer – Ryan Cummins; Planning and Economic Development Coordinator – Pam Fechter; Law Director – John Gasior; Finance Director – Steve Presley; Safety Director/Public Service Director – Duane Streater; Clerk of Council – Barbara Brooks.

**ABSENT:**

1<sup>st</sup> Ward – Jennifer Demaline; Council-at-Large and Council President – Brian Fischer.

**CORRESPONDENCE**

The Clerk reported that she received a request from the Ohio Division of Liquor Control for a new D-2 and D-3 liquor license for Saint Therese of Avon, LLC, Saint Mary of the Woods, located at 35755 Detroit Road, Avon, Ohio. No request for a hearing was made.

MINUTES OF THE PARKS AND RECREATION COMMITTEE OF COUNCIL HELD MONDAY, APRIL 27, 2026

A motion was made by Mr. Radcliffe and seconded by Ms. Etienne to dispense with the reading of the minutes of the meeting of the Parks and Recreation Committee of Council held Monday, April 27, 2026, and to approve said minutes as published, and the vote was: Ms. Berges, “yes”; Ms. Etienne, “yes”; Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Mr. Moore, “yes”.

The vote was 5 for and 0 against, and the Chair declared the motion passed.

MINUTES OF THE WORK SESSION OF COUNCIL HELD MONDAY, MAY 4, 2026

A motion was made by Mr. Radcliffe and seconded by Ms. Berges to dispense with the reading of the minutes of the Work Session of Council held Monday, May 4, 2026, and to approve said minutes as published, and the vote was: Ms. Etienne, “yes”; Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Mr. Moore, “yes”.

The vote was 5 for and 0 against, and the Chair declared the motion passed.

MINUTES OF THE REGULAR MEETING OF COUNCIL HELD MONDAY, MAY 11, 2026

A motion was made by Mr. Radcliffe and seconded by Ms. Etienne to dispense with the reading of the minutes of the Regular Meeting of Council held Monday, May 11, 2026, and to approve said minutes as published, and the vote was: Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Ms. Etienne, “yes”; Mr. Moore, “yes”.

The vote was 5 for and 0 against, and the Chair declared the motion passed.

ORDINANCE NO. 42-26 – 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 17.7 ACRES OF LAND LOCATED ON THE WEST SIDE OF NAGEL ROAD BETWEEN MIDDLETON & DETROIT ROADS, PERMANENT PARCEL NOS. 04-00-022-102-044, 04-00-022-102-043, 04-00-022-102-039, 04-00-022-102-041, 04-00-022-102-042, 04-00-022-102-047 & 04-00-022-102-048 FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO C-4 GENERAL BUSINESS DISTRICT

The Clerk read Ordinance No. 42-26 by title only, entitled:

**AN ORDINANCE 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 17.7 ACRES OF LAND LOCATED  
ON THE WEST SIDE OF NAGEL ROAD BETWEEN MIDDLETON & DETROIT  
ROADS, PERMANENT PARCEL NOS. 04-00-022-102-044, 04-00-022-102-043,  
04-00-022-102-039, 04-00-022-102-041, 04-00-022-102-042, 04-00-022-102-047  
& 04-00-022-102-048 FROM R-1 SINGLE-FAMILY RESIDENTIAL  
DISTRICT TO C-4 GENERAL BUSINESS DISTRICT**

The Chair declared this to be the third of three readings of Ordinance No. 42-26.

A motion was made by Mr. Radcliffe and seconded by Ms. Etienne to Table Ordinance No. 42-26 until the next Regular Meeting of Council to be held on Monday, June 8, 2026, and the vote was: Mr. Radcliffe, “yes”; Ms. Berges, “yes”; Ms. Etienne, “yes”; Ms. Patton, “yes”; Mr. Moore, “yes”.

The vote was 5 for and 0 against, and the Chair declared the motion passed.

ORDINANCE NO. 61-26 – TO AWARD THE PUBLIC BID FOR THE 2026 AVON PAVEMENT MARKING PROGRAM

The Clerk read Ordinance No. 61-26 by title only, entitled:

**AN ORDINANCE TO AWARD THE PUBLIC BID FOR THE  
2026 AVON PAVEMENT MARKING PROGRAM  
AND DECLARING AN EMERGENCY**

The Chair declared this to be the first of three readings of Ordinance No. 61-26.

ORDINANCE NO. 62-26 – TO AMEND ORDINANCE NO. 156-06 TO EXTEND THE TERM OF THE TAX INCREMENT FINANCING FOR TIF#3 FOR AN ADDITIONAL 30 YEARS PURSUANT TO OHIO REVISED CODE SECTION 5709.51; AUTHORIZING OTHER RELATED ACTIONS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40(B), 5709.42, 5709.43, AND RELATED LAWS

The Clerk read Ordinance No. 62-26 by title only, entitled:

**AN ORDINANCE TO AMEND ORDINANCE NO. 156-06 TO EXTEND THE  
TERM OF THE TAX INCREMENT FINANCING FOR TIF#3 FOR AN ADDITIONAL  
30 YEARS PURSUANT TO OHIO REVISED CODE SECTION 5709.51;  
AUTHORIZING OTHER RELATED ACTIONS PURSUANT TO OHIO REVISED  
CODE SECTIONS 5709.40(B), 5709.42, 5709.43, AND RELATED LAWS  
AND DECLARING AN EMERGENCY**

The Chair declared this to be the first of three readings of Ordinance No. 62-26.

PER CHARTER ARTICLE IV, SECTION 16: THE CHAIR ANNOUNCES A PUBLIC HEARING TO BE HELD ON MONDAY, JUNE 1, 2026, FOR ORDINANCE NO. 62-26 – TO EXTEND TIF#3 FOR AN ADDITIONAL 30 YEARS

Mr. Moore, as Chair, announced the Public Hearing as it relates to Ordinance No. 62-26.

RESOLUTION NO. R-10-26 – TO ADVERTISE FOR BIDS FOR THE FRENCH CREEK GREENWAY TRAIL PHASE I PROJECT

The Clerk read Resolution No. R-10-26 by title only, entitled:

**A RESOLUTION TO ADVERTISE FOR BIDS FOR THE FRENCH  
CREEK GREENWAY TRAIL PHASE I PROJECT  
AND DECLARING AN EMERGENCY**

The Chair declared this to be the first of three readings of Resolution No. R-10-26.

REPORTS AND COMMENTS

MAYOR JENSEN had no comments.

COUNCIL MEMBERS:

MS. BERGES, AT LARGE, offered congratulations to Jill Clements, the Zoning Enforcement Officer, and all who participated in organizing the Memorial Day Parade, recognizing it as a valued community event and an important way to honor fallen heroes.

MRS. DEMALINE, WARD 1, was absent.

MS. ETIENNE, WARD 2, extended congratulations to all graduates.

MS. PATTON, AT LARGE, reported on a recent tour of the new City Hall (36600 Detroit Road) led by Mayor Jensen and offered a proposal for community use of the historic front portion of the building. She expressed a desire to see the former classrooms restored to their original character — preserving hardwood floors, chalkboards, and original clocks — so that residents could take pride in the history of the spaces. She noted that the Mayor had mentioned potential collaboration with Avon Schools and the Senior Center for reading programs, and that the space could also be made available for private rentals such as family events. Ms. Patton further proposed a concept she termed "Schoolhouse Shops," modeled loosely on the Screw Factory artists' venue in Lakewood, Ohio — periodic, non-permanent vendor events featuring local artists and makers, timed to complement existing downtown activity such as the new streetlighting, community gardens, and the open markets at the Heart of Avon Marketplace. She framed the initiative as a way to capitalize on downtown momentum, attract foot traffic, and support existing small businesses, particularly given that City Hall would now be located in the Historic Downtown.

MR. RADCLIFFE, WARD 4, echoed praise for the Memorial Day event and congratulated the Avon Eagle graduates.

Regarding Ms. Patton's proposal, Mr. Radcliffe expressed general support for the concept but indicated a preference for prioritizing use of the space by residents through the Recreation Department and the Senior Center before opening it to public vendors or shopping events. He characterized it as a valuable discussion to have in the future.

Ms. Patton clarified that the vendor events she envisioned would not be permanent installations but rather temporary pop-up events.

Mayor Jensen advised Council that an invitation would be extended to tour the Jameson Homestead, the barn, and the planned Avon Community Garden area. He noted that once the new Council Chambers renovation process begins, many of the proposed uses could likely be integrated together, including use of the gymnasium space (future Council Chambers) for Senior Center luncheons/dinners and other programming, as well as use of the upstairs community rooms for the types of events Ms. Patton described. The Mayor stated that the primary remaining need for the upper floor is the addition of restrooms and indicated he would be bringing the associated costs before Council. He also expressed optimism that the floor cleaning and restoration work already underway would make a significant visual difference.

MR. FISCHER, AT LARGE, was absent.

MR. MOORE, WARD 3, congratulated the Avon graduates.

DIRECTORS/ADMINISTRATION:

MR. CUMMINS, CITY ENGINEER, had no comments.

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, had no comments.

AUDIENCE COMMENTS:

There were no public comments made from the audience.

ADJOURN: 7:45 P.M.

A motion was made by Mr. Radcliffe and seconded by Ms. Berges to adjourn the Regular Meeting of Council, and the vote was: Ms. Berges, “yes”; Ms. Etienne, “yes”; Ms. Patton, “yes”; Mr. Radcliffe, “yes”; Mr. Moore, “yes”.

The vote was 5 for and 0 against, and the Chair declared the motion passed.

PASSED: \_\_\_\_\_

SIGNED BY: \_\_\_\_\_  
Brian Fischer, President of Council

ATTEST: \_\_\_\_\_  
Barbara J. Brooks, Clerk of Council