

**MINUTES OF A SPECIAL MEETING
OF THE AVON LAKE CITY COUNCIL
JULY 7, 2025**

A special meeting of the Avon Lake City Council was called to order on July 7, 2025, at 8:11 p.m. in the Council Chamber with Council President Fenderbosch presiding.

Mr. Arnold led Council, staff, and the public in the Pledge of Allegiance.

Present: Councilmembers Zach Arnold, Jennifer Fenderbosch, Amy Gentry, David Kos, Rob Shahmir, Geoff Smith, and K. C. Zuber; Mayor Mark Spaetzel; Law Director Gary Ebert; Finance Director Beth Krosse; Public Works Director Jon Liskovec; and Clerk of Council Valerie Rosmarin.

AUDIENCE PARTICIPATION

1. Debbie Yue, Avon Lake, addressed Council regarding Ordinance No. 25-128. She disputed the comment that the final plat does not mention the connection of the road and noted that the project analysis of the case presented to Planning Commission did contemplate a connection. On the comment whether the Memorandum of Understanding (MOU) with Pulte Homes is a temporary fix, she reminded Council that Ordinance No. 24-158, drafted and passed by Council, indicated that the City desires a gate installed on the connecting roadway into Port Side development for emergency purposes only.

LEGISLATION

Second Readings:

Ordinance No. 25-128, AN ORDINANCE APPROVING THE FINAL PLAT FOR PORT SIDE TOWNHOUSE SUBDIVISION AND DECLARING AN EMERGENCY, was read by title only.

Mr. Smith moved for suspension of the rule requiring three readings.

Yes: Arnold, Fenderbosch, Gentry, Kos, Smith

No: Shahmir, Zuber

Motion passed.

Mr. Smith moved for passage of Ordinance No. 25-128. This legislation will approve the final plat for Port Side Townhouse Subdivision, consisting of 18 fee-simple townhouse lots on 5.0206 acres located south of Walker Road, north of Krebs Road, and east of Lear Road in a Planned Unit Development (PUD), as submitted to and approved by Planning Commission on June 3, 2025.

Mr. Kos expressed his support for the legislation and referenced quotes for three types of gates or barriers that could be installed. He recommended that the City promptly proceed with the \$7,400 gate option to be funded by Pulte Homes. If the raw data from the Traffic Study is received in time, TranSystems may be able to present their findings at a Council Meeting in September, following the summer recess. Should a permanent gate be recommended, it would require legislation, which may not be introduced until early to late fall. Therefore, Mr. Kos advised that if there is an opportunity to install a gate now at Pulte's expense, the City should take advantage of it.

Yes: Arnold, Fenderbosch, Gentry, Kos, Smith, Zuber

No: Shahmir

Motion passed.

Ordinance No. 25-128 adopted.

Ordinance No. 25-130R, AN ORDINANCE IMPOSING A MORATORIUM ON THE USE OF RESIDENTIAL PROPERTY FOR SHORT-TERM RENTAL AND DECLARING AN EMERGENCY, was read by title only.

Mr. Kos moved for suspension of the rule requiring three readings.

Yes: Arnold, Fenderbosch, Gentry, Kos, Shahmir, Smith, Zuber

No: None

Motion passed.

Mr. Kos moved for passage of Ordinance No. 25-130R. This legislation will authorize a moratorium on the use of new residential property for short-term rentals. It does not affect any short-term rental currently in operation. This moratorium will be for 90 days or until the passage of a short-term rental ordinance.

Yes: Arnold, Fenderbosch, Gentry, Kos, Shahmir, Smith, Zuber

No: None

Motion passed.

Ordinance No. 25-130R adopted.

EXECUTIVE SESSION

Mr. Kos moved to adjourn to Executive Session in compliance with Ohio Revised Code Section 121.22(G)(8) to discuss confidential business information for economic development assistance.

Yes: Arnold, Fenderbosch, Gentry, Kos, Shahmir, Smith, Zuber

No: None

Motion passed.

Adjournment: 8:21 p.m.

RECONVENING OF SPECIAL MEETING OF COUNCIL

The special meeting of Council reconvened at 9:27 p.m.

Present: Councilmembers Zach Arnold, Jennifer Fenderbosch, Amy Gentry, David Kos, Rob Shahmir, Geoff Smith, and K. C. Zuber.

Mr. Kos moved for adjournment.

Yes: Arnold, Fenderbosch, Gentry, Kos, Shahmir, Smith, Zuber

No: None

Motion passed.

Adjournment: 9:28 p.m.

Approved: /s/ Jennifer G. Fenderbosch
Council President

Attest: /s/ Valerie E. Rosmarin
Clerk of Council