



CITY OF AVON

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REGULAR MEETING AGENDA AVON PLANNING COMMISSION JANUARY 15, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. **Honeygrow Restaurant, Nagel Crossing, 1485 Nagel Road, Amend Special Use Permit**
Deville Development, LLC representing Honeygrow Restaurant is requesting a positive recommendation to City Council for approval to Amend the Special Use Permit for Honeygrow Restaurant to include outdoor seating at 1485 Nagel Road.
2. **City of Avon, Code Amendment**
Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Amending Zoning Codified Ordinance 1262.08(c) Minimum Yard Requirements for Accessory Structures.

ROLL CALL

Bill Fitch	Jill Clements, Zoning Enforcement Officer
Bryan Jensen, Mayor	Ryan Cummins, City Engineer
Jim Malloy	Pam Fechter, Econ. Dev./Planning Coordinator
Scott Radcliffe	John Gasior, Law Director
Carolyn Witherspoon, Chair	Duane Streater, Safety Director
	Susan Pintz, Planning & Zoning Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on December 18, 2024, and to approve the minutes as published

REPORTS & CORRESPONDENCE

ADDITIONS & DELETIONS

Motion to add or delete items from the agenda.
Motion to approve the amended agenda.

1. **Lake Forest Development, LLC, Lot Split, PL20240066**
Polaris Engineering representing Lake Forest Development LLC is requesting approval of 6 lot splits to create parcels M-R which will be deeded to adjoining lots in the Lake Forest Subdivision north of Schwartz Road along the Westlake Corporation Line, PPN 04-00-026-108-116.

Motion to suspend the rules.

Motion to approve.

2. Honeygrow Restaurant, Nagel Crossing 1485 Nagel Road, Amend Special Use Permit, PL20240065

Deville Development, LLC representing Honeygrow Restaurant is requesting a positive recommendation to City Council for approval to Amend the Special Use Permit for Honeygrow Restaurant to include outdoor seating at 1485 Nagel Road.

Motion to suspend the rules.

Motion to approve.

3. 7 Brew Coffee, Code Amendment, PL20240053

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, 7 Brew Coffee is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Section 1270.03(b)(9) Scheduled Permitted Uses and Section 1280.06(ee) Supplemental Regulations for Certain Uses, to allow a restaurant with no indoor seating in the C-4 Zoning District, south of I-90. First Presentation held on October 16, 2024; Second Presentation held on November 20, 2024; Third Presentation held on December 18, 2024.

Motion to untable

Motion to suspend the rules.

Motion to approve

4. City of Avon, Code Amendment

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Amending Zoning Codified Ordinance 1262.08(c) Minimum Yard Requirements for Accessory Structures.

Motion to suspend the rules.

Motion to approve

COMMENTS

ADJOURN