

**CITY OF AVON PLANNING COMMISSION
REGULAR MEETING AGENDA
JANUARY 17, 2024, 7:00 P.M.**

PUBLIC HEARINGS

1. Avon High School, 37545 Detroit Road, Special Use Permit

Dana Zimmer of Architectural Vision Group, LTD representing Bill Fishleigh of Avon High School is requesting a positive recommendation to City Council to amend the Special Use Permit for Avon Local Schools to include a Driveway Addition on PPN 04-00-011-102-113, 2.91 acres and connecting to the existing parking lot on PPN 04-00-011-102-119, 6.54 acres.

2. Jacobs Group, Chester Road, Special Use Permit

Carl Frey of the Jacobs Group is requesting a positive recommendation to City Council for approval of a Special Use Permit for outdoor recreation and entertainment as well as outdoor seating on PPN 04-00-021-000-306.

3. Providence Church-35295 Detroit, Special Use Permit

Roger Kuhl of Bramhall Engineering on behalf of Denny Abbuhl of Providence Church is requesting a positive recommendation to City Council to amend the Special Use Permit to include a Parking Lot Expansion in the front and rear and an emergency exit along the westside on PPN, 04-00-022-103-005, 04-00-022-103-007, 04-00-022-103-062 and 04-00-022-103-057.

4. Isomer Group, Drug Mart, West Side of Nagel Rezone

Dan Hopkins of DJH Developers is requesting a positive recommendation to City Council for the rezoning of 17.7 acres, PPN, 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 R1 to C4 to be included at the General Election in November.

5. McDonald's Nagel Road, Special Use Permit

Bob Bumbarger of Larsen Architects, representing Geoffry Ledwidge, Franchise Owner, is requesting a positive recommendation to City Council to approve the Special Use Permit to create a drive thru on Nagel Road on PPN 04-00-027-101-196.

ROLL CALL

Bill Fitch
Bryan Jensen, Mayor
Jim Malloy
Scott Radcliffe
Carolyn Witherspoon, Chair

Jill Clements, Zoning Enforcement Officer
Ryan Cummins, City Engineer
Pam Fechter, Econ. Dev./Planning Coordinator
John Gasior, Law Director
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 20, 2023, 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. Avon High School, 37545 Minor Modification, PL20230080

Dana Zimmer of Architectural Vision Group, LTD representing Bill Fishleigh of Avon High School is requesting approval for a Driveway Addition on PPN 04-00-011-102-113, 2.91 acres and connecting to the existing parking lot on PPN 04-00-011-102-119, 6.54 acres.

Motion to suspend the rules.

Motion to approve.

2. Avon High School, 37545 Amend Special Use Permit, PL20230081

Dana Zimmer of Architectural Vision Group, LTD representing Bill Fishleigh of Avon High School is requesting a positive recommendation to City Council to amend the Special Use Permit for Avon Local Schools to include a Driveway Addition on PPN 04-00-011-102-113, 2.91 acres and connecting to the existing parking lot on PPN 04-00-011-102-119, 6.54 acres.

Motion to suspend the rules.

Motion to approve.

3. Jacobs Group, Chester Road, General Development Plan, PL20230078

Carl Frey of the Jacobs Group is requesting approval to update the east portion of the Chester Road General Development Plan to include an outdoor recreation and entertainment facility on PPN 04-00-021-000-306.

Motion to suspend the rules.

Motion to approve.

4. Jacobs Group, Chester Road, Special Use Permit, PL20230079

Carl Frey of the Jacobs Group is requesting a positive recommendation to City Council for approval of a Special Use Permit for outdoor recreation and entertainment as well as outdoor seating on PPN 04-00-021-000-306.

Motion to suspend the rules.

Motion to approve.

5. **Rebuild Manufacturing, LLC, 35340 Avon Commerce Parkway, Final Development Plan, PL20230077**

John Reyes of Star Inc., representing Rebuild Manufacturing, LLC aka Cutting Dynamics is requesting approval of the Final Development Plan for a proposed 17,400 sq. ft. Building Addition and Parking Lot Expansion on PPN 04-00-021-000-204.

Motion to suspend the rules.

Motion to approve.

6. **Isomer Group, Nagel Road East Development, General Development Plan, PL20230059**

Carl Frey of LaBella Associates, representing Tom Lunt of Isomer Group Inc. (Drug Mart) is requesting approval of the General Development Plan on PPN 04-00-027-101-196 and 04-00-027-101-200 for commercial development.

Motion to suspend the rules.

Motion to approve.

7. **Isomer Group, Drug Mart, West Side of Nagel Rezone, PL20220057**

Dan Hopkins of DJH Developers is requesting a positive recommendation to City Council for the rezoning of 17.7 acres, PPN, 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 R1 to C4 to be included at the General Election in November.

Motion to suspend the rules.

Motion to approve.

8. **McDonalds, Nagel Road, Special Use Permit, PL20230062**

Bob Bumbarger of Larsen Architects, representing Geoffry Ledwidge, Franchise Owner is requesting a positive recommendation to City Council to approve the Special Use Permit to create a drive thru on Nagel Road on PPN 04-00-027-101-196.

Motion to suspend the rules.

Motion to approve.

9. **Petros Development, Villas at Chester Commons, General Development Plan PL20230036**

Petros Development is requesting approval of the General Development Plan for a multifamily development at 37745 Chester Road on PPN 04-00-009-000-123.

Motion to suspend the rules.

Motion to approve.

10. Providence Church-35295 Detroit, Minor Modification, PL20230075

Roger Kuhl of Bramhall Engineering on behalf of Denny Abbuhl of Providence Church is requesting approval of the Parking Lot Expansion in the front and rear and an emergency exit along the westside on PPN, 04-00-022-103-005, 04-00-022-103-007, 04-00-022-103-062 and 04-00-022-103-057.

Motion to suspend the rules.

Motion to approve.

11. Providence Church-35295 Detroit, Special Use Permit, PL20230076

Roger Kuhl of Bramhall Engineering on behalf of Denny Abbuhl of Providence Church is requesting a positive recommendation to City Council to amend the Special Use Permit to include a Parking Lot Expansion in the front and rear and an emergency exit along the westside on PPN, 04-00-022-103-005, 04-00-022-103-007, 04-00-022-103-062 and 04-00-022-103-057.

Motion to suspend the rules.

Motion to approve.

12. Avon Real Estate, LLC-Rose Parkway/Avon Commerce Parkway Extension-General Development Plan,

Marc Strauss of Chamberlin-Avon Real Estate, LLC is requesting approval of the General Development Plan for the completion of Rose Parkway and a portion of Avon Commerce Parkway, a proposed 47,750 sq. ft. medical office building and a proposed 60,000 sq. ft self-storage facility to be completed in 2 phases.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN