



CITY OF AVON

36080 Chester Road · Avon, OH 44011 · Phone (440) 937-7800 · Fax (440) 937-7824 · www.cityofavon.com

REGULAR MEETING AGENDA AVON PLANNING COMMISSION FEBRUARY 19, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. Bryan Kristy-3100 Jaycox Road, Sanitary Sewer Extension

Polaris Engineering on behalf of Bryan Kristy is requesting approval for the extension of the sanitary sewer main south on Jaycox Road to service 3100 Jaycox Road, PPN 04-00-023-102-161 along with related appurtenances.

2. Lorain County Metroparks, 4488 Jaycox Road, Special Use Permit

Lorain County Metroparks is requesting a positive recommendation to City Council for the approval of a Special Use Permit to construct a trail head and a parking lot to service the new trails at 4488 Jaycox Road; PPN 04-00-024-101-161, 162,086, and 087.

3. Avon Nagel, LLC, Nagel Road Rezoning

DJH Developers, representing Avon-Nagel LLC, is requesting a positive recommendation to City Council for the rezoning of 7 lots consisting of PPN 04-00-022-102-039, 041,042, 043, 044, 047, and 048 for a total of 17.7 acres from R1-Single Family Residential to C4-General Business District to be included on the November 2025 General Election Ballot.

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 Streator, 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 January 15, 2025, 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. Bryan Kristy-3100 Jaycox Road, Sanitary Sewer Extension, PL20250002

Polaris Engineering on behalf of Bryan Kristy is requesting approval for the extension of the sanitary sewer main south on Jaycox Road to service 3100 Jaycox Road, PPN 04-00-023-102-161 along with related appurtenances.

Motion to suspend the rules.

Motion to approve.

2. Alex and Karen Michalczyk, 3198 Stoney Wheel, Minor Modification, PL20250007

Polaris Engineering on behalf of Alex and Karen Michalczyk is requesting a positive recommendation to City Council to allow the mayor to sign a Stormwater Easement at 3198 Stone Wheel Run Street.

Motion to suspend the rules.

Motion to approve.

3. Lorain County Metroparks, Special Use Permit

Lorain County Metroparks is requesting a positive recommendation to City Council for the approval of a Special Use Permit to construct a trailhead and a parking lot to service the new trails at 4488 Jaycox Road; PPN 04-00-024-101-161, 162,086, and 087.

Motion to suspend the rules.

Motion to approve.

4. Peter & Co. Jewelers, 33199 Just Imagine Drive, Final Development Plan PL20250003

Bramhall Engineering and Star Inc., on behalf of Peter & Co. Jewelers, is requesting approval of the Final Development Plan to construct a 5,482 sq. ft., two-story jewelry store at 33199 Just Imagine Drive.

Motion to suspend the rules.

Motion to approve.

5. Avon Nagel, LLC, Nagel Road Rezoning

DJH Developers, representing Avon-Nagel LLC, is requesting a positive recommendation to City Council for the rezoning of 7 lots consisting of PPN 04-00-022-102-039, 041,042, 043, 044, 047, and 048 for a total of 17.7 acres from R1-Single Family Residential to C4-General Business District to be included on the November 2025 General Election Ballot.

Motion to suspend the rules.

Motion to approve.

Discussion Item

- Code Amendment - Land Disturbance Fee - Discussion on the implementation of a tree disturbance fee for the removal of trees from residential and commercial sites.

COMMENTS**ADJOURN**