



CITY OF AVON

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REGULAR MEETING AGENDA AVON PLANNING COMMISSION MAY 20, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

- **Achieve Credit Union, 2295 Nagel Road, Special Use Permit**
K4 Architecture on behalf of Achieve Credit Union is requesting a positive recommendation to City Council for a Special Use Permit to allow a drive-thru service at 2295 Nagel Road.
- **Montera Holdings LLC, 34500 Chester Road, Rezone**
Montera Holding LLC is requesting a positive recommendation to City Council for the rezoning of property located at 34500 Chester Road (PPN 04-00-021-000-092) from C-4/O-2 (General Business/Planned Office Research Park Overlay to C-4/M-1/O-2 (General Business/General Industrial /Planned Office Research Park Overlay.

ROLL CALL

Mike Beatty

Bill Fitch

Bryan Jensen, Mayor

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 & BZA Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on April 15, 2026, 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. Sharon Bury, 31602 Schwartz Road, Lot Split, PL 20260017

Ben McMillon on behalf of Sharon Bury is requesting approval to split 0.3798 acres from the 2.0495-acre parcel located at 31602 Schwartz Road (PPN 04-00-026-108-117).

Motion to suspend the rules.

Motion to approve.

2. Mills Road Flex Warehouse Development, Mills Road, Final Development Plan, PL20260012

Civil Design Group on behalf of Gold Metal Construction is requesting approval of the Final Development Plan for a flexible office and warehouse development consisting of two buildings to be constructed in two phases at the intersection of Mills Road and Jaycox Road.

Motion to suspend the rules.

Motion to approve.

3. Achieve Credit Union, 2295 Nagel Road, Lot Split, PL20260021

K4 Architecture on behalf of Achieve Credit Union is requesting approval to split 1.5868 from the 12.71-acre parcel at 2295 Nagel Road (PPN 04-00-027-101-196).

Motion to suspend the rules.

Motion to approve.

4. Achieve Credit Union, 2295 Nagel Road, Final Development Plan, PL20260019

K4 Architecture on behalf of Achieve Credit Union is requesting approval of the Final Development Plan to construct a new 2,517 sq. ft. Credit Union building with drive thru service at 2295 Nagel Road.

Motion to suspend the rules.

Motion to approve.

5. Achieve Credit Union, 2295 Nagel Road, Special Use Permit, PL20260020

K4 Architecture on behalf of Achieve Credit Union is requesting a positive recommendation to City Council for a Special Use Permit to allow a drive thru service for the Credit Union at 2295 Nagel Road.

Motion to suspend the rules.

Motion to approve.

6. Montera Holdings LLC, 34500 Chester Road, Rezone, PL20260018

Montera Holding LLC is requesting a positive recommendation to City Council for the rezoning of property located at 34500 Chester Road (PPN 04-00-021-000-092) *from C-4/O-2* (General Business/Planned Office Research Park Overlay) *to C-4/M-1/O-2* (General Business/General Industrial /Planned Office Research Park Overlay).

Motion to suspend the rules.

Motion to approve.

7. Westhaven Estates, Detroit Road, Preliminary Plat, Third Presentation, PL20250079

Swipe USA is requesting approval of the Preliminary Plat for a residential subdivision consisting of 33 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).
First Presentation held on December 17, 2025.
Second Presentation held on March 18, 2026.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN