



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 MAY 21, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. Infinity Athletics, 1260 Moore Road, Special Use Permit.

Avon Associates Limited is requesting a positive recommendation to City Council for approval of a Special Use Permit to allow Infinity Athletics to operate a cheerleading and tumbling business at 1260 Moore Road.

2. JFL Enterprises, 35520 Schneider Court, Flag Lot, Special Use Permit.

JFL Enterprises is requesting a positive recommendation to City Council for approval of a Special Use Permit for a Flag Lot consisting of 17.1023 acres on the north side of Schneider Court.

3. Nelly Belly, 1010 Cener Road, Special Use Permit

The Big Show, Ltd. DBA Nelly Belly is requesting a positive recommendation to City Council for a Special Use Permit for outdoor seating and outdoor recreation to include live music, corn hole, bocce ball, volleyball, ice curling and horseshoes at 1010 Center Road.

4. Villas at Chester Commons, 37745 Chester Road, Amend General Development Plan

Petros Development Group is requesting approval to Amend the General Development Plan for a 121-unit, multi-family development at 37745 Chester Road (PPN 04-00-009-000-186)

5. City of Avon, Detroit Road, Sanitary Sewer District Modification

The City of Avon is requesting a positive recommendation to City Council for the approval of a Sanitary Sewer District Modification as part of the Detroit Road Widening to accommodate the last property to the east of the Avon High Schools's new entrance at 37635 Detroit Road (PPN 04-00-011102-005).

6. Referral to City Council: Extending the Moratorium on Future Development or Construction of Carwashes and Self-Storage Facilities within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 104-24, the Temporary Moratorium on the Acceptance and Processing of Applications for Zoning, Occupancy, Special Use and/or Building Permit Approvals for the Establishment, Development and Construction of Carwashes and Self-Storage Facilities within the City of Avon.

7. **Referral to City Council: Extending the Moratorium on Future Development or Construction of any Hotel, Motel, Extended Stays, Boarding Houses or the like within the City of Avon**

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 4-25, the Temporary Moratorium on the Future Development or Construction of any Hotel, Motel, Extended Stays, Boarding Houses or the like within the City of Avon.

8. **Referral to City Council: Amend Planning and Zoning Code, First Presentation**

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Chapter 1228 – Administrative Procedures for Development Plan Review and Chapter 1244 – Subdivision Platting Procedures.

ROLL CALL

Bill Fitch

Bryan Jensen, Mayor

Corey Barnes

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 April 16, 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. **Villas at Chester Commons, 37745 Chester Road, Amend General Development Plan, PL20250015**

Petros Development Group is requesting approval to Amend the General Development Plan for a 121-unit, multi-family development at 37745 Chester Road (PPN 04-00-009-000-186).

Motion to suspend the rules.

Motion to approve.

2. Villas at Chester Commons, Phase 1, Chester Road, Final Plat, PL20240067

Petros Development Group is requesting a positive recommendation to City Council for approval of the Final Plat for a 121-unit, multi-family development at 37745 Chester Road, PPN 04-00-009-000-186.

Motion to suspend the rules.

Motion to approve.

3. Infinity Athletics, 1260 Moore Road, Special Use Permit, PL20250019

Avon Associates Limited is requesting a positive recommendation to City Council for approval of a Special Use Permit to allow Infinity Athletics to operate a cheerleading and tumbling business at 1260 Moore Road.

Motion to suspend the rules.

Motion to approve.

4. JFL Enterprises, 35520 Schneider Court, Lot Split, PL20250017

Bramhall Engineering on behalf of JFL Enterprises is requesting approval to split 24.8145 acres of 04-00-016-102-025 into 7.7120 for a Split Parcel and 17.1023 for the Remainder Parcel at 35520 Schneider Court.

Motion to suspend the rules.

Motion to approve.

5. Speedway/7-Eleven, 35045 Chester Road, Final Development Plan, PL20250020

McBride Dale Clarion on behalf of Speedway LLC is requesting approval of the Final Development Plan for a convenience store with fuel sales at 35045 Chester Road.

Motion to suspend the rules.

Motion to approve.

6. Nelly Belly, 1010 Center Road, Special Use Permit, PL20250022

The Big Show, Ltd. DBA Nelly Belly is requesting a positive recommendation to City Council for a Special Use Permit for outdoor seating and recreation to include live music, corn hole, bocce ball, volleyball, ice curling and horseshoes at 1010 Center Road.

Motion to suspend the rules.

Motion to approve.

7. City of Avon, Detroit Road, Sanitary Sewer District Modification

The City of Avon is requesting a positive recommendation to City Council for the approval of a Sanitary Sewer District Modification as part of the Detroit Road Widening to accommodate the last property to the east of the Avon High Schools's new entrance at 37635 Detroit Road (PPN 04-00-011102-005).

Motion to suspend the rules.

Motion to approve.

8. Referral to City Council: Extending the Moratorium on the Future Development or Construction of Carwashes and Self-Storage Facilities within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 104-24, the Temporary Moratorium on the Acceptance and Processing of Applications for Zoning, Occupancy, Special Use and/or Building Permit Approvals for the Establishment, Development and Construction of Carwashes and Self-Storage Facilities within the City of Avon.

Motion to suspend the rules.

Motion to approve.

9. Referral to City Council: Extending the Moratorium on the Future Development or Construction of any Hotel, Motel, Extended Stays, Boarding Houses or the like within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 4-25, the Temporary Moratorium on the Future Development or Construction of any Hotel, Motel, Extended Stays, Boarding Houses or the like within the City of Avon.

Motion to suspend the rules.

Motion to approve.

10. Referral to City Council: Amend Planning and Zoning Code-First Presentation

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Chapter 1228 – Administrative Procedures for Development Plan Review and Chapter 1244 – Subdivision Platting Procedures.

COMMENTS

ADJOURN