

AVON PLANNING COMMISSION REGULAR MEETING AGENDA 6-16-21

A REPRESENTATIVE MUST BE PRESENT AT THE MEETING
REGULAR MEETING AGENDA

WEDNESDAY, JUNE 16, 2021
7:00P.M.

1. PUBLIC HEARINGS

- Amend the Special Use Permit for Bob-O-Link Golf Course to include a new pole barn to located at 4141 Center Road
- Rezoning request for PPN 04-00-022-102-150 from R-1 to C-4 located on the south west corner of Middleton and Nagel Roads
- Sanitary Sewer District Modification for Hunter International
- Hunter International Final Development Plan for 32,310 sq. ft. office building to be located at 37779 Chester Road.
- Amend the City of Avon Standard Construction Drawings to include Cluster Box Units

2. ROLL CALL

BILL FITCH	RYAN CUMMINS, CITY ENGINEER
BRYAN JENSEN, MAYOR	PAM FECHTER, ECON. DEV/ PLAN COORDIN
JIM MALLOY	JOHN GASIOR, LAW DIRECTOR
SCOTT RADCLIFFE	RICK SCHNEIDER, ZONING ENF. OFFICER
CAROLYN WITHERSPOON, CHAIRMAN	JILL CLEMENTS, SECRETARY

3. MINUTES OF THE REGULAR MEETING- MAY 19, 2021

Motion to dispense of the reading of the minutes of the regular meeting held on Wednesday, May 19, 2021 and to approve the said minutes as published. 1. 2.

4. REPORTS/CORRESPONDENCE

5. ADDITIONS/DELETIONS

1.	1.	2.
2.	1.	2.
Motion to approve amended Agenda	1.	2.

6. BOB-O-LINK GOLF COURSE-FIRST PRESENTATION-AMEND SPECIAL USE PERMIT

Bryan Fitch is requesting approval of the site plan and the Recommendation to Council for approval to amend the Special Use Permit to include a 60'x72' pole barn to be located at 4141 Center Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

7. LIG LAND, LLC-FIRST PRESENTATION-REZONE

Frank Jaram of LIG LAND, LLC is requesting a positive or negative recommendation to Council for consideration of the rezoning PPN 04-00-022-102-150 from R-1 to C-4 located at the southwest corner of Middleton and Nagel Roads.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

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8. BREW KETTLE-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Bobby Johnston of Mann Parsons Gray Architects representing Chris Russo of the Brew Kettle is requesting approval of a new 6,284 sq. ft. Restaurant/Brewery and future out-parcel to be located at 33287 Just Imagine Drive.

- Motion to suspend the rules 1. 2.
- Motion to approve 1. 2.

9. VAULT STORAGE-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Vinny Violi of Vault Self Storage, LLC is requesting approval of the site plan for a 32,000 sq. ft. self-storage facility to be located at 34500 Mills Road

- Motion to suspend the rules 1. 2.
- Motion to approve 1. 2.

10. REFERRAL TO COUNCIL-FIRST PRESENTATION-SANITARY SEWER DISTRICT MODIFICATION

Per Article VII, Planning Commission (d) Mandatory Referral of the Council, Avon Planning Commission is recommending Council approval of site plan for Hunter International for the modification of the master sanitary sewer district.

- Motion to suspend the rules 1. 2.
- Motion to approve 1. 2.

11. HUNTER INTERNATIONAL-FIRST PRESENTATION-GENERAL DEVELOPMENT PLAN

Scott Christman of Hunter International is requesting approval of the site plan for a general development for 2 phases of office buildings and parking lot to be located at 37779 Chester Road.

- Motion to suspend the rules 1. 2.
- Motion to approve 1. 2.

12. HUNTER INTERNATIONAL-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Scott Christman of Hunter International is requesting approval of the site plan for the final development a 32,310 sq. ft. office building and parking lot to be located at 37779 Chester Road.

- Motion to suspend the rules 1. 2.
- Motion to approve 1. 2.

13. DOUG REYNOLDS-FIRST PRESENTATION-DITCH ENCLOSURE-MILLS ROAD

Doug Reynolds of Meridian Construction and Design, Inc. is requesting approval of the site plan and the recommendation to Council for approval for the ditch enclosure to be located at 31880 Mills Road.

- Motion to suspend the rules 1. 2.
- Motion to approve 1. 2.

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14. GRANDE ESPLANADE-FIRST PRESENTATION-FINAL PLAT

Vince Bobkovich of Euthenics requesting approval of the Final Plat and the recommendation to Council to create a Subdivider's Agreement for Grande Esplanade, a 37 home subdivision located on the east side of Nagel Road, north of Mills.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

15. REFERRAL TO COUNCIL-FIRST PRESENTATION-AMEND PLANNING AND ZONING CODE- STORAGE CONDO

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending Council approval to the Ordinance amending The City of Avon, Ohio Section 1222 Definitions, Section 1278 Industrial District Regulation and Section 1280 Special Use to allow Storage Condominiums permitted in M-1 with a Special Use Permit.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

16. REFERRAL TO COUNCIL-FIRST PRESENTATION-AMEND STANDARD CONSTRUCTION DRAWINGS

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending Council approval to the Ordinance amending The City of Avon, Ohio Standard Construction Drawings to include Cluster Box Units in final walk through with acceptance of improvements.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

17. CONTINUED DISCUSSION ON HOME OCCUPATION

18. COMMENTS

19. ADJOURN

Motion to adjourn	1.	2.
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