



CITY OF AVON

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REGULAR MEETING AGENDA AVON PLANNING COMMISSION JUNE 18, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. Lawrence Krystowski, Flag Lot, Special Use Permit

Lawrence Krystowski is requesting a positive recommendation to City Council to approve the creation of a Flag Lot (3.4013 acres) from the consolidation of 3.1311 acres of PPN 04-00-002-102-506 and 0.2702 acres of PPN 04-00-002-102-041.

2. Central South Ltd, Stoney Ridge Road, Flag Lot A, Special Use Permit

Central South Ltd is requesting a positive recommendation to City Council for approval of the creation of a 2.3955-acre Flag Lot for Parcel A on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street.

3. Central South Ltd, Stoney Ridge Road, Flag Lot C, Special Use Permit

Central South Ltd is requesting a positive recommendation to City Council for approval of the creation of a 1.8257-acre Flag Lot for Parcel C on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street.

4. VFW Post 7035, 36950 Mills Rd, Amend Special Use Permit

VFW Post 7035 is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for expansion of the Pavilion at 36950 Mills Road.

5. Avon High School, 37545 Detroit Road, Amend Special Use Permit

Avon Local School is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for the installation of new LED signs at the new High School Drive at 37545 Detroit Road.

6. Grace Estates, 34901 Detroit Road, Preliminary Plat

Triban Investment on behalf of Knez Homes is requesting approval of a Preliminary Plat to create a residential subdivision consisting of 12 single-family homes at 34901 Detroit Road (04-00-022-104-015 and 04-00-022-104-016).

7. Villas of Nagel Farms, Middleton Rd and Avon Road, Preliminary Plat

Bramhall Engineering on behalf of Liberty Development is requesting approval of a Preliminary Plat to create 56 attached, single-family, dwelling units north of Middleton Road and south of Avon Road (PPN 04-00-027-101204).

8. Referral to City Council: Establishing a Temporary Moratorium on Congregate Care / Assisted Living Facilities, Nursing Homes, and Independence Living Establishments for Seniors as addressed in Chapter 12 of the Codified Ordinances for the City of Avon

The City of Avon is requesting a positive recommendation to City Council to establish a temporary moratorium on the issuance and processing of any Special Use Permit for Congregate Care / Assisted Living Facilities, Nursing Homes, and Independence Living Establishments for Seniors as addressed in Chapter 12 of the Codified Ordinances for City of Avon.

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 May 21, 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. Victor and Eileen Beltz, 32320 Mills Road, Lot Split-Consolidation, PL20250025

Victor and Eileen Beltz are requesting approval to split 0.1148 acres from Matthew Baldi, PPN 04-00-025-000-205 and consolidate into Victor and Eileen Beltz parcel, PPN 04-00-02-000-204 for a total of 0.6887 acres.

Motion to suspend the rules.

Motion to approve.

2. Lawrence Krystowski, 38830 Detroit Road, Lot Split-Consolidation, PL20250023

Lawrence Krystowski is requesting approval to split 0.2702 acres of PPN 04-00-002-102-041 and consolidate into 3.1311 acres of PPN 04-00-002-102-506 for a total of 3.4013 with a remainder parcel of 1.27845 acres.

Motion to suspend the rules.

Motion to approve.

3. Lawrence Krystowski, 38830 Detroit Road, Flag Lot, Special Use Permit, PL2025002

Lawrence Krystowski is requesting a positive recommendation to City Council to approve the creation of a Flag Lot (3.4013 acres) from the consolidation of 3.1311 acres of PPN 04-00-002-102-506 and 0.2702 acres of PPN 04-00-002-102-041.

Motion to suspend the rules.

Motion to approve.

4. Central South Ltd, Lot Split, Stoney Ridge and Glendenning Street, PL20250028

Gary Smitek of Central South, Ltd is requesting approval to split 6.18 acres of PPN 04-00-011-108-167 into 3 parcels (Parcel A at 2.3955 acres, Parcel B at 1.9561 acres and Parcel C at 1.8257 acres).

Motion to suspend the rules.

Motion to approve.

5. Central South, Ltd, Stoney Ridge Road, Flag Lot A, Special Use Permit, PL20250033

Central South Ltd is requesting a positive recommendation to City Council for approval of the creation of a 2.3955-acre Flag Lot for Parcel A on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street.

Motion to suspend the rules.

Motion to approve.

6. Central South, Ltd, Stoney Ridge Road, Flag Lot C, Special Use Permit, PL20250034

Central South Ltd is requesting a positive recommendation to City Council for approval of the creation of a 1.8257-acre Flag Lot for Parcel C on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street.

Motion to suspend the rules.

Motion to approve.

7. VFW Post 7035, 36950 Mills Road, Amend Special Use Permit, PL20250026

VFW Post 7035 is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for expansion of the Pavilion at 36950 Mills Road.

Motion to suspend the rules.

Motion to approve.

8. Avon High School, 37545 Detroit Road, Amend Special Use Permit, PL20250031

Avon Local School is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for the installation of new LED signs at the new High School Drive at 37545 Detroit Road.

Motion to suspend the rules.

Motion to approve.

9. One Stop Beverage, 37565 Colorado Avenue, Minor Modification, PL20250027

Fischer and Associates on behalf of One Stop Beverage is requesting approval of a retail addition including electrical, mechanical and structural modifications.

Motion to suspend the rules.

Motion to approve.

10. Gerber Automotive Collision Facility, Chester Road, Final Development Plan, PL20250029

Gerber Real Estate aka Gerber Collision & Glass is requesting approval of the Final Development Plan for an Automobile and Collision Repair Facility at the southwest corner of Chester Road and Moore Road. (PPN 04-00-004-102-172).

Motion to suspend the rules.

Motion to approve.

11. Grace Estates, 34901 Detroit Road, Preliminary Plat, PL20240064

Triban Investment on behalf of Knez Homes is requesting approval of a Preliminary Plat to create a residential subdivision consisting of 12 single-family homes at 34901 Detroit Road (04-00-022-104-015 and 04-00-022-104-016).

Motion to suspend the rules.

Motion to approve.

12. Villas at Nagel Farms, Middleton Rd. and Avon Rd. Preliminary Plat, PL20250011

Bramhall Engineering on behalf of Liberty Development is requesting approval of a Preliminary Plat to create 56 attached, single-family, dwelling units north of Middleton Road and south of Avon Road (PPN 04-00-027-101204).

Motion to suspend the rules.

Motion to approve.

13. Villas at Nagel Farms, Middleton Rd. and Avon Rd. Final Plat, PL20250012

Bramhall Engineering on behalf of Liberty Development is requesting a positive recommendation to City Council for approval of a Final Plat to create 56 attached, single-family, dwelling units north of Middleton Road and south of Avon Road (PPN 04-00-027-101204).

Motion to suspend the rules.

Motion to approve.

14. Referral to City Council: Establishing a Temporary Moratorium on Congregate Care / Assisted Living Facilities, Nursing Homes, and Independence Living Establishments for Seniors as addressed in Chapter 12 of the Codified Ordinances for the City of Avon

The City of Avon is requesting a positive recommendation to City Council to establish a temporary moratorium on the issuance and processing of any Special Use Permit for Congregate Care / Assisted Living Facilities, Nursing Homes, and Independence Living Establishments for Seniors as addressed in Chapter 12 of the Codified Ordinances for City of Avon.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN