

**CITY OF AVON PLANNING COMMISSION
REGULAR MEETING AGENDA
JUNE 19, 2024, 7:00 P.M.**

PUBLIC HEARINGS

1. Greg Wasilko, Detroit Road, North Side and East of Jaycox, Rezone Residential to Commercial

Gregg and Mark Wasilko are requesting a positive recommendation to City Council to rezone 2.438 acres of the 2.58-acre parcel, PPN 04-00-022-102-083, from R-1, Single Family Residential to C-1 Neighborhood Business.

2. Referral to City Council: Amend Planning and Zoning Code

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, Section 1270.03 Schedule of Permitted Uses; 1270.03(a)(5), 1280.05 Minimum Lot and Yard Requirements For Special Uses in Non-Residential Districts; 1280.05(gg) and 1280.06 Supplemental Regulations for Certain Districts; 1280.06(jj) to add Urgent Care Clinic's as a Special Use (SU) in the C-2 Central Business / French Creek District.

3. Referral to City Council: Amend Planning and Zoning Code

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, Section 1270.03 Schedule of Permitted Uses; 1270.03(e)(7), 1270.08 Supplemental Regulations for Gasoline Stations and Auto Service Stations, 1280.05 Minimum Lot and Yard Requirements for Special Uses in Non-Residential Districts; (1280.05(i) and 1280.06 Supplemental Regulations for Certain Districts; 1280.06(c) to not allow Refueling Stations in a 500' proximity of Detroit Road.

4. Referral to City Council: Extending 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 through January 14, 2025.

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 66-24 through January 14, 2025.

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 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 15, 2024, 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. Jerry Kreis, Detroit Road, Lot Split and Consolidation, PL20240032

Jerry Kreis is requesting approval to split 0.878 acres from PPN 04-00-002-103-056 with 3.9579 acres remaining and then consolidate .0878 acres to PPN 04-00-002-103-055 to create a 1.6405-acre parcel.

Motion to suspend the rules.
Motion to approve.

2. Isomer Group, aka Drug Mart; East Avon Center, Phase 1, 2295 Nagel Road, Final Development Plan, PL20240033

Carl Frey of Labella Associates and Tom Lunt of Isomer Group, Inc. are requesting approval of the Final Development Plan for East Avon Center, Phase 1 to include stormwater, commercial driveway and buffer construction at 2295 Nagel Road, PPN 04-00-027-101-196.

Motion to suspend the rules.
Motion to approve.

3. Greg Wasilko, Detroit Road, North Side and East of Jaycox, Rezone Residential to Commercial, PL20240034

Gregg and Mark Wasilko are requesting a positive recommendation to City Council to rezone 2.438 acres of the 2.58-acre parcel, PPN 04-00-022-102-083, from R-1, Single Family Residential to C-1 Neighborhood Business.

Motion to suspend the rules.
Motion to approve.

4. **Referral to City Council: Amend Planning and Zoning Code**

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, Section 1270.03 Schedule of Permitted Uses; 1270.03(a)(5), 1280.05 Minimum Lot and Yard Requirements For Special Uses in Non-Residential Districts; 1280.05(gg) and 1280.06 Supplemental Regulations for Certain Districts; 1280.06(jj) to add Urgent Care Clinic's as a Special Use (SU) in the C-2 Central Business / French Creek District.

Motion to suspend the rules.

Motion to approve.

5. **Referral to City Council: Amend Planning and Zoning Code**

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, Section 1270.03 Schedule of Permitted Uses; 1270.03(e)(7), 1270.08 Supplemental Regulations for Gasoline Stations and Auto Service Stations, 1280.05 Minimum Lot and Yard Requirements for Special Uses in Non-Residential Districts; (1280.05(i) and 1280.06 Supplemental Regulations for Certain Districts; 1280.06(c) to not allow Refueling Stations in a 500' proximity of Detroit Road.

Motion to suspend the rules.

Motion to approve.

6. **Referral to Council; City of Avon Land Dedication**

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council for the dedication of certain portions of land owned by the City of Avon to be public right-of-way and permanent utility easements along Detroit Road and S.R. 83 in preparation for the upcoming S.R. 83 and S.R. 254 Intersection Improvement Project.

Motion to suspend the rules.

Motion to approve.

7. **Referral to City Council: Extending the Temporary Moratorium On The Future Development Or Construction of Any Hotels, Motels, Extended Stays, Boarding Houses Or The Like Within the City of Avon**

The City of Avon is requesting a positive recommendation to City Council for the extension of Ordinance 66-24 through January 14, 2025.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN