



CITY OF AVON

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REGULAR MEETING AGENDA AVON PLANNING COMMISSION JULY 16, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. K1 Speed, 1500 Nagel Road, Special Use Permit

DSC Architects, on behalf of Premier 1500 Nagel LLC is requesting a positive recommendation to City Council for approval of a Special Use Permit for an indoor electric go-cart and amusement center at 1500 Nagel Road.

2. Biggby Coffee, 36500 Detroit Road, Special Use Permit

JAVA Ventures V LLC on behalf of Biggby Coffee is requesting a positive recommendation to City Council for approval of a Special Use Permit for a coffee shop with indoor seating and drive thru service at 36500 Detroit Road.

3. 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 construction of a new 40 ft. x 24 ft. garage at 36950 Mills Road.

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 June 18, 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. **K1 Speed, 1500 Nagel Road, Minor Modification, PL20250037**

DSC Architects on behalf of Premier 1500 Nagel LLC is requesting approval to make minor exterior modifications to the existing structure including the installation of a new entrance with canopy for an indoor electric go-cart and amusement center at 1500 Nagel Road.

Motion to suspend the rules.

Motion to approve.

2. **K1 Speed, 1500 Nagel Road, Special Use Permit, PL20250038**

DSC Architects, on behalf of Premier 1500 Nagel LLC is requesting a positive recommendation to City Council for approval of a Special Use Permit for an indoor electric go-cart and amusement center at 1500 Nagel Road.

Motion to suspend the rules.

Motion to approve.

3. **Biggby Coffee, 36500 Detroit Road, Minor Modification, PL20250039**

JAVA Ventures V LLC on behalf of Biggby Coffee is requesting approval to make interior and exterior modifications to an existing 3,000 sq. ft. building for a coffee shop with indoor seating and drive thru service at 36500 Detroit Road.

Motion to suspend the rules.

Motion to approve.

4. **Biggby Coffee, 36500 Detroit Road, Special Use Permit, PL20250036**

JAVA Ventures V LLC on behalf of Biggby Coffee is requesting a positive recommendation to City Council for approval of a Special Use Permit for a coffee shop with indoor seating and drive thru service at 36500 Detroit Road.

Motion to suspend the rules.

Motion to approve.

5. **VFW Post 7035, 36950 Mills Rd, Amend Special Use Permit, PL20250040**

VFW Post 7035 is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for construction of a new 40 ft. x 24 ft. garage at 36950 Mills Road.

Motion to suspend the rules.

Motion to approve.

6. Nelly Belly, 1010 Center Road, Final Development Plan, PL20250021

Bramhall Engineering on behalf of The Big Show, Ltd dba Nelly Belly is requesting approval of the Final Development Plan for a restaurant, repaving existing parking lot and outdoor activities at 1010 Center Road.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN