

**CITY OF AVON PLANNING COMMISSION
REGULAR MEETING AGENDA
JULY 17, 2024, 7:00 P.M.-COUNCIL CHAMBERS**

PUBLIC HEARINGS

1. **Bradley Bartel, 34901 Detroit Road, Rezone from R1 to C1**
Bradley Bartel is requesting a positive recommendation to City Council to Rezone a north portion of the 9.98-acre parcel at PPN 04-00-022-104-015 from R-1 Single Family Residential to C-1 Neighborhood Business.
2. **Bradley Bartel, 34901 Detroit Road, Special Use Permit, Flag Lot**
Bradley Bartel is requesting a positive recommendation to City Council for a Special Use Permit to create a Flag Lot on a portion of PPN 04-00-022-104-015 and PPN 04-00-022-104-016 at 34901 Detroit Road.

ROLL CALL

Bill Fitch	Jill Clements, Zoning Enforcement Officer
Bryan Jensen, Mayor	Ryan Cummins, City Engineer
Jim Malloy	Pam Fechter, Econ. Dev./Planning Coordinator
Scott Radcliffe	John Gasior, Law Director
Carolyn Witherspoon, Chair	Duane Streator, 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 19, 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. **Philip and Jolene Amos, 32420 Schwartz Road, Lot Consolidation, PL20240035**
Kevin Hoffman of Polaris Engineering representing Philip and Jolene Amos is requesting to consolidate the 3.2282 acres of PPN 04-00-026-108-171 and 2.8709 acres of PPN 04-00-026-108-177 to create a 6.0139-acre parcel located at 32420 Schwartz Road.

Motion to suspend the rules.
Motion to approve.

2. **InSite Real Estate, LLC, Miller Road, Final Development Plan**

Michael Weber representing InSite Real Estate Company, LLC is requesting approval of the Final Development Plan to construct a warehouse and distribution center on Miller Road.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN