



City of Avon

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**REGULAR MEETING AGENDA
AVON PLANNING COMMISSION
AUGUST 19, 2026, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
36080 CHESTER ROAD, AVON, OHIO 44011**

PUBLIC HEARINGS

- **Cleveland Clinic Foundation, 33100 Just Imagine Drive, General Development Plan and Amend Special Use Permit**

Osborn Engineering on behalf of the Cleveland Clinic Foundation is requesting approval of a General Development Plan and an Amendment to their Special Use Permit to include a second bed tower, expansion of the RE Jacobs Family Health Center and associated parking at 33100 Just Imagine Drive (PPN 04-00-028-101-106).

- **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 City Council approval to amend the Planning and Zoning Code, to update Chapter 1262.07 Western Reserve Development Requirements.

ROLL CALL

Mike Beatty

Bill Fitch

Bryan Jensen, Mayor

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 & BZA Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on July 15, 2026, 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. Cleveland Clinic Foundation, 33100 Just Imagine Drive, Amend Special Use Permit, PL20260039**
Osborn Engineering on behalf of Cleveland Clinic Foundation is requesting a positive recommendation to City Council to amend their Special Use Permit for a second bed tower expansion and associated parking at the Richard E. Jacobs Campus at 33100 Just Imagine Drive (PPN 04-00-028-101-106).

Motion to suspend the rules.

Motion to approve.
- 2. Cleveland Clinic Foundation, 33100 Just Imagine Drive, General Development Plan, PL20260033**
Osborn Engineering on behalf of Cleveland Clinic Foundation is requesting approval of a General Development Plan for a building and parking expansion at the Richard E. Jacobs Campus at 33100 Just Imagine Drive (PPN 04-00-028-101-106).

Motion to suspend the rules.

Motion to approve.
- 3. Avon Professional Building Inc., 36465-36475 Detroit Road, Lot Split and Consolidation, PL20260037**
Avon Professional Building, Inc. is requesting approval of a Lot Split for the property located at 36475 Detroit Road and a Consolidation of the property located at 36465 Detroit Road (PPNs 04-00-015-104-001 and 04-00-010-119-005).

Motion to suspend the rules.

Motion to approve.
- 4. Sprouts Farmers Market, 35130 Chester Road, General Development Plan, PL20260028**
CESO, Inc., on behalf of Sprouts Farmers Market, is requesting approval of a General Development Plan for the construction of a 23,273 square foot grocery store and a 16,362 square foot retail building with associated parking and site improvements at 35130 Chester Road (04-00-021-000-286, 287, 288).

Motion to suspend the rules.

Motion to approve.
- 5. All Around Children, Just Imagine Drive, Final Development Plan, PL20260029**
Architectural Design Studios, on behalf of All Around Children, is requesting approval of a Final Development Plan for the construction of a 15, 206 square-foot daycare facility at Just Imagine Drive (PPN 04-00-028-102-191).

Motion to suspend the rules.

Motion to approve.

6. LDC Stonegate LLC, 33294 Detroit Road, Rezone, Third Presentation, PL20260014

LDC Stonegate LLC is requesting a positive recommendation to City Council for the rezoning of 33294 Detroit (PPN 04-00-027-101-242) from R-1 (Residential Single Family) to C-1 (Neighborhood Business).
First Presentation held on April 15, 2026
Second Presentation held on July 15, 2026

Motion to suspend the rules.

Motion to approve.

7. Westhaven Estates, Detroit Road, Final Plat, PL20260036

Swipe USA is requesting approval of the Final Plat for a residential subdivision consisting of 31 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).

Motion to suspend the rules.

Motion to approve.

8. City of Avon, Stone River Subdivision, Lot Split, PL20260038

The City of Avon is requesting approval of a Lot Split to convey a certain portion of the Stone River Subdivision to the Lorain County Metro Parks.

Motion to suspend the rules.

Motion to approve.

9. Referral to City Council: Amend Planning and Zoning Code, Second Presentation

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, to update Chapter 1264, Multi-Family Residential District Regulations.
First Presentation held on July 15, 2026

Motion to suspend the rules.

Motion to approve.

10. 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 City Council approval to amend the Planning and Zoning Code, to update Chapter 1262.07 Western Reserve Development Requirements.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN