



City of Avon

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**AVON PLANNING COMMISSION
REGULAR MEETING AGENDA
SEPTEMBER 16, 2026, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
36080 CHESTER ROAD, AVON, OHIO 44011**

PUBLIC HEARINGS

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 August 19, 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. Akron Children's Hospital, Center Road, Lot Split, PL 20260040

Akron Children's Hospital is requesting approval of a Lot Split for the 14.4905-acre property located on Center Road (PPN 04-00-015-110-272). The proposed Lot Split would create Parcel A, consisting of 12.4644 acres, and Parcel B, consisting of 2.0275 acres.

Motion to suspend the rules.

Motion to approve.

2. Avon Professional Building Inc., 36465-36475 Detroit Road, Lot Split and Consolidation, PL20260037

Avon Professional Building Inc. is requesting approval of a Lot Split and Consolidation for the properties located at 36465 Detroit Road (0.2306) and 36475 Detroit Road (0.6169 acres) (PPNs 04-00-015-104-001 and 04-00-010-119-005).

Motion to suspend the rules.

Motion to approve.

3. Knez Homes, Detroit Road, Lot Split, PL20260041

Knez Homes, on behalf of Lisa Vo, Trustee, is requesting a Lot Split for the 2.94-acre property located on Detroit Road (PPN 04-00-011-101-015 and 04-00-011-101-018). The proposed Lot Split would create Parcel 1, consisting of 0.6912 acres, Parcel 2, consisting of 0.6905 acres and Parcel 3 consisting of 0.9095 acres.

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 grocery store, retail building, associated parking and site improvements at 35130 Chester Road (PPN 04-00-021-000-286, 287, 288).

Motion to suspend the rules.

Motion to approve.

5. Sprouts Farmers Market, 35130 Chester Road, Final Development Plan, First Presentation, PL20260042

CESO, Inc., on behalf of Sprouts Farmers Market, is requesting approval of a Final 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 (PPN 04-00-021-000-286, 287, 288).

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 Road (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, Second Presentation, 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).
First Presentation held on August 19, 2026.

Motion to suspend the rules.

Motion to approve.

8. 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, Chapter 1264, Multi-Family Residential District Regulations.
First Presentation held on July 15, 2026

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN