



CITY OF AVON

36080 Chester Road · Avon, OH 44011 · Phone (440) 937-7800 · Fax (440) 937-7824 · www.cityofavon.com

REGULAR MEETING AGENDA AVON PLANNING COMMISSION SEPTEMBER 17, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. Paul and Jaclyn Marvin, 3276 Nagel Road, Special Use Permit

Paul and Jaclyn Marvin on behalf of Ruth Keller are requesting a positive recommendation to City Council for approval to create a Special Use Permit for the purposes of housing livestock.

2. Nick Rak, Detroit Road, Flag Lot, Special Use Permit

Nick Rak is requesting a positive recommendation to City Council for approval to create a Special Use Permit for a Flag Lot (5.00 acres) from the Lot Split of PPN 04-00-002-102-243 on Detroit Road west of Long Road.

3. Carmella Fragassi, Chester Road, Rezone from R3 to C4

Carmella Fragassi is requesting a positive recommendation to City Council for approval to rezone PPN 04-00-009-000-103, on Chester Road, west of State Route 83, from R-3-Multi-Family Residential to C-4-General Business District.

4. Red Tail Golf Storage Building, 4400 Nagel Road, Amend Special Use Permit

Carnegie Corporation on behalf of Caravon Golf Company is requesting a positive recommendation to City Council to approve an Amended Special Use Permit for the installation of an 8,400 sq. ft. golf cart storage building adjacent to the Red Tail Clubhouse.

5. Referral to City Council: Approval of Overview Map

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending City Council approval to the updates of the Overview Map for the City of Avon.

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 August 20, 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. Paul and Jaclyn Marvin, 3276 Nagel Road, Special Use Permit, PL20250048

Paul and Jaclyn Marvin on behalf of Ruth Keller are requesting a positive recommendation to City Council for approval to create a Special Use Permit for the purposes of housing livestock.

Motion to suspend the rules.

Motion to approve.

2. Nick Rak, Detroit Road, Lot Split, PL20250049

Nick Rak is requesting approval of a Lot Split of 17.6834 acres to create a Flag Lot of 5.00 acres and a remainder parcel of 12.638 at PPN 04-00-002-102-243 on Detroit Road.

Motion to suspend the rules.

Motion to approve.

3. Nick Rak, Detroit Road, Flag Lot, Special Use Permit, PL20250050

Nick Rak is requesting a positive recommendation to City Council for approval to create a Special Use Permit for a Flag Lot (5.00 acres) from the Lot Split of PPN 04-00-002-102-243 on Detroit Road west of Long Road.

Motion to suspend the rules.

Motion to approve.

4. **Carmella Fragassi, Chester Road, Rezone from R3 to C4, PL20250042**

Carmella Fragassi is requesting a positive recommendation to City Council for approval to rezone PPN 04-00-009-000-103, on Chester Road, west of State Route 83, from R-3-Multi-Family Residential to C-4-General Business District.

Motion to suspend the rules.

Motion to approve.

5. **R7 Motors, Chester Road and Jaycox Road, General Development Plan, First Presentation, PL20250051**

Vocon, Inc., on behalf of R7 Motors, Inc., will present the First Presentation of the General Development Plan for a new Mercedes Benz and Porsche automotive dealership to be located at the southwest corner of Chester Road and Jaycox Road.

Motion to suspend the rules.

Motion to approve.

6. **Red Tail Golf Storage Building, 4400 Nagel Road, Amend Special Use Permit, 20240069**

Carnegie Corporation on behalf of Caravon Golf Company is requesting a positive recommendation to City Council to approve an Amended Special Use Permit for the installation of an 8,400 sq. ft. golf cart storage building adjacent to the Red Tail Clubhouse.

Motion to suspend the rules.

Motion to approve.

7. **Referral to City Council: Approval of Overview Map**

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending City Council approval to the updates of the Overview Map for the City of Avon.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN