

**AVON PLANNING COMMISSION
REGULAR MEETING AGENDA
SEPTEMBER 18, 2024, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS**

PUBLIC HEARINGS

1. **Isomer Group, LLC-Nagel Road, East Side, Amend General Development Plan**
Carl Frey of Labella Associates representing Isomer Group, LLC is requesting approval to amend the General Development Plan on the east side of Nagel Road, PPN 04-00-027-101-196.

2. **Caravon Golf Company dba Red Tail Golf Club, Short Game Practice Green, East Side of Nagel Road, Amend Special Use Permit**
Debbie Reed of Carnegie Management is requesting a positive recommendation to City Council to approve an Amended Special Use Permit for the installation of a Short Game Practice Green on the east side of Nagel Road, PPN 04-00-025-000-484 on behalf of Caravon Golf Company.

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 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 21, 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. **Lenard DiFrancesco, 36497 Kinzel Road, Lot Split and Consolidation, PL20240046**

Gary Smittek representing Lenard DiFrancesco is requesting to split .5222 acres from PPN 00-00-014-105-070 and consolidate to PPN 04-00-014-105-071 to create a 1.6568-acre parcel and consolidate PPN 04-00-014-105-070 and 04-00-014-105-061 to create a 6.5532-acre parcel.

Motion to suspend the rules.

Motion to approve.

2. **Isomer Group, LLC, Amend Development Agreement**

Carl Frey of Labella Associates representing Tom Lunt of Isomer Group, LLC is requesting a positive recommendation to City Council to Amend the Development Agreement under Ordinance 71-22 to include additional signage on Middleton Road and the east side of Nagel Road.

Motion to suspend the rules.

Motion to approve.

3. **Caravon Golf Company dba Red Tail Golf Club, Short Game Practice Green, East Side of Nagel Road, Amend Special Use Permit, PL2024022-Second Presentation**

Debbie Reed of Carnegie Management is requesting a positive recommendation to City Council to approve an Amended Special Use Permit for the installation of a Short Game Practice Green on the east side of Nagel Road, PPN 04-00-025-000-484 on behalf of Caravon Golf Company.

Motion to suspend the rules.

Motion to approve.

4. **Caravon Golf Company dba Red Tail Golf Club, Short Game Practice Green, East Side of Nagel Road, Minor Modification to Riparian Zone according to Section 1051.08, PL20240021-Second Presentation**

Debbie Reed of Carnegie Management is requesting relief from the Riparian Zone on the east side of Nagel Road, PPN 04-00-025-000-484 for the installation of a Short Game Practice Green on behalf of Caravon Golf Company.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN