



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 OCTOBER 15, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. **Westside Pancake Company, 37500 Colorado Avenue, Special Use Permit**
Bramhall Engineering on behalf of the Westside Pancake Company is requesting a positive recommendation to City Council for the addition of a 360 sq. ft. outdoor seating area.
2. **Referral to City Council: Approval of Stormwater Management Requirements**
Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending City Council approval for the updates to the Stormwater Management Requirements for the City of Avon pursuant to Chapter 1050, 1052 and 1053 of the Codified Ordinances.
3. **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 approval from City Council to correct the Planning and Zoning Code, Chapter 1280.05(II) – Minimum Lot and Yard Regulations for Special Uses in Nonresidential Districts- Raising of animals for medical experimentation; raising of furbearing animals for commercial purposes; commercial dog kennels; animal boarding to include zoning districts C-3, C-4 and M-2, in addition to the stated M-1.

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 September 17, 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. First Presentation held on September 17, 2025.

Motion to suspend the rules.

Motion to approve.

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

Nick Rak is requesting approval of 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. First Presentation held on September 17, 2025.

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. First Presentation held on September 17, 2025

Motion to suspend the rules.

Motion to approve.

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

Vocon, Inc., on behalf of R7 Motors, Inc., is requesting approval 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. First Presentation held on September 17, 2025

Motion to suspend the rules.

Motion to approve.

5. **Avon MOB Self Storage LLC, Rose Parkway/Avon Commerce Parkway, Extension of General Development Plan, PL20240054**

Marc Strauss of Chamberlin-Avon Real Estate, LLC, on behalf of Avon MOB Self Storage LLC, is requesting a six (6) month extension of the General Development Plan approval originally granted on November 6, 2024. Plan includes the future construction of a 47,750 sq. ft. Medical Office Building, along with the future development of a 4.7-acre roadway extension of Rose Parkway and a portion of Avon Commerce Parkway, located off Health Campus Boulevard (PPN: 04-00-028-101-114).

Motion to suspend the rules.

Motion to approve.

6. **Emerald Event Center, 33040 Just Imagine Drive, General Development Plan, PL20250059**

AP Hospitality, LLC is requesting approval of the General Development Plan for a 6,500 sq. ft. expansion of the Emerald Event Center at 33040 Just Imagine Drive.

Motion to suspend the rules.

Motion to approve.

7. **Dollar Tree, 1328 Center Road, Final Development Plan, PL20250052**

Bramhall Engineering on behalf of Elcan and Associates is requesting approval of the Final Development Plan for the construction of a 9,991 sq. ft. building at 1328 Center Road.

Motion to suspend the rules.

Motion to approve.

8. **JFL Enterprises and MTA Inc. 35510-35520 Schneider Court, General Development Plan, PL20250055**

Bramhall Engineering on behalf of JFL Enterprises, Inc. (Just for Laughs) and MTA Inc. (Midwest Transatlantic Lines) are requesting approval of the General Development Plan for construction of 2 buildings at 35510 and 35520 Schneider Court.

Motion to suspend the rules.

Motion to approve.

9. **JFL Enterprises and MTA Inc. 35510 and 35520 Schneider Court, Final Development Plan, PL20250056**

Bramhall Engineering on behalf of JFL Enterprises, Inc. (Just for Laughs) and MTA Inc. (Midwest Transatlantic Lines) are requesting approval of the Final Development Plan for construction of a 60,000 square foot building and a 150,000 sq. ft. building, associated parking lots, stormwater management facilities and utilities.

Motion to suspend the rules.

Motion to approve.

10. **Westside Pancake Company, 37500 Colorado Avenue, Final Development Plan, PL20250053**

Bramhall Engineering on behalf of the Westside Pancake Company is requesting approval of the Final Development Plan for a 7,222 sq. ft. building addition, including interior renovations, parking lot and landscaping improvements.

Motion to suspend the rules.

Motion to approve.

11. Westside Pancake Company, 37500 Colorado Avenue, Special Use Permit, PL20250054

Bramhall Engineering on behalf of the Westside Pancake Company is requesting a positive recommendation to City Council for the addition of a 360 sq. ft. outdoor seating area.

Motion to suspend the rules.

Motion to approve.

12. Preserve at Riegelsberger, Riegelsberger Road and Center Road, Preliminary Plat, PL20230054

Polaris Engineering on behalf of Drees Homes is requesting approval of the Preliminary Plat for a residential subdivision consisting of 69 single family homes at the northeast corner of Riegelsberger Road and Center Road (PPN 04-00-014-107-023, 024 and 268). First Presentation held on August 20, 2025

Motion to suspend the rules.

Motion to approve.

13. Referral to City Council: Approval of Stormwater Management Requirements

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending City Council approval for the updates to the Stormwater Management Requirements for the City of Avon pursuant to Chapter 1050, 1052 and 1053 of the Codified Ordinances.

Motion to suspend the rules.

Motion to approve.

14. 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 approval from City Council to correct the Planning and Zoning Code, Chapter 1280.05(II) – Minimum Lot and Yard Regulations for Special Uses in Nonresidential Districts- Raising of animals for medical experimentation; raising of furbearing animals for commercial purposes; commercial dog kennels; animal boarding to include zoning districts C-3, C-4 and M-2, in addition to the stated M-1.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN