

**REGULAR MEETING AGENDA
AVON PLANNING COMMISSION
OCTOBER 16, 2024, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS**

PUBLIC HEARINGS

1. **Liberty Development, Villas at Nagel Farms, Avon Road and Middleton Road, Rezoning from R-1 to R-3**
Aaron Appell of Bramhall Engineering representing Dru Siley and Tom Kuluris of Liberty Development Company is requesting a positive recommendation to City Council to rezone 13.2836 acres of PPN 04-00-027-101-204 from R-1 to R-3 between Avon Road and Middleton Road.

2. **7 Brew Coffee, Code Amendment**
Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, 7 Brew Coffee is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Section 1270.03(b)(9) Scheduled Permitted Uses and Section 1280.06(ee) Supplemental Regulations for Certain Uses, to allow a restaurant with no indoor seating in the C-4 Zoning District, south of I-90.

3. **Avon High School, 37545 Detroit Road, Weight Room Addition/Renovation, Amend Special Use Permit**
Murtaza Abbas of Architectural Vision Group representing Ben Hodge of Avon Local Schools is requesting a positive recommendation to City Council to Amend the Special Use Permit for the construction of an 8,000 sq. ft. Weight Room Addition to the Avon High School.

4. **Avon MOB Self Storage LLC, Rose Parkway/Avon Commerce Parkway, General Development Plan**
Marc Strauss of Chamberlin-Avon Real Estate, LLC is requesting approval of the General Development Plan that includes future construction of a 47,750 sq. ft. Medical Office Building, 60,000 sq. ft. Self-Storage Facility, and the future construction of a 4.7-acre roadway extension of Rose Parkway and a portion of Avon Commerce Parkway off Health Campus Boulevard, PPN 04-00-028-101-114.

ROLL CALL

Bill Fitch
Bryan Jensen, Mayor
Jim Malloy
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 Streator, 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 18, 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. **Liberty Development, Villas at Nagel Farms, Avon Road and Middleton Road, Rezoning from R-1 to R-3, PL20240052**

Aaron Appell of Bramhall Engineering representing Dru Siley and Tom Kuluris of Liberty Development Company is requesting a positive recommendation to City Council to rezone 13.2836 acres of PPN 04-00-027-101-204 from R-1 to R-3 between Avon Road and Middleton Road.

Motion to suspend the rules.
Motion to approve.

2. **Avon High School, 37545 Detroit Road, Weight Room Addition/Renovation, Final Development Plan, PL20240049**

Murtaza Abbas of Architectural Vision Group representing Ben Hodge of Avon Local Schools is requesting approval of the Final Development Plan for the 8,000 sq. ft. Weight Room Addition to the Avon High School.

Motion to suspend the rules.
Motion to approve.

3. **Avon High School, 37545 Detroit Road, Weight Room Addition/Renovation, Amend Special Use Permit, 20240050**

Murtaza Abbas of Architectural Vision Group representing Ben Hodge of Avon Local Schools is requesting a positive recommendation to City Council to Amend the Special Use Permit for the 8,000 sq. ft. Weight Room Addition to the Avon High School.

Motion to suspend the rules.
Motion to approve.

4. **7 Brew Coffee, Code Amendment, PL20240053**

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, 7 Brew Coffee is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Section 1270.03(b)(9) Scheduled Permitted Uses and Section 1280.06(ee) Supplemental Regulations for Certain Uses, to allow a restaurant with no indoor seating in the C-4 Zoning District, south of I-90.

Motion to suspend the rules.

Motion to approve.

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

Marc Strauss of Chamberlin-Avon Real Estate, LLC is requesting approval of the General Development Plan that includes future construction of a 47,750 sq. ft. Medical Office Building, 60,000 sq. ft. Self-Storage Facility, and the future construction of a 4.7-acre roadway extension of Rose Parkway and a portion of Avon Commerce Parkway off Health Campus Boulevard, PPN 04-00-028-101-114.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN