

AVON PLANNING COMMISSION REGULAR MEETING AGENDA 11-17-21

A REPRESENTATIVE MUST BE PRESENT AT THE MEETING
REGULAR MEETING AGENDA WEDNESDAY, NOVEMBER 17, 2021
7:00P.M.

1. PUBLIC HEARINGS

- Sanitary Sewer District Modification to include on PPN 0400012102072 a 4.38-acre parcel
- Create a Special Use Permit for Beehive Homes of NR, LLC to include a phased memory support facility to be located on the north side of Chester Road, west of Chester Industrial Parkway

2. ROLL CALL

BILL FITCH	RYAN CUMMINS, CITY ENGINEER
BRYAN JENSEN, MAYOR	PAM FECHTER, ECON. DEV/ PLAN COORDIN
JIM MALLOY	JOHN GASIOR, LAW DIRECTOR
SCOTT RADCLIFFE	DUANE STREATOR, SAFETY DIRECTOR
CAROLYN WITHERSPOON, CHAIRMAN	JILL CLEMENTS, SECRETARY

3. MINUTES OF THE REGULAR MEETING- OCTOBER 20, 2021

Motion to dispense of the reading of the minutes of the regular meeting held on Wednesday, October 20, 2021, and to approve the said minutes as published. 1. 2.

4. REPORTS/CORRESPONDENCE

5. ADDITIONS/DELETIONS

1.	1.	2.
2.	1.	2.
Motion to approve amended Agenda	1.	2.

6. SPEEDWAY-FIRST PRESENTATION-TIME EXTENSION

Paul Coleman representing Speedway is requesting a one-year time extension for the final development plans approved 12.16.21 for the proposed 4,600 sq. ft. Speedway Gas Station to be located at 35045 Chester Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

7. SCOCO-MILLER-FIRST PRESENTATION-LOT SPLIT CONSOLIDATION

Alan Scoco is requesting taking 33467 Cherry and 33447 Cherry splitting a portion of each lot and consolidating to reconfigure the lot lines to make 33467 Cherry .9224 acres and 33447 Cherry .7576 acres.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

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8. CONNIE HRICOVEC-FIRST PRESENTATION-SANITARY SEWER DISTRICT MODIFICATION

Connie Hricovec is requesting a sanitary sewer district to be included in the Core Sanitary Area and removed from District 5A for a 4.38 parcel, PPN 040001202072 to construct a single-family home.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

9. GRANDE ESPLANADE-FIRST PRESENTATION-FINAL PLAT

Vince Bobkovich of Euthenics requesting approval of the Final Plat and the recommendation to Council to create a Subdivider's Agreement for Grande Esplanade, a 37 home subdivision located on the east side of Nagel Road, north of Mills approved Preliminary Plat 3.22.21 with sanitary connection at St Theresa.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

10. BEEHIVE HOMES OF NR, LLC-FIRST PRESENTATION-SPECIAL USE PERMIT

Michael Bruno of Beehive Homes of NR, LLC is requesting approval and the recommendation to Council for approval to create a Special Use Permit to include phased memory support facility to be located on the North Side of Chester Road, west of Chester Industrial Parkway.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

11. AVON PLAZA-FIRST PRESENTATION-GENERAL DEVELOPMENT PLAN

Lynn Miggins of KS Associates representing Ryan Mann is requesting approval of the general development plan for the proposed retail/office development to be located on Chester Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

12. SAFOS CAR WASH-FIRST PRESENTATION-LOT SPLIT/CONSOLIDATION

Ross Safos is requesting taking a 2-acre lot and splitting it to create Parcel A, 1.2936 acres and taking the remainder .9059 acres and consolidating it to create a 13.6091-acre Parcel D to be located on the east side of Nagel Road, north of Detroit Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

13. SAFOS CAR WASH-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Ross Safos is requesting approval of the site plan for a proposed 3,926 sq. ft. carwash and vacuum islands to be located on the east side of Nagel Road, north of Detroit Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

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14. GORNEY-MILLS ROAD-SECOND PRESENTATION-REZONE

Ryan and Kara Gorney are requesting a positive recommendation to Council for consideration of the rezoning of PPN 0400024116043 from M-1 to R-1 located at 33910 Mills Road.

Motion to un-table	1.	2.
Motion to approve	1.	2.

15. CONCORD VILLAGE-FIRST PRESENTATION-REZONE

Jason Friedman is requesting approval and the recommendation to Council for approval of taking 7.89 acres and rezoning that from M-1 to R-3 leaving the remainder 4.20 acres M-1 for proposed Concord Village Phase 3 to be located on the north side of Chester Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

16. CONCORD VILLAGE-FIRST PRESENTATION-AMEND GENERAL DEVELOPMENT PLAN

Jason Friedman is requesting approval of amending the General Development plan for Concord Village to include Phase 3, 86 new units to be located on the north side of Chester Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

17. COMMENTS

18. ADJOURN

Motion to approve	1.	2.
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