



CITY OF AVON

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REGULAR MEETING AGENDA AVON PLANNING COMMISSION NOVEMBER 19, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. Culvers, 1439 Center Rd, Amend Special Use Permit

McCon Building Corporation on behalf of Culver's is requesting a positive recommendation to city council to Amend the Special Use Permit for the addition of a second drive-thru service lane and extension of the existing outdoor patio.

2. Hampton Inn, Hotel, 33040 Just Imagine Drive, Special Use Permit

AP Hospitality LLC is requesting a positive recommendation to city council to create a Special Use Permit for a 119-room hotel at 33040 Just Imagine Drive.

3. Premier Development, Nagel Road, Rezone

Premier Development Partners on behalf of Premier 1500 Nagel LLC is requesting a positive recommendation to city council to rezone PPN 04-00-021-000-264 to add C-4 (General Business District) overlay to the current M-1 (General Industrial) zoning district.

4. Grande Esplanade, Mills Road-Nagel Road, Preliminary Plat

H-9 LLC on behalf of Hilliard Partnership LLC is requesting approval of the Preliminary Plat for a residential subdivision consisting of 60 single family homes on PPN 04-00-025-000-577.

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 October 15, 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. Central South Ltd, Glendenning Street, Sanitary Sewer, PL20250041

Central South Ltd. is requesting a positive recommendation to City Council for approval of the installation of the Sanitary Sewer at Glendenning Street.

Motion to suspend the rules.

Motion to approve.

2. Culver's, 1439 Center Rd, Minor Modification, PL20250072

McCon Building Corporation, on behalf of Culver's, is requesting approval of the minor modification for the site improvements including a second drive-thru service lane and extension of the existing outdoor patio.

Motion to suspend the rules.

Motion to approve.

3. Culver's, 1439 Center Rd, Amend Special Use Permit, PL20250073

McCon Building Corporation on behalf of Culver's is requesting a positive recommendation to City Council to Amend the Special Use Permit for the addition of a second drive-thru service lane and extension of the existing outdoor patio.

Motion to suspend the rules.

Motion to approve.

4. R7 Motors, Chester Road and Jaycox Road, Lot Split, PL20250063

Vocon, Inc., on behalf of R7 Motors, Inc. is requesting approval to split 36 combined acres of PPN: 04-00-021-000-255, 266 and 261 into 6 parcels (Parcel 1, 3.4785 acres, Parcel 2, 4.4560 acres, Parcel 3 6.9662 acres, Parcel 4, 4.5272 acres, Parcel 5, 1.3132 acres and Parcel 6 5.8853 acres) 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.

5. R7 Motors, Chester Road, Dedication Plat

R7 Motors is requesting approval of their Dedication Plat granting the city additional right of way for public use, utility easements, including gas and electric, and drainage easements along the south side of Chester Road immediately adjacent to their proposed development.

Motion to suspend the rules.

Motion to approve.

6. Hampton Inn Hotel, 33040 Just Imagine Drive, General Development Plan, PL20250067

AP Hospitality LLC is requesting approval of the General Development Plan for a 66,500 sq. ft., 119 room hotel at 33040 Just Imagine Drive.

Motion to suspend the rules.

Motion to approve.

7. Hampton Inn, Hotel, 33040 Just Imagine Drive, Special Use Permit, PL20250069

AP Hospitality LLC is requesting a positive recommendation to City Council to create a Special Use Permit for a 119-room hotel at 33040 Just Imagine Drive.

Motion to suspend the rules.

Motion to approve.

8. Emerald Event Center, Hampton Inn Hotel, 33040 Just Imagine Drive, Final Development Plan, PL20250068

AP Hospitality, LLC is requesting approval of the Final Development Plant for the 7,395 sq. ft. expansion of the Emerald Event Center and construction of a 66,500 sq. ft., 119 room hotel at 33040 Just Imagine Drive.

Motion to suspend the rules.

Motion to approve.

9. Premier Development, Nagel Road, Rezone, PL20250064

Premier Development Partners on behalf of Premier 1500 Nagel LLC is requesting a positive recommendation to City Council for approval to rezone PPN 04-00-021-000-264 to add C-4 (General Business District) overlay to the current M-1 (General Industrial) zoning district.

Motion to suspend the rules.

Motion to approve.

10. Premier Development, Nagel Road, Lot Split, PL20250065

Premier Development Partners on behalf of Premier 1500 Nagel LLC is requesting approval to split PPN 00-40-021-000-264 into Parcel A: 3.6679 acres and Parcel B: 1.4209 acres.

Motion to suspend the rules.

Motion to approve.

11. Premier Development, Nagel Road, General Development Plan, PL20250066

Premier Development Partners on behalf of Premier 1500 Nagel LLC is requesting approval of the General Development Plan for a future business development site.

Motion to suspend the rules.

Motion to approve.

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

Polaris Engineering on behalf 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.

Second Presentation held on October 15, 2025.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN