

**REGULAR MEETING AGENDA
AVON PLANNING COMMISSION
NOVEMBER 20, 2024, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS**

PUBLIC HEARINGS

1. Avon MOB Self Storage LLC, Avon Commerce Parkway, Master Thoroughfare Plan Amendment

Marc Strauss of Chamberlin-Avon Real Estate, LLC, on behalf of Avon MOB Self Storage, LLC is requesting a positive recommendation to City Council to approve an Amendment to the City of Avon's Master Thoroughfare Plan to eliminate the extension of Avon Commerce Parkway, an 80' collector street from Nagel Road to the east of the project limits of PPN 04-00-028-101-114 to allow construction of a 60' local street.

2. City of Avon, Code Amendment

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Amending Chapter 210, General Fee Schedule, of the City of Avon's Codified Ordinances to increase fees under 210.01(f) Planning and Zoning Code, 210.01(f)(3) – Subdivision Regulations; 210.01(f)(3)A – Major subdivision preliminary plat fee, 210.01(f)(3)B – Major subdivision final plat review fee, 210.01(f)(3)(C) – Nonresidential development fee/deposit, 210.01(f)(3)(C)1 and 210.01(f)(3)(C)1a – Minor Modifications, 210.01(f)(3)(C)2 – Developments up to two acres and 210.01(f)(3)(C)3 – Developments of two to five acres, 210.01(f)(3)(C)4 - Developments over five acres and 210.01(f)(3)(D) – Minor subdivision / lot split review fee. As well as the language under 210.01(f)(5) regarding outside professional services.

3. Liberty Development Company, Nagel Farms Subdivision, Amend Preliminary Plat at 33294 Detroit Road from 38 to 36 lots.

Aaron Appell of Bramhall Engineering representing Tom Kuluris of Liberty Development Company is requesting approval to amend the Preliminary Plat for the Nagel Farms Subdivision at 33294 Detroit Road to consist of 36 lots, reduced from the approved 38 lots.

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 October 16, 2024, and to approve the minutes as published.

Motion to dispense with the reading of the minutes of the Special Meeting held on November 6, 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. Avon MOB Self Storage LLC, Rose Parkway/Avon Commerce Parkway, Master Thoroughfare Plan Amendment, PL20240055

Marc Strauss of Chamberlin-Avon Real Estate, LLC, on behalf of Avon MOB Self Storage, LLC is requesting a positive recommendation to City Council to approve an Amendment to the City of Avon's Master Thoroughfare Plan to eliminate the extension of Avon Commerce Parkway, an 80' collector street from Nagel Road to the east of the project limits of PPN 04-00-028-101-114 to allow construction of a 60' local street.

Motion to suspend the rules.

Motion to approve.

2. Liberty Development Company, 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. First Presentation held on October 16, 2024

Motion to suspend the rules.

Motion to approve.

3. Liberty Development Company, Nagel Farms Subdivision, Amend Preliminary Plat at 33294 Detroit Road from 38 to 36 lots, PL20210050.

Aaron Appell of Bramhall Engineering representing Tom Kuluris of Liberty Development Company is requesting approval to amend the Preliminary Plat for the Nagel Farms Subdivision at 33294 Detroit Road to consist of 36 lots, reduced from the approved 38 lots.

Motion to suspend the rules.

Motion to approve.

4. **Liberty Development Company, Nagel Farms Subdivision, Amend Final Plat at 33294 Detroit Road from 38 to 36 lots, PL20220007.**

Aaron Appell of Bramhall Engineering representing Tom Kuluris of Liberty Development Company is requesting a positive recommendation to City Council to amend the Final Plat and Subdivider Agreement for the Nagel Farms Subdivision at 33294 Detroit Road from 38 lots to 36 lots.

Motion to suspend the rules.

Motion to approve.

5. **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. First Presentation held on October 16, 2024

Motion to suspend the rules.

Motion to approve.

6. **City of Avon, Code Amendment**

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Amending Chapter 210, General Fee Schedule, of the City of Avon's Codified Ordinances to increase fees under 210.01(f) Planning and Zoning Code, 210.01(f)(3) – Subdivision Regulations; 210.01(f)(3)A – Major subdivision preliminary plat fee, 210.01(f)(3)B – Major subdivision final plat review fee, 210.01(f)(3)(C) – Nonresidential development fee/deposit, 210.01(f)(3)(C)1 and 210.01(f)(3)(C)1a – Minor Modifications, 210.01(f)(3)(C)2 – Developments up to two acres and 210.01(f)(3)(C)3 – Developments of two to five acres, 210.01(f)(3)(C)4 - Developments over five acres and 210.01(f)(3)(D) – Minor subdivision / lot split review fee. As well as the language under 210.01(f)(5) regarding outside professional services.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN