AVON PLANNING COMMISSION REGULAR MEETING AGENDA 11-17-21

A REPRESENTATIVE MUST BE PRESENT AT THE MEETING
REGULAR MEETING AGENDA WEDNESDAY, DECEMBER 15, 2021
7:00P.M.

1. PUBLIC HEARINGS
   - Create a Special Use Permit for a flag lot for a future single-family dwelling to be located east of 34625 Detroit Road
   - Create a Special Use Permit for Raising Canes to include an outdoor patio to be located at 35545 Chester Road.
   - Concord Village Rezone of 7.89 acres from M-1 to R-3 located on the north side of Chester Road.

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- NOVEMBER 17, 2021
   Motion to dispense of the reading of the minutes of the regular meeting held on Wednesday, November 17, 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. SCOCO-MILLER-SECOND 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 approve 1. 2.

7. JOHN GORBACH-FIRST PRESENTATION-LOT SPLIT
   John Gorbach is requesting approval of taking a 5-acre parcel and creating a .4703-acre parcel with the existing house and creating a 4.4972-acre flag lot to be located east of 34625 Detroit Road.

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

8. JOHN GORBACH-FIRST PRESENATION-SPECIAL USE PERMIT-FLAG LOT
   John Gorbach is requesting approval of the lot split and the recommendation to Council for approval to create a Special Use Permit for a flag lot to include a new single-family dwelling east of 34625 Detroit Road.

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

9. NAGEL FARMS SUBDIVISION-SECOND PRESENTATION-PRELIMINARY PLAT
Tom Kuluris of Liberty Development is requesting approval of the Preliminary Plat for Nagel Farms Subdivision to include 38 new single-family homes to be located north of Detroit Road, east of Nagel Road off Middleton.

Motion to approve 1. 2.

10. FIELDSTONE SUBDIVISION-SECOND PRESENTATION-PRELIMINARY PLAT
Chuck Szucs of Polaris Engineering is requesting approval of the Preliminary Plat for Fieldstone Subdivision to include 44 new single-family homes to be located north of Schwartz Road, west of Stone Wheel Run Street.

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. AVON SKILLED NURSING-FIRST PRESENTATION-SPECIAL USE PERMIT
Michael Slyk of MSTC Developments, Inc is requesting approval and the recommendation to Council for approval to create a Special Use Permit to include 82 bed skilled nursing facility to be located on the east side of Nagel Road, north of Primrose.

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

13. BEEHIVE HOMES OF NR, LLC-SECOND 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 approve 1. 2.

14. RAISING CANE'S-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN
Aerin Ledbetter of OLIO Development Group is requesting approval of the 3,331 sq. ft. new quick serve Raising Cane's to be located 35545 Chester Road.

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

15. RAISING CANE'S-FIRST PRESENTATION-SPECIAL USE PERMIT
Aerin Ledbetter of OLIO Development Group is requesting approval of the site plan and the recommendation to Council for approval to create a Special Use Permit for the proposed 3,331 sq. ft. Raising Cane's to include an outdoor patio to be located at 35545 Chester Road.

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

16. CONCORD VILLAGE-SECOND 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 approve	1.	2.

17. CONCORD VILLAGE-SECOND PRESENTATION-AMEND GENERAL DEVELOPMENT PLAN
Jason Friedman is requesting approval of amending the General Development plan for Concord Village to include Phase 3, 83 new units to be located on the north side of Chester Road.

Motion to approve	1.	2.

18. COMMSTAR-FIRST PRESENTATION-AMEND PLANNING AND ZONING CODE
Dave Jezewski of Commstar is requesting approval and the recommendation to Council for approval to add a new definition for a financial institution and/or the exclusion of the word principal use in section 1270.03(b)(3) to allow a stand-alone drive thru banking facility to be permitted in the City of Avon.

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

19. COMMENTS

20. ADJOURN

Motion to adjourn	1.	2.