



CITY OF AVON

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REGULAR MEETING AGENDA AVON PLANNING COMMISSION DECEMBER 17, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

1. **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 off Mills Road and Nagel Road (PPN 04-00-025-000-577).
2. **Westhaven Estates, Detroit Road, Preliminary Plat**
Swipe USA is requesting approval of the Preliminary Plat for a residential subdivision consisting of 35 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).
3. **Avon City Hall, 36600 Detroit Road, Special Use Permit**
City of Avon is requesting a positive recommendation to City Council for approval of a Special Use Permit for signage at the new Avon City Hall located at 36600 Detroit Road.
4. **Referral From City Council: Extending the Moratorium on Future Development or Construction of any Extended Stays, Boarding Houses or the like within the City of Avon**
The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 55-25 (expiring 01-13-26), for the Temporary Moratorium on the Future Development or Construction of any Extended Stays, Boarding Houses or the like within the City of Avon.
5. **Referral From City Council: Amend Planning and Zoning Code**
Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Section 1264.07(f)-Additional Regulations for Attached Single-Family Dwellings, Section 1264.08(c)-Additional Regulations for Multi-Family Dwellings, and Section 1292.14(c) Improvement and Maintenance Standards as They Relate to Illumination on Pedestrian Paths and Open Areas.
6. **Referral From City Council: Amend Planning and Zoning Code**
Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Chapter 1222 – Definitions, Section 1278.03(f)(7) - Schedule of Permitted Uses, Section 1280.05(ll) – Minimum Lot and Yard Requirements , and Section 1280.06(nn) – Supplemental Regulations, to allow animal boarding/ doggie daycare in the M-1, Industrial Zoning District.

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 November 19, 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. DSM Holding Group, LLC, 3441 Center Road, Lot Split, PL20250074

Polaris Engineering on behalf of DSM Holding Group, LLC is requesting approval for a Lot Split creating a 3.08388-acre split parcel off Center Road that will be incorporated into the Preserve at Riegelsberger Subdivision.

Motion to suspend the rules.

Motion to approve.

2. K.A.R. Partners LLC, 35800 Riegelsberger Road, PL20250075

Polaris Engineering on behalf of K.A.R. Partners, LLC is requesting approval for a Lot Split creating a 1.289-acre parcel on Riegelsberger Road and the remaining 34.3505 acres will be incorporated into the Preserve at Riegelsberger Subdivision.

Motion to suspend the rules.

Motion to approve.

3. Margaret Kraker, Center Road, Lot Split, PL20250076

Polaris Engineering on behalf of Margaret Kraker is requesting approval of a Lot Split creating an 8.8558-acre split parcel off Center Road that will be incorporated into the Preserve at Riegelsberger Subdivision.

Motion to suspend the rules.

Motion to approve.

4. R7 Motors Inc., Chester Road, Final Development Plan, First Presentation, PL20250081

Polaris Engineering on behalf of R7 Motors Inc. is requesting approval of the Final Development Plan for construction of Mercedes Benz and Porsche Dealerships with private drive and access from Chester Road and Jaycox Road (PPN 04-00-021-000-255, 266 and 261).

Motion to suspend the rules.

Motion to approve.

5. Avon Pointe, Building No. 5, American Way, Final Development Plan, PL20250078

Polaris Engineering on behalf of Brady Cam 1, LLC is requesting approval of the Final Development Plan for the construction of Building No. 5, a 17,298 sq. ft. office building, on American Way (PPN 04-00-009-000-200).

Motion to suspend the rules.

Motion to approve.

6. Mills Road Development, Mills Road, General Development Plan, PL20250080

Civil Design Group on behalf of Gold Metal Construction is requesting approval of the General Development Plan for construction of 2 buildings with a combined 53,900 sq. ft for flexible office and warehouse space to be completed in 2 phases on Mills Road (PPN 04-00-024-116-235).

Motion to suspend the rules.

Motion to approve.

7. Grace Estates, Detroit Road, Final Plat, First Presentation, PL20250070

Bank Avon LLC is requesting approval of the Final Plat for a residential subdivision consisting of 12 single family homes on Detroit Road (PPN 04-00-022-104-015, 016).

Motion to suspend the rules.

Motion to approve.

8. Grande Esplanade, Mills Road-Nagel Road, Preliminary Plat, First Presentation, PL20250071

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 off Mills Road and Nagel Road (PPN 04-00-025-000-577).

Informal Presentation held on November 19, 2025

9. Westhaven Estates, Detroit, Road, Preliminary Plat, First Presentation, PL20250079

Swipe USA is requesting approval of the Preliminary Plat for a residential subdivision consisting of 35 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).

10. Avon City Hall, 36600 Detroit Road, Special Use Permit

City of Avon is requesting a positive recommendation to City Council for approval of a Special Use Permit for signage at the new Avon City Hall located at 36600 Detroit Road.

Motion to suspend the rules.

Motion to approve.

11. Referral From City Council: Extending the Moratorium on Future Development or Construction of any Extended Stays, Boarding Houses or the like within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 55-25 (expiring 01-13-26), for the Temporary Moratorium on the Future Development or Construction of any Extended Stays, Boarding Houses or the like within the City of Avon.

Motion to suspend the rules.

Motion to approve.

12. Referral From City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Section 1264.07(f)-Additional Regulations for Attached Single-Family Dwellings, Section 1264.08(c)-Additional Regulations for Multi-Family Dwellings, and Section 1292.14(c) Improvement and Maintenance Standards as They Relate to Illumination on Pedestrian Paths and Open Areas.

Motion to suspend the rules.

Motion to approve.

13. Referral From City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Chapter 1222 – Definitions, Section 1278.03(f)(7) - Schedule of Permitted Uses, Section 1280.05(ll) – Minimum Lot and Yard Requirements , and Section 1280.06(nn) – Supplemental Regulations, to allow animal boarding/ doggie daycare in the M-1, Industrial Zoning District.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN