

**CITY OF AVON PLANNING COMMISSION
REGULAR MEETING AGENDA
DECEMBER 20, 2023, 7:00 P.M.**

PUBLIC HEARINGS

1. RAP Commercial, RAP Green Realty Inc.; 34925 Chester Road, Rezoning

Rico Pietro of Cresco Real Estate on behalf of RAP Commercial, RAP Green Realty Inc. is requesting a positive recommendation to City Council for the proposed rezoning of PPN 04-00-021-000-255 and PPN 04-00-021-000-266 from C-4/O-2 to C-4/O-2/M-1 to add an Industrial Overlay.

2. Misencik Funeral Home, 36363 Detroit Road, Amend Special Use Permit

William Greaney of Misencik Funeral Home is requesting a positive recommendation to City Council to Amend the Special Use Permit for installation of a fence at 36363 Detroit Road.

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 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 15, 2023, 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. RAP Commercial, RAP Green Realty Inc.;34925 Chester Road, Rezoning, PL20230072

Rico Pietro of Cresco Real Estate on behalf of RAP Commercial, RAP Green Realty Inc. is requesting a positive recommendation to City Council for the proposed rezoning of PPN 04-00-021-000-255 and PPN 04-00-021-000-266 from C-4/O-2 to C-4/O-2/M-1 to add an Industrial Overlay.

Motion to suspend the rules.

Motion to approve.

2. Empowered Community Services of Avon, 37902 Chester Road, Final Development Plan, PL20230070

Mike Cloud of North Coast Design Build, LLC is requesting approval of the Final Development Plan to construct a 7,287 sq. ft. single story adult daytime educational facility for adult individuals with disabilities.

Motion to suspend the rules.

Motion to approve.

3. Costco Wholesale Corporation, 35804 Detroit Road, Improvement Plan, PL20230066

Larry Dziurdzik of Costco Real Estate representing Costco Wholesale Corporation is requesting approval of a parking lot expansion for 74 spaces for a total of 761 spaces.

Motion to suspend the rules.

Motion to approve.

4. Misencik Funeral Home, 36363 Detroit Road, Amend Special Use Permit, PL20230073

William Greaney of Misencik Funeral Home is requesting a positive recommendation to City Council to Amend the Special Use Permit for installation of a fence at 36363 Detroit Road.

Motion to suspend the rules.

Motion to approve.

5. Joseph Misencik, 2209 Holly Lane, Rezoning, Third Presentation PL20230057

Joseph and Christine Misencik of 2209 Holly Lane are requesting a positive recommendation to City Council to rezone a portion of Permanent Parcel 04-00- 015-108-043 from C-2-Central Business French Creek District/R-1-Single Family Residential to R-1-Single Family Residential for an existing single-family home.

Motion to suspend the rules.

Motion to approve.

6. **Placing A Temporary Moratorium On The Future Development Or Construction of Any Hotel, Motel, Extended Stays, Boarding Houses Or The Like Within the City of Avon Through January 9, 2024**

Discussion

7. **Short Term Rental (Airbnb) Proposed Regulations**

Discussion

8. **Adult Use Cannabis Moratorium**

Discussion

COMMENTS

ADJOURN