

**AVON PLANNING COMMISSION
JANUARY 17, 2024, 7:00 P.M.
REGULAR MEETING MINUTES**

PUBLIC HEARINGS

1. Avon High School, 37545 Detroit Road, Special Use Permit

Dana Zimmer of Architectural Vision Group, LTD representing Bill Fishleigh of Avon High School is requesting a positive recommendation to City Council to amend the Special Use Permit for Avon Local Schools to include a Driveway Addition on PPN 04-00-011-102-113, 2.91 acres and connecting to the existing parking lot on PPN 04-00-011-102-119, 6.54 acres.

The Chair opened the public hearing at 7:01 p.m.

There being no comments from the audience, the Chair closed the public hearing at 7:02 p.m.

2. Jacobs Group, Chester Road, Special Use Permit

Carl Frey of the Jacobs Group is requesting a positive recommendation to City Council for approval of a Special Use Permit for outdoor recreation and entertainment as well as outdoor seating on PPN 04-00-021-000-306.

The Chair opened the public hearing at 7:02 p.m.

There being no comments from the audience, the Chair closed the public hearing at 7:02 p.m.

3. Providence Church-35295 Detroit Road, Special Use Permit

Roger Kuhl of Bramhall Engineering on behalf of Denny Abbuhl of Providence Church is requesting a positive recommendation to City Council to amend the Special Use Permit to include a Parking Lot Expansion in the front and rear and an emergency exit along the westside on PPN, 04-00-022-103-005, 04-00-022-103-007, 04-00-022-103-062 and 04-00-022-103-057.

The Chair opened the public hearing at 7:02 p.m.

Tom Baldwin, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011.

Mr. Baldwin states the proposed project involves a parking expansion in the front and the rear of the church along with an emergency access drive on the west side of the building to the rear of the property. In addition to parking, they will be adjusting and upgrading the stormwater management system for future building developments.

Peter Grakauskas, 2554 Covington Place, Avon, Ohio 44011. Mr. Grakauskas states that his parcel is not indicated on the drawing which was displayed on the screen. He asked how many parking spaces are being added. Mr. Baldwin responds 200. Mr. Grakauskas states his parcel is right next to the church. He asked why does the church need 200 parking spaces?

Mr. Baldwin states the growth of the church is significant and the need for parking spaces is also significant. The expansion of the parking lot is to help keep the parking on church property.

Mr. Grakauskas asked about the current capacity of the building, and if 200 parking spaces are added can the current building accommodate 200 more people. He also asked does a plan include another building or an addition to the existing building?

Mr. Baldwin states there are plans for a future building expansion development. Parking is the first phase in the expansion to help with the current parking problem as well as to help prepare for future expansion projects.

Mr. Grakauskas asked if the retention basin that is being planned will be grass covered like the current basin?

Mr. Baldwin states no, there will be a permanent pool, so there will be water always in it and it will look like a pond.

Mr. Grakauskas asked if it will be aerated with a fountain or does he have to worry about mosquitos also.

Mr. Baldwin states an aeration system can be discussed and can potentially be added to the plans.

Mr. Grakauskas asked if the application has been proposed to the Planning Commission or is it still in the process of being submitted.

Ms. Fechter states this is the Public Hearing to amend their Special Use Permit. If they get approval they will be working on the parking, the basin, and the driveway. When they submit their plans for the actual building to the Planning Commission the residents will be notified again.

Mike McLaughlin, 2610 Covington Place, Avon, Ohio 44011. Mr. McLaughlin states when he purchased his parcel, he was told it was a great lot, there are woods behind the lot, and it is a wetland that cannot be developed. He is concerned that will change with the additional parking spaces. He further states he always had concerns about the lights from the parking lot coming into his backyard. He believes his backyard is going from a wooded area to an increase in lighting from the additional parking, and then the building expansion could also include school buses and a playground. He continues to state that the residents are concerned that this will affect property values. He states he doesn't want to live there anymore. He asked if the wooded area is a wetland.

Ms. Fechter states that will be discussed further with the building expansion because information will need to be supplied showing that no wetlands are in that area. She apologized that he was told that there would not be development behind his house. From what she sees right now the parking expansion is not going too far back and she believes the building expansion would be close to the building and the parking would be further.

Mr. Baldwin states the current building expansion will be within the next several years and it will be close to the existing building. There isn't anything other than the proposed parking lot expansion currently. He further states there is no definite time frame for the building expansion due to several factors.

Ms. Fechter states that because the church is in a residential district the special use has the requirement to notify the residents in the surrounding area when something is being done to that lot.

Chris and Sandy Herman, 35345 Detroit Road, Avon, Ohio 44011. Mr. Herman states their house is located to the west of the retention pond and south of Detroit. They are the double house next to the church.

Ms. Fechter refers to the drawing on the screen, what is shown on the drawing in the gray is the emergency access drive.

Mrs. Herman asked if that would go through their backyard.

Ms. Fechter states it will go along the side of the property.

Mrs. Herman asked if the trees would be removed and if there will be a road in the backyard.

Ms. Fechter states she believes that is what they are proposing.

Mrs. Herman asked if she would have the ability to put up a fence as she does not want to look at all the cars going in and out.

Ms. Fechter states there can be discussions with Mr. Baldwin on how to buffer that area.

Mrs. Herman states there is an access road on the other side of their house and now there will be two access roads, one on each side of their house. She states they do not feel comfortable with that.

Mr. Herman asked on the map where is the current retention pond.

Mr. Baldwin is explaining the map to Mr. and Mrs. Herman and says they plan to remove the arborvitae trees but could possibly put some other landscaping there.

Ms. Fechter states to the audience that this is a First Presentation, and we are only voting on the Special Use Permit as to whether they are recommended to City Council. As far as the work being done this is a First Presentation and it will return to the Planning Commission at the February 21, 2024, meeting to be voted on.

Mario Singleton, 2672 Covington Place, Avon, Ohio 44011. Mr. Singleton states he sympathizes with the neighbors and their frustrations about what their backyards are going to look like. His parcel is not affected by the proposed expansion. He states the growth of the

church is fantastic. The concern is that it doesn't make sense to expand their parking lot by 200 spots instead of adding a church service. He further states that spreading out the time of the church services would eliminate the cost for the parking lot expansion, removal of the trees in and around the neighborhood. Most importantly, the traffic congestion that is being caused by those church times. Avon Commons has the biggest traffic congestion at the weekend or throughout the week, which is known to everyone. This parking expansion will only add to that. It will add 200 more people to an area that is already congested. There is already an officer to help direct traffic. This traffic creates a huge nuisance for the people around that area and around the church service times. This will only make it worse by adding those amounts of availability for people to go to those services instead of spreading the services out. That is the concern. There is a lot of traffic during those times, and it creates a lot of congestion and lots of opportunities for people to get into accidents. At Covington Place there will be times it will take, during church services time, 10-15 minutes to get out of the development to get to Detroit Road. That frustration doesn't make sense. He continues to state that as a result a lot of nature is being removed to help with the growth of the church when there could be other ways and more cost-effective ways. He states as the commission is considering the application to consider these concerns, it is not going to affect just a couple of residents, it will affect the community.

Ben Straker, 2658 Covington Place, Avon, Ohio 44011. Mr. Straker asked what kind of questions are permitted at this meeting. He believes there are limitations to the kinds of questions that can be asked.

Ms. Fechter states she is not sure why he feels that way and asked what kind of questions does he have?

Mr. Straker states he has questions about the Special Use Permit Chapter 1280 of record. He says there are rules of what can and cannot be done. One of the questions pertains to property values. He says ripping out wooded property and replacing it with a parking lot is going to detrimentally affect residents' property values.

Mr. Baldwin states he cannot speak about that as he is not a real estate expert.

Mr. Straker says ok, you can make that argument. Mr. Straker states Mr. Singleton explained this very well. Mr. Straker further states the influx of traffic is insane and then to add another 200 cars that Detroit Road is not designed to handle this much traffic. He asked what kind of future plans will be made to accommodate this addition and if it is worthwhile for the city to take on the additional costs. He further states part of the definition of the code of is; "Special Use would be designed, constructed, operated and maintained as to harmonious appropriate in appearance with the existing or intended character of the general vicinity and that such use will not essentially change the character of the same area". He asked how replacing woods with a parking lot does not violate that code.

Mr. Baldwin states part of the code is they can do additional landscaping along that property line.

Mr. Straker states there is 12 feet of property line what kind of landscaping can really be done to maintain the character of that area.

Ms. Fechter asked Mr. Baldwin what is the distance between the new parking expansion to the rear property line?

Mr. Baldwin states he doesn't know off the top of his head, but it is a significant amount.

Mr. Straker states it is 12 feet.

Mayor Jensen states the 12 feet is the side property and the rear of his property not the distance all the way back.

Mr. Straker says they own 14 acres, it doesn't matter to talk about that. It is the side setback they use 12 feet as opposed to 20 feet, which is what is required for churches and parking lots, which is another point to be considered. He understands they are expanding; he is asking what time frame they are making that judgment on. Is it from 2020 when numbers were down, he could understand that argument. The need for an additional 200 parking spots beyond what is in the front of the church is absurd. He doesn't believe there is a need for it. If they want to put in a school, does Avon need another school?

Mr. Baldwin states there is no plan for a school.

Mr. Straker asked where would the additional building go?

Mr. Baldwin states there is a building expansion planned toward the front close to the building and future expansion toward the rear of the property. That is not anytime in the immediate future.

Ms. Fechter states the work that is being performed now is to prepare for the addition. They are in the process of a building fund with their church for the money for the addition.

Mr. Straker asked should this permit be a phase 1 permit?

Ms. Fechter states this permit is just for additional parking, to move the basin and to provide emergency driveway access.

Mr. Straker asked if it is going to be disregarded that there will be an additional phase.

Ms. Fechter stated we are not ignoring that, that is what we are saying, they are planning an expansion of the church. We don't know if it is going to be in a year or ten years, but they are trying stop parking on city streets and accommodate parking on their site but are preparing for the future.

Mr. Straker states the parking on the city streets started this year. He thinks it is odd that they suddenly need the parking lot expansion. He states there are a multitude of issues that the city

is not considering. He states that the city should reconsider the front and rear parking expansion to be something less impactful to those affected. He says maybe do 50-foot setback and give them the wooded space, some sort of compromise.

John Simoneau, Lawrence Community Management Group, 1507 Lear Industrial Parkway #1, Avon, Ohio 44011. Mr. Simoneau states they are the managing agent for the Palmer Village Homeowners Association. He thinks some of the folks from the community spoke about their individual properties, but his question is more about engineering. The basin that is proposed, there are three parcels that are affected. They are all church parcels. Two of them are associated with the Homeowners Association. They are the ones at the curb, which would be the tree line entrance area. That is part of the HOA. The church does not pay association fees on that parcel. The next parcel, which is sublet one, they do pay into the association. The reason he is here tonight is that the basin crosses over those lines. The concern is not what is being proposed, but the position of the basin. Part of it would be overseen by the association, whereas a majority of it would not. His concern is somewhere down the line should there be an issue with the basin with stormwater management or something like that. The Homeowners Association might find themselves in an uncomfortable position where they may have some authority over a portion of it, but not all of it, so they could get stuck in a bad spot if something is disagreeable between the church, which is foreseeing a problem, but you never know what might happen. He continues to state if there could be some consideration as to whether that configuration could be shifted a little bit, changed a little bit, or reconsidered.

Mr. Baldwin states he understands, and he looked at that, to see if that was possible. He states shrinking the basin down to this individual parcel reduces the volume of the basin significantly by 40%, and it does not really meet their needs for their future expansion. They were planning on digging the basin as one hole at the start, so they don't have to keep expanding the basin as they start doing construction and do other future phases.

Mr. Simoneau states that is on the assumption that there is going to be more future runoff.

Mr. Baldwin states correct, and whether the parcels are what the basin is maintained by, or how that basin is maintained and what might need to happen with the HOA regarding those parcels and that subblock would be something we will be coordinating with you and with the HOA.

Mayor Jensen states he doesn't think this needs to be discussed tonight. He thinks that is one of those things where this is the First Presentation, because there needs to be something worked out before we come back next month.

Mr. Simoneau says he appreciates it.

Mayor Jensen states that is why this body isn't prepared to vote tonight because there needs to be an agreement with the Homeowners Association to move forward.

Mr. Simoneau states he understands.

Mohammed Jaber. 2628 Covington Place, Avon, Ohio 44011. Mr. Jaber states he wanted to go on the record supporting all the neighbors. He doesn't think he is in that exact line of sight of the expansion, he is a little bit further down the road. He does agree about what it would do to that area and what it would do to the property value if they took down the trees. He agrees with Mr. Singleton as he stated that a lot of this can be fixed by having multiple church services when the parking gets to capacity or over capacity.

The Chair closed the public hearing at 7:26 p.m.

4. Isomer Group, Drug Mart, West Side of Nagel Rezone

Dan Hopkins of DJH Developers is requesting a positive recommendation to City Council for the rezoning of 17.7 acres, PPN, 04-00-022-102-044, 04-00-022-102-043, 04-00-022-102-039, 04-00-022-102-041, 04-00-022-102-042, 04-00-022-102-047, 04-00-022-102-048 from R1 to C4 to be included at the General Election in November.

The Chair opened the public hearing at 7:26 p.m.

Chase Slepak, 2365 Pendleton Court, Avon, Ohio 44011. Mr. Slepak states he is the President of the West Wickham Homeowners Association. They are the development right behind the proposed rezoning. He wanted to express some concerns about the rezoning and having this on the ballot in the future. He states they care significantly about the impact on quality of life and home values. His property as well as the Vice President who is going to speak tonight as well are abutting the subject property. Mr. Slepak states they thought they were buying their parcel in the rear of residential property facing Nagel Road. He says that home values, quality of life and the impact that this is going to have, will be a serious concern to the residents. Mr. Slepak says they are very concerned about the traffic flow on Nagel Road. He states they have some questions on why a developer is aiming for the C4, and not maybe C1, C2 or C3 anything but C4 and what those restrictions entail if they were to explore potentially downgrading from C4 to something like C1.

Ms. Fechter states the request for the rezoning was from the applicant. The applicant can explain that further. She thinks they went with C4 because that is the most generous business district where everything is allowed whether it is a gas station or whatever. C1 does not allow gas stations or automotive facilities, that is why they are coming in. The east side has been rezoned so now they want to rezone the west side to do the same.

Mr. Slepak states they were here when the special use was presented for Middleton Crossings. They had a pleasant experience with the engineer and the client, and he thinks they worked through some of their concerns.

Ms. Fechter asked if they worked with Frank Jaram on the Middleton Crossings site.

Mr. Slepak states it was Aaron Appell. They had productive discussions; he thinks they mitigated a lot of challenges. He wanted to start to open those discussions for the recommending body. He understands why they applied for C4. It's a big concern though.

Avon is growing exponentially with commercial development. They aren't surprised by that. He has a responsibility to the HOA, and he cares deeply about the neighbors. He says they don't need another gas station or another car wash. It is going to have a serious impact on that development. He asked if there have been traffic studies? He further states they did a good job on the last rezoning and getting it through on the general election. He thinks the previous president of the HOA was a little remiss on his duties maybe not being vocal enough and trying to fire up some residents to vote in opposition. Mr. Slepak thinks this is going to have some serious negative impact on traffic in an area like a lot of Avon, which is not doing so well regarding traffic management. He thinks they have seen negative impacts from the recent development of the car wash next to the Drug Mart. He expects once Sheetz is developed it is going to have even further negative impacts and consequences on traffic management. Mr. Slepak would like to hear from the engineer on why they are shooting for C4 and what are the plans long term regarding traffic studies and traffic management long term.

Mr. Cummins states as far as traffic goes you live there and are correct. There is a lot of traffic. This request is going to the voters. We didn't control what they requested or the timing of the request or anything like that. Traffic along Nagel Road has been an active discussion within the City Administration, City Council, and the Applicant that rezoned the eastern side. We are currently in discussions with them about things that would have to be improved and for them to improve some of the area that was previously rezoned. Mr. Cummins doesn't have any specifics other than the city recognizes that something needs to happen along that corridor. We don't control the request, and we don't control how the public would vote on that request.

Mr. Slepak responds that he understands and respects and appreciates the feedback. He asked will the city be doing a traffic management study particular to this proposed development?

Mr. Cummins responds that if they are successful with their rezoning, and then they come in to start proposing actual development there will be a traffic study required and any improvements made in that area. There will be discussions about how that would be paid for.

Mr. Slepak asked if someone could briefly explain what the process is since they are dealing with a recommending body.

Mayor Jensen states there isn't a lot of information because we are not sure it is going to pass. This body is not trying to come up with what we think is going to pass. We thought of all those houses which are very nice houses for someone to come into, purchasing them and saying now they want to rezone it. We do not want to be presumptuous to say it is going to pass, so if it doesn't pass, all this discussion goes away. If it does pass it changes everything. Let's say for a moment that it does pass, then we go back and see what the proposed plan is and what the improvements are that need to be made. What are the existing traffic issues you talked about. If someone wants to build something, he thinks this body and Council would put pressure on them to have improvements made because there is no sense moving forward with this kind of project without putting the improvements in place. We are stepping back to say if the last one didn't pass by that many votes. I'm not sure how the residents feel and that

is why we are saying we will leave it up to the voters to decide and if they decide they want to have it there then it changes the conversation. If they voted down, we are still looking at the improvements to the roadway because the roadway is still not where we would like to see it be great. As we talk Drug Mart through the process of adding on the other side we are still trying to talk about improvements on that side. If it passes, we will be in a different position in terms of talking to Drug Mart because they own both sides. How are we going to improve this and make the intersection better on that road?

Mr. Slepak says he appreciates clarity.

Mayor Jensen states the developers are present that are asking for the rezone, and it was asked if they are willing to entertain a different zoning, so they may be able to answer some questions.

Mr. Slepak asked if someone could explain the process here.

Ms. Fechter states that the Planning Commission will make a negative or positive recommendation to the City Council. The City Council will hear it and it will be there for six weeks, the work session to start it and then it will be read at three meetings. At the third meeting they will have a public hearing and a vote, after that takes place, if it passes then legislation is prepared, and it is sent to the Board of Elections to include it in the next general election.

Mr. Slepak says thank you.

Dan Hopkins, DJH Developers, 3494 Parkview Drive, Avon, Ohio 44011. Mr. Hopkins refers to the drawing on the screen and confirms the neighboring property was zoned C4. He states that was done while Nagel West LLC rezoned the property across the street to C4. They came to the city a year ago wanting to have this process of getting the 17 acres rezoned. The city had some legitimate concerns like Mr. Slepak already mentioned. They understand those concerns. They own 30 acres on both sides of the street, and they want it to be attractive and work with the city. We want, if possible, to emulate Chester Road. He thinks the city needs to be complimented for how they have developed and planned Chester Road. He states the better that they can plan and work together between the developers and the city to make the property as attractive as possible. Avon is a wonderful destination. There are so many projects on the City's agenda week in and week out, and they want this to be a good development and to be positive. They want to have good companies come and do business here. They understand the residential needs and they want to take that into consideration.

Mr. Hopkins refers to another drawing on the screen and states the retention is almost a quarter of the total acreage. Looking at the retention between the West Wickam Development they wanted to be very conscious to have 640 feet of depth there. They felt they could provide a large buffer. Mr. Hopkins states he is an Avon resident also and he sees all the growth in the city, and they want to be good neighbors. They want people to like the businesses that are near them, and they are very conscious of that. They want to hear resident

concerns. They have been talking to the city for over a year and working on some of these issues. They are committed to making this as positive a project as possible.

Mr. Slepak states he appreciates the thoughts and everything that was shared. He thinks the big difference between what was previously rezoned and what is being proposed is these are abutting backyards and everything there was against vacant land for the last rezoning project. Mr. Slepak states he is challenging C4. He further states unless they are aiming for gas stations, car washes and auto facilities, can they consider a lower grade. If they are looking at strip malls and retail that is no surprise to anybody in that neighborhood. His challenge with C4 is the fuel stations and those things that are unique to C4. It is about traffic impact. The difference between what is going on with the Sheetz development is they have Middleton Road, and there is access from multiple points. It is at an intersection where traffic is out onto the main street. He thinks there are some restrictions and curb cuts and things like that. He also thinks there will be multiple curb cuts going out onto Nagel Road without traffic signals. He has some concerns from a public safety perspective of how to get emergency traffic through there. It is one lane each way. He knows there is some traffic management going on with emergency turn lights there, but it gets really bad. Nobody disputes the fact that they expected some further commercial development there. He would like some further consideration from C4 to a downgraded, C1 or C3, something that is a little bit more fitting such as retail and not another gas station or something with high traffic.

Mr. Hopkins states one of the things the city asked us to do a year ago was to get back to the traffic study. The traffic study has already been done. He is not sure if Mr. Cummins has looked at that or not. The city recommended that they engage Carl Frey, who has done a lot of work here in Avon. Mr. Frey is working on their civil engineering plans. He is leading them in that quest because of the good reputation he does have with the city. They are trying to stay committed to the needs of the city along with the needs of the project.

There being no other comments, the Chair closed the public hearing at 7:42 p.m.

5. McDonald's Nagel Road, Special Use Permit

Bob Bumbarger of Larsen Architects, representing Geoffry Ledwidge, Franchise Owner, is requesting a positive recommendation to City Council to approve the Special Use Permit to create a drive thru on Nagel Road on PPN 04-00-027-101-196.

The Chair opened the public hearing at 7:43 p.m.

There being no comments, the Chair closed the public hearing at 7:43 p.m.

ROLL CALL

The meeting was called to order by Chair Witherspoon at 7:43 p.m. in Council Chambers.
Present: Bill Fitch, Bryan Jensen, Mayor, Jim Malloy, Scott Radcliffe, Carolyn Witherspoon, Chair, Staff: Ryan Cummins, City Engineer; Pam Fechter, Planning Coordinator; John Gasior, Law Director; Jill Clements, Zoning Enforcement Officer Duane Streater, Safety Director, Susan Pintz, Planning Commission and Zoning Secretary.

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on December 20, 2023, and to approve the minutes as published.

Mr. Malloy moved, seconded by Mayor Jensen, to dispense with the reading of the minutes of the regular meeting held on December 20, 2023, and to approve the minutes as published. The vote was: “AYES” all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

Motion to add or delete items from the agenda.

Mr. Malloy moved, seconded by Mayor Jensen to delete item 12 from the agenda at the Applicant’s request. The vote was: “AYES” all. The Chair declared the motion passed.

Motion to approve the amended agenda.

Mr. Malloy moved, seconded by Mayor Jensen, to accept the agenda as amended. The vote was: “AYES” all. The Chair declared the motion passed.

1. Avon High School, 37545 Detroit Road. Minor Modification, PL20230080

Dana Zimmer of Architectural Vision Group, LTD representing Bill Fishleigh of Avon High School is requesting approval for a Driveway Addition on PPN 04-00-011-102-113, 2.91 acres and connecting to the existing parking lot on PPN 04-00-011-102-119, 6.54 acres.

Dana Zimmer with the Architectural Vision Group 23850 Sperry Drive, Westlake, Ohio 44145. Mr. Zimmer stated they are proposing a driveway being added to the high school. Also, present are engineers David Lewis and Thomas Weiss of Lewis Land Professionals who have done the engineering drawings that are being presented.

Thomas Weiss, Lewis Land Professionals, 8691 Wadsworth Road, Wadsworth, Ohio 44281. Mr. Lewis states this is a driveway, and the district has acquired the property adjacent to the church on Detroit Road. The intent is to add a secondary driveway that will eventually become the primary driveway for the school. There is no further expansion of parking or anything. It is just driveway access. They have left a little tee off to the west side for the church to eventually connect, if they choose to do so, to mitigate curb cuts on Detroit Road. The idea is to get it further away from the intersection and have this be the primary drive when additional improvements can be made to Detroit Road. They have run the auto turn as requested by the Fire Department for the fire apparatus and have no issues getting the fire truck or the ladder truck down into the school driveway. There will be detention designed for it. The roadway is designed more of a public roadway standard. It is a crowned road with a sidewalk and ditches on both sides. This should add to the overall safety and access and improvement along Detroit Road and getting that driveway access further away from the intersection to the east of the existing school driveway.

Ms. Fechter states as for the staff comments, they have been addressed with the auto turn.

Mr. Cummins states the submission thus far is just the layout in nature. They will be submitting a full calculation package and detailed plans. We will review once those are submitted. There has been some correspondence with the applicant and the full submittal will be sent soon. If the board chooses, he is requesting that approval would be contingent upon final engineering.

Mr. Radcliffe states there are no parking lot additions currently? It's just the driveway.

Mr. Thomas states that is correct.

Mr. Radcliffe also states that removal of the driveway connecting a few parking spots.

Mr. Thomas states correct and believes it would be 3 parking spaces total being removed. There was a significant addition at the performing arts center. They are not concerned with the number of parking spaces. They only want to remove the bare minimum to get that driveway in there.

Mr. Radcliffe states he wanted to make sure they are meeting the requirements. If it is 3 spaces that will be okay.

Mr. Cummins states the way that it is drawn, you are indicating 9 spaces would come out of play.

Mayor Jensen states just so this body and council understand we are still working with the schools. We as a city realize that there needs to be some improvements on Detroit Road. The schools are anxious to get that other access out because when they used the church's parking lot, they were using that parking lot to go left out. When we talked to the school board and talked to Mr. Hodge about the anxiousness to get that driveway in, he thinks we were all okay with that. The realization is we still need to make more improvements. The school board and myself and council are working together to come up with the areas we can do that improvement. We will look at it in stages; we still must have some conversations with the church next door. We don't want minimal improvements to be made. We want the whole thing to be done. In terms of how we get our funding is different. It is going to take us a little bit longer, but with the idea that when this driveway comes in and we know it must be set up to be full access at some point. When we get the improvements, we can shift everything down. Mayor Jensen wanted to thank Mr. Hodge as he is here today. We work very well together but it is not going to be perfect, we are all anxious, but the funding is different. The appreciation of wanting to get that driveway in to help with the left turn out and some of it will be a right turn in and working with the city to make sure those improvements are what needs to be done to help the whole area.

Mr. Thomas states that is correct.

There were no further comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: “AYES” all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to approve a Driveway Addition on PPN 04-00-011-102-113, 2.91 acres and connecting to the existing parking lot on PPN 04-00-011-102-119, 6.54 acres contingent on final engineering approval. The vote was: “AYES” all. The Chair declared the motion passed.

2. Avon High School, 37545 Detroit Road, Amend Special Use Permit, PL20230081

Dana Zimmer of Architectural Vision Group, LTD representing Bill Fishleigh of Avon High School is requesting a positive recommendation to City Council to amend the Special Use Permit for Avon Local Schools to include a Driveway Addition on PPN 04-00-011-102-113, 2.91 acres and connecting to the existing parking lot on PPN 04-00-011-102-119, 6.54 acres.

There were no comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: “AYES” all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to recommend to City Council to amend the Special Use Permit for Avon Local Schools to include a Driveway Addition on PPN 04-00-011-102-113, 2.91 acres and connecting to the existing parking lot on PPN 04-00-011-102-119, 6.54 acres. The vote was: “AYES” all. The Chair declared the motion passed.

3. Jacobs Group, Chester Road, General Development Plan, PL20230078

Carl Frey of the Jacobs Group is requesting approval to update the east portion of the Chester Road General Development Plan to include an outdoor recreation and entertainment facility on PPN 04-00-021-000-306.

Carl Frey. Jacobs Real Estate Services, 600 Superior Avenue, Suite 2440, Cleveland, Ohio 44114. Mr. Frey states they appeared at the Planning Commission late last year with an updated General Development Plan. At that time the new projects that they presented to Planning Commission with Final Development Plans were Dick’s Sporting Goods, Cooper’s Hawk Winery and Caribou. There wasn’t as much to update on the General Development Plan at that time. Stormwater management and access for those projects was largely in place. They are looking to the east of Ashley Furniture and the proposed Cooper’s Hawk restaurant, not only for the outdoor recreation use, but also a couple of other parcels, fronting Chester Road. Mr. Frey refers to the drawing on the screen which is the shaded parking area and the new development for this updated General Development Plan. He states this is consistent with how they have been developing this overall project. They are trying to maintain the East-West access behind the out parcels and connecting the inline spaces that are backed by I-90. This is a more unique shape for recreational use but generally the building is in a

similar position closer to I-90. The out parcels are similar to what we have had before but we will have a new access proposed. A traffic study has been submitted and they know Mr. Cummins has not had a chance to review that yet. Hopefully Mr. Cummins can review it with the Final Development Plans in a future meeting. He continues to state that stormwater management is similarly situated in between the out parcels and the larger uses in the rear.

Mr. Malloy asked is there any more information about what the outdoor recreation is going to be.

Mr. Frey states that is next on the agenda. It is a driving range use. He can't say who that is. They are having discussions with restaurants for those out parcels, but they will both be sit down restaurants, no drive thru's are contemplated currently. They have those uses considered in that traffic analysis and update. He thinks this is about the seventh study. This is the fifth one done by the Jacobs Group for Chester Road. You can see the growth in the counts as they have done that. It had been a while since this was done and the counts were updated as Mr. Cummins pointed out. They have done that now since Bendix opened to see where things are and how well the improvements that were planned from a few years ago and constructed to the five-lane section and how they are holding up and accommodating in the growth.

Mr. Cummings states the traffic study was just submitted earlier today. We will begin reviewing that. They still have final plans to come at some point in the future. The future location of the traffic signal has shifted a little bit. He assumes that in the traffic study that the new location is supported and there are no issues with moving that to the east.

Mr. Frey states the current traffic study has a focus on the new driveway so that access is still something that they envision. He thinks when they know what the balance of uses are and can identify that for the next driveway and they will do that analysis to present that at that time.

Mr. Cummins states that being a General Development Plan he doesn't have any additional comments.

There were no further comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to approve the request to update the east portion of the Chester Road General Development Plan for Jacobs Group to include an outdoor recreation and entertainment facility on PPN 04-00-021-000-306. The vote was: "AYES" all. The Chair declared the motion passed.

4. Jacobs Group, Chester Road, Special Use Permit, PL20230079

Carl Frey of the Jacobs Group is requesting a positive recommendation to City Council for approval of a Special Use Permit for outdoor recreation and entertainment as well as outdoor seating on PPN 04-00-021-000-306.

Carl Frey. Jacobs Real Estate Services, 600 Superior Avenue, Suite 2440, Cleveland, Ohio 44114. Mr. Frey states in the General Development Plan is a driving range facility as he refers to the drawing on the screen. The building is about 37,000 sq. ft. It is a two-level climate-controlled driving bay. There is an associated restaurant, bar, event space, and entertainment use within the complex. There are about 300 spaces in the parking lot. The special use is an outdoor recreational use which requires a special use permit recommendation. There is also a patio component.

Mr. Radcliffe states just to be clear is the special use for the outdoor and patio.

Ms. Fechter states this is a very high-level special use permit. This is more to give the end user the comfort to move forward with the engineering costs. Once we get into the Final Development Plan with the end user, we will end up having to amend that special use permit to add some of the particulars. Right now, it is for actual use and outdoor seating.

Mr. Cummins, no additional comments.

There were no further comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: “AYES” all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to recommend to City Council to approve a Special Use Permit for outdoor recreation and entertainment as well as outdoor seating on PPN 04-00-021-000-306. The vote was: “AYES” all. The Chair declared the motion passed.

5. Rebuild Manufacturing, LLC, 35340 Avon Commerce Parkway, Final Development Plan, PL20230077

John Reyes of Star Inc., representing Rebuild Manufacturing, LLC aka Cutting Dynamics is requesting approval of the Final Development Plan for a proposed 17,400 sq. ft. Building Addition and Parking Lot Expansion on PPN 04-00-021-000-204.

John Reyes, Star Inc. 46405 Telegraph Road, Amherst, Ohio 44001. Mr. Reyes states they are proposing a 17,400 sq. ft. addition to the north of the existing facility. It is a 20-foot-high building addition. They will be matching the existing building profile colors and materials. It is a warehouse production facility. They will also be expanding the parking lot to accommodate the additional parking requirements for the additional square footage. There will be approximately 34 spaces to the north. Civil engineering is being done by their engineer who is finishing up with that work.

Ms. Fechter asked how many employees are there currently.

Mr. Reyes states he believes they are in the fifty range.

Ms. Fechter states, could you tell the commission a little bit about what the company does?

Mr. Reyes states he will let one of the representatives explain it.

Mike Carson, Rebuild Manufacturing, 980 Jaycox Road, Avon, Ohio 44011. Mr. Carson states this facility is to help expand their CNC manufacturing capabilities. They anticipate around ten employees per shift and look forward to adding around 25 to 30 CNC machines.

Mr. Radcliffe asked how many shifts are there?

Mr. Carson states two shifts.

Mayor Jensen asked what a CNC machine is.

Mr. Carson states it is manufacturing equipment utilized to machine alloys from solid. Most of the work that they do is primarily aerospace and defense, primarily aerospace grade aluminum, titanium, and alloys of that nature.

Mayor Jensen states they have always been a good company in Avon. A quiet company that you never hear anything about. He notices that payroll always comes in terms of income tax, so we are grateful for that. We would like to continue to see you grow. We are happy that you are expanding.

Mr. Carson states we appreciate that thank you very much.

Ms. Fechter states staff comments have been addressed.

Mr. Cummins states there are some outstanding engineering site comments that we are working through. He does not anticipate those impacting anything to do with the site layout, parking layout or anything like that. If you are inclined to pass it this evening, he would request that you consider this contingent upon final engineering approval.

Ms. Fechter states, as she mentioned earlier, the Mayor is very excited when an existing business expands. We have a lot of new things coming to town, but we enjoy it when people that are here expand and do well.

Mayor Jensen states that the contingent part is something that is minor and something that we wouldn't ask them to come back to the Planning Commission next month because it is something that needs to be adjusted. Mr. Cummins, our engineer would be the only one that would know what is going on there and to speed up the process and get your expansion going as soon as we can. It is one of those that we looked at that can be worked out, and

adjustments can be made without having to come back to Planning Commission for Mr. Cummins to say it is good with us and we just vote on.

There were no further comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: “AYES” all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to approve the Final Development Plan for a proposed 17,400 sq. ft. Building Addition and Parking Lot Expansion for Rebuild Manufacturing aka Cutting Dynamics on PPN 04-00-021-000-204 contingent on final engineering approval. The vote was: “AYES” all. The Chair declared the motion passed.

6. Isomer Group, Nagel Road East Development, General Development Plan, PL20230059

Carl Frey of LaBella Associates, representing Tom Lunt of Isomer Group Inc. (Drug Mart) is requesting approval of the General Development Plan on PPN 04-00-027-101-196 and 04-00-027-101-200 for commercial development.

Carl Frey, LaBella Associates, 6150 Parkland Blvd. Mayfield Heights, Ohio 44124. Mr. Frey states the General Development Plan is on the east side of Nagel Road. The side that has already been rezoned. This is the first project that is coming in on Lot B, the second parcel. The agenda item we will be talking about is the McDonald's Special Use for drive thru. The General Development Plan update is the first time this has been presented and is consistent with the overall general concept that was presented when this land was rezoned. LaBella has only been engaged more recently to study the stormwater management aspects. That was a critical component during the rezoning and part of what Drug Mart pledged to do is to make sure that they were addressing those issues. They have done a little atypical for the General Development stage. They have already gone through and done stormwater management analysis and have a pretty good strategy in mind for how to manage that stormwater for development. They had one small piece of the development occurring initially so that has been done. The traffic study that was alluded to earlier was somewhat comprehensive looking at both sides of the road. That has been presented to the city. This initial side in general development will probably be done in two or more phases. In the initial phase they will prepare the land at the north and closest to Middleton, the access on Middleton, and a right in and right out on Nagel Road are all included from an access standpoint in that first phase in the one use.

Ms. Fechter refers to the drawing where there is a connection point that will run behind Drug Mart, Dunkin Donuts, the existing car wash, and go all the way out to Middleton. We do know there is a lot of traffic on Nagel Road. So, to help alleviate some of that we asked for that back connectivity so some people could travel within the development and not have to get back on Nagel Road. She appreciates that as well as the landscaping, knowing the parcels behind that are residential.

Mr. Cummins states the traffic study is in for review. We had some back and forth already. We will get that finalized and moving forward. He wanted to note entrance number three had been discussed previously as part of the rezoning and that being a traffic signal. He believes that is still the long-term intent. Mr. Cummins asked Mr. Frey if he agreed with that, and Mr. Frey agreed. Mr. Cummins doesn't have any other comments.

Mayor Jensen asked Mr. Frey if they were working with Mr. Kuluris. You heard some of the residents on the other side talking about how concerned they are about the buffering against their property on the other side of that proposed development. There is not a whole lot of buffering at the pond. People might like the pond there, but they are not going to like the buildings that are on the other side of that pond. Mayor Jensen wondered if there have been any conversations with Mr. Kuluris in terms of trying to work together to give it a better buffer or a bigger buffer.

Mr. Frey states there have been discussions which will be ongoing. We haven't gotten into that landscape design so it will probably get into the details more with the Final Development Plans then decide on something that works for both sides.

Mayor Jensen states people like privacy. They probably do not want to listen to the orders at McDonald's.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Fitch states with all the open farmland and the development with Sheetz where does the water run, with all the rain, where does this go, does it go to the retention area.

Mr. Cummins states Detroit Road is on a ridge, and everything falls to the north, there is a little bit of a drainage divide along Nagel Road itself. The farm field that was discussed goes further to the east where drainage along Nagel Road diverges to the west and ends up in Heider Ditch. Development is a positive thing generally for stormwater management and flood control. The requirements that the city has adopted are pretty stringent and significantly reduce the runoff and help control that. That is a major consideration of every project that we do. These would be no different. Managing the water from the development is making sure we are not being detrimental to the adjacent properties and giving it a way to maintain its drainage patterns.

There were no further comments.

Mayor Jensen moved, seconded by Mr. Malloy, to approve the General Development Plan for the Isomer Group aka Drug Mart on PPN 04-00-027-101-196 and 04-00-027-101-200 for commercial development. The vote was: "AYES" all. The Chair declared the motion passed.

7. Isomer Group, Drug Mart, West Side of Nagel Road Rezone, PL20220057

Dan Hopkins of DJH Developers is requesting a positive recommendation to City Council for the rezoning of 17.7 acres, PPN, 04-00-022-102-044, 04-00-022-102-043, 04-00-022-102-039, 04-00-022-102-041, 04-00-022-102-042, 04-00-022-102-047, 04-00-022-102-048 from R1 to C4 to be included at the General Election in November.

Dan Hopkins, DJH Developers, 3494 Park View Drive, Avon, Ohio 44011. Mr. Hopkins refers to the drawing on the screen and states you can see on the east side of the street the property that has been rezoned. They have tried to make the west side of the property congruent so that as this is developed it can handle the increased traffic. The traffic study suggests that the middle curb cut on Nagel Road would warrant a traffic signal. We completely agree with that and think that would make a lot of sense. That is approximately 1000 feet from Detroit and 1000 feet from Middleton. He thinks that will begin along with the widening of the road and the other traffic considerations will help increase traffic flow as this property develops. The next drawing focuses on the current property that they are requesting for rezoning.

Mayor Jensen asked Mr. Hopkins if he would be willing to ask his client if they would be willing to ask for a different zoning requirement besides the C4?

Mr. Hopkins said he would ask his clients and communicate the request to them. Although he thinks a C4 would be the most desirable from their perspective.

Mayor Jensen stated he spoke to Mr. Gasior, and they are in no danger of not getting on the ballot this November. He would appreciate it if he could speak to his clients and see if there would be another option. Mayor Jensen states he may be trying to limit the zoning a little bit but not hurting what your clients are looking to put there. He doesn't have any reservations about moving it forward and putting it on the ballot. He thinks the best thing for us is to see what the residents decide what they want there, and if they want it to be rezoned. We will do whatever is requested by our residents. Some of our constituents are asking to see if your clients would be willing to do something other than C4, but without limiting what you are trying to do there.

Mr. Hopkins states he appreciates that, and he will do that. He states they were very generous to the old residents. They gave them, most of them, a year to be able to stay there and to find another residence. Some have as much as two years before they moved out. They have taken over a third property and have given them some deadlines to move things out of their property. Those are bigger lots 2-2-1/2 acre lots. Those other houses have been looking at tractors, cars, and piles of junk on those large lots that they are now dealing with. They asked that those things be removed pursuant to the agreement, but people left and decided to leave the old tractors and junk piles, that they are going to clean that up. For those residents he is sure they could attest to the fact that especially this time of year it is not the nicest thing to look at those things laying there for 20 years or so. The development from an aesthetic standpoint will be much of an improvement on what has been there for the past 30 plus years.

Mayor Jensen states he appreciates making this a First Presentation and next month we will come back to the Planning Commission and vote. He thinks the residents should vote on this. He also states if we can also request something other than C4 that would help.

Mr. Hopkins states he will make the request.

Chair Witherspoon declared this item as a First Presentation.

8. McDonalds, Nagel Road, Special Use Permit, PL20230062

Bob Bumbarger of Larsen Architects, representing Geoffrey Ledwidge, Franchise Owner is requesting a positive recommendation to City Council to approve the Special Use Permit to create a drive thru on Nagel Road on PPN 04-00-027-101-196.

Bob Bumbarger, Larson Architect, 12815 Detroit Avenue, Lakewood, Ohio, 44107. Mr. Bumbarger states if the Drug Mart development is going to move forward, McDonald's is planning to build on one of the lots with a drive- thru lane. They need a special use permit to be able to put that in. They will have a 13-car stack as shown on the drawing on the screen. Geoffrey Ledwidge, the future owner of the McDonald's, is present if you would like to meet him.

Geoffrey Ledwidge, 4467 Doral Drive, Avon, Ohio 44011. Mr. Ledwidge acknowledges Mayor Jensen when he said he enjoys seeing current business expand. Mr. Ledwidge states he is a resident of Avon also. He further states he is hopefully going to own McDonalds if it gets approved. He says they do a very good job. He currently owns five McDonalds in Cleveland and just outside of the Cleveland area. He started working as a crew person. This would mean a lot to him and his lovely wife, Peaches, hopefully they can bring McDonalds to Avon.

Ms. Fechter states what we are here for tonight is the Special Use Permit for the drive-thru. They will be coming back in the next couple of months with their Final Development Plan. The current drawing that they are showing is shy of some parking spaces. They will be going to the Board of Zoning Appeals to have that conversation before coming back to Planning Commission for their Final Development Plan. Right now, our code recently changed that in C4 zoning district the drive thru requires a Special Use Permit, and we are here tonight for the drive-thru.

Mr. Cummins had no comments.

Mr. Radcliffe states if you could help explain just a little bit more about the drive-thru. He sees on the drawing there are two spots for ordering. Is it both ordering or will this be more like a mobile phone ordering. How is this going to operate.

Mr. Bumbarger states it is two lanes that approach two order points to place an order. Then the cars merge into one lane and the car goes around to the side of the building where you then pay and pick up. There is a separate spot that you would park for a mobile order or an Uber Eats, and then you would go into the store to pick up the order.

Mr. Radcliffe asked are the mobile orders moved into the drive-thru to increase the stacking or is that separate.

Mr. Bumbarger states it is separate.

Mayor Jensen states the city likes having residents that are local business owners, we know that they are committed to the community. We know that McDonalds is a great corporate sponsor, and we look forward to having you as part of the community in terms of a business owner and a resident.

There were no further comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: “AYES” all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to recommend to City Council to approve a Special Use Permit to create a drive-thru on Nagel Road on PPN 04-00-027-101-196. The vote was: “AYES” all. The Chair declared the motion passed.

9. Petros Development, Villas at Chester Commons, 37745 Chester Road, General Development Plan PL20230036

Petros Development is requesting approval of the General Development Plan for a multifamily development at 37745 Chester Road on PPN 04-00-009-000-123.

Sam Petros, 4223 Brecksville Road, Richfield, Ohio 44286. Mr. Petros states he is presenting the Village of Chester Commons Development. He says he may change the name down the line. It is a tract of land that they purchased recently on Chester Road from the Taddero family. They are proposing 113 apartments which is one third less than the zoning is required in Avon. They are not doing three story walk ups. They are doing what they would consider a more fluid renter position here with one story ranches. People love to pull in the garage go into their units, and not have anybody above, below or on either side and they have their own patios. It is very popular. They built 500 of this model last year and it filled up all around the Cleveland area. They are requesting your approval tonight.

Ms. Fechter states there have been a lot of conversations with the Petros Group as far as this development goes. We have come to a consensus on some of the directions that they want to provide their sewer and water and various things. This is the first stage of that. Some of the conversations we have had with approval of their General Development Plan are so they can move forward and submit their Final Development Plan to make sure all those conversations and the engineering works. Ms. Fechter doesn't have any staff comments currently.

Mr. Cummins states he would just reiterate what Ms. Fechter said. This is the beginning of the process for final engineering, or any engineering which has yet to be submitted. We will

go through that, and they will be required to meet all the codified ordinances and requirements. He has no other comments.

Mayor Jensen states Mr. Petros has been a builder in Avon and doing the houses on Williams Court, and there have not been any issues at all in the buildings or things that he is building.

Mr. Petros states it is amazing the demand and prices that they received for homes. Avon is a very popular place and what we do will only make it better. Thank you.

There were no further comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to approve the General Development Plan for a multifamily development at 37745 Chester Road on PPN 04-00-009-000-123. The vote was: "AYES" all. The Chair declared the motion passed.

10. Providence Church-35295 Detroit Road, Minor Modification, PL20230075

Roger Kuhl of Bramhall Engineering on behalf of Denny Abbuhl of Providence Church is requesting approval of the Parking Lot Expansion in the front and rear and an emergency exit along the westside on PPN, 04-00-022-103-005, 04-00-022-103-007, 04-00-022-103-062 and 04-00-022-103-057.

Tom Baldwin, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011. Mr. Baldwin says they have had conversations with Ms. Fechter. He believes this will be a First Presentation. They are proposing some modifications to the existing parking lot and those modifications will require moving the retention basin, and that is proposed to be moved to the east side near those three parcels. As the Homeowners Association has mentioned we need to coordinate with them on any agreements or anything we need to do about that. There will be some additional parking in the rear that will be proposed to provide some emergency access to that rear parking area. We are proposing a driveway on the west side of the building.

Mayor Jensen states you heard some of the responses from the audience. It is a Special Use Permit. There are some things that we can do and there are a lot of things we can't do. The one homeowner to the west of the property in terms of maybe talking with them and discuss putting a fence up in that area since you may be taking down the arborvitaes. If you do take those down, they would rather have a buffer different than a fence. That would be nice if you could do that for us. We are in a position that since it is a Special Use Permit certain things, we can ask that you do. We don't think we can force you to do a whole lot of everything. If there are ways to try to satisfy those requests in the back property. He further states that when Seton Drive went in it was a development that is a little farther to the west that removed the lines of trees. The problem that Shakespeare had, which was next door, was leaving a thin row of trees that caused more issues because then it knocked down the trees during storms

because they weren't used to being in there. He hopes that can be looked at and see if there is a way to work with those homeowners on the other side to see if there is a satisfactory way to provide a buffer. He is not sure by putting parking that you cannot take down the trees if there is a way to try to help protect those residents in some way. When you come back to the Planning Commission next month, maybe you can have some solutions or answers to different things. He knows the residents are saying that it is a loss of property value. The one thing that we are aware of in the city is property is the property owner's property. None of us are guaranteed what will happen behind the properties if there are woods or anything else. If you can help, he would really appreciate that. We understand that the builders or somebody told residents that nothing was going to happen behind them. We have an issue like that on Schwartz Road. That development never thought there was going to be a development next them but there is one being built now. He thinks they are in a unique position if there are ways that you can help, and he is not sure that everyone can be satisfied, but he would like the effort to be put in and come back next month and see what we could do to work through this.

Mr. Baldwin says absolutely.

Chair Witherspoon declared this item as a First Presentation.

11. Providence Church-35295 Detroit Road, Special Use Permit, PL20230076

Roger Kuhl of Bramhall Engineering on behalf of Denny Abbuhl of Providence Church is requesting a positive recommendation to City Council to amend the Special Use Permit to include a Parking Lot Expansion in the front and rear and an emergency exit along the westside on PPN, 04-00-022-103-005, 04-00-022-103-007, 04-00-022-103-062 and 04-00-022-103-057.

Tom Baldwin, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011. Mr. Baldwin states this is so we can move forward and make sure we come back to the Planning Commission next month and try to address all the other concerns that people have. There are still some outstanding comments that we need to address with Mr. Cummins. When they come back next month, they should be in good standing with everybody to try to meet all the expectations that they can.

There were no further comments.

Mr. Malloy moved, seconded by Mayor Jensen, to suspend the rules.

The vote was: Mayor Jensen, "yes", Mr. Fitch, "yes", Mr. Malloy, "yes", Mrs. Witherspoon, "yes; 4 "AYES".

Mr. Radcliffe, "no"; 1 "NAY".

The Chair declared the motion passed.

Mr. Malloy moved, seconded by Mayor Jensen, to recommend to City Council to amend the Special Use Permit for Providence Church to include a Parking Lot Expansion in the front and rear and an emergency exit along the westside on PPN, 04-00-022-103-005, 04-00-022-103-007, 04-00-022-103-062 and 04-00-022-103-057.

The vote was: Mayor Jensen, “yes”, Mr. Fitch, “yes”, Mr. Malloy, “yes”, Mrs. Witherspoon, “yes; 4 AYES”.

Mr. Radcliffe, “no”; 1 “NAY”.

The Chair declared the motion passed.

12. Avon Real Estate, LLC-Rose Parkway/Avon Commerce Parkway Extension-General Development Plan, PL20230082

Marc Strauss of Chamberlin-Avon Real Estate, LLC is requesting approval of the General Development Plan for the completion of Rose Parkway and a portion of Avon Commerce Parkway, a proposed 47,750 sq. ft. medical office building and a proposed 60,000 sq. ft self-storage facility to be completed in 2 phases.

This item has been deleted from the agenda at the request of the Applicant.

COMMENTS

Mayor Jensen had no comments.

Mr. Malloy had no comments.

Mr. Radcliffe had no comments.

Mr. Fitch had no comments.

Ms. Fechter had no comments.

Mr. Cummins had no comments.

Mr. Gasior had no comments.

Ms. Clements had no comments.

Mr. Streator had no comments.

The audience had no comments.

ADJOURN

Mr. Malloy moved, seconded by Mayor Jensen, to adjourn. The vote was: “AYES” all. The meeting was adjourned at 8:35 p.m.

Carolyn Witherspoon, Chair

Susan Pintz, Planning Commission &
Zoning Secretary

Date