

## AVON PLANNING COMMISSION SPECIAL MEETING MINUTES 1-20-21

### MINUTES OF THE PUBLIC HEARINGS HELD ON WEDNESDAY, JANUARY 20, 2021 IN COUNCIL CHAMBERS OF CITY HALL

The meeting was opened by Chairman Carolyn Witherspoon at 6:00 P.M

REZONE 10.51 ACRES OF PPN 04-00-015-110-272 FROM O-1 TO C-2 LOCATED ON THE EAST SIDE OF CENTER ROAD BETWEEN DETROIT ROAD AND BENTLEY DRIVE. The Chairman opened the Public Hearing at 6:00 P.M.

Shaun Brady of Avon Central thanked the Commission for hearing their request tonight and said that he appreciated the fact that this site has not been the smoothest site with respect to the history of the City. He said they know that it has been involved in previous litigation and they were respectfully asking the Planning Commission to consider this request. They are requesting that the 10 acre site, the O-1 portion of the site, be rezoned to C-2 in order to expand their uses to capitalize on some of the market opportunities that exist today. They feel that the C-2 zoning request is consistent with the City's master plan. It is used throughout the City as a transitional zoning between the heavier commercial and residential neighborhoods. The C-2 expands the uses while prohibiting any automotive service, gas stations, and big box stores that are above a 70,000 sq. ft. contiguous square footage. They think that this neighborhood commercial site is prime for development at this time because of some of the factors that have taken place in the market. Additionally, as Planning Commission knows, this is the only zoning classification that requires an architectural approval to maintain consistency in the transition between heavy commercial and the residential neighbors.

Mr. Brady stated that, as shown on the map, they intend to create a clear demarcation line at which commercial will stop. Their parcel is a flag-shaped parcel, consisting of roughly 14 acres. The back portion of the 3.9 acres currently zoned R-2 will be donated to the City in order to create that clean demarcation. This property abuts several parcels that can be adjoined for municipal and school uses or whatever the City sees fit. There will be multiple cross-access opportunities to City Centre, St. Mary's of the Woods, and the proposed City-donated property. They are proposing a signalized access at the south end of their property, which will align with the City-owned properties across the street which will potentially service Police, Fire, and the park and recreation areas over there.

Mr. Brady said that the site lends itself, whether it is zoned O-1 or C-2, to larger buildings in the back and with smaller outparcel developments along Rt. 83. With respect to the economics, they feel that with this expanded use provided under C-2, it is likely to be developed sooner than if it is left O-1. This land is part of a TIF that the City put in place several years ago and the expedited development of this site will assist in the City retiring the existing infrastructure debt. Under the proposed rezoning, they will pay for 100% of the signal as well as their proportionate share of the improvements that need to be made to Rt. 83 and Detroit Road and the other areas within the service district. This is just a preliminary plan; obviously they do not have an end-user in sight at this point. They just wanted to present this for Planning Commission and the public to digest and see if this is something that is palatable to the community. Mr. Brady thanked Planning Commission for their consideration.

The Chairman asked if there were any questions from those present.

Tom Schumacher, 2265 Center Road, stated that he had several questions. He asked what the City would plan to do with the property that they would receive and what access points are there to that? Mayor Jensen said that the City has no plans for the property at this time. He said that the thing that was important for the City was to make sure that that would be the demarcation of stopping the commercial real estate and so having that piece of property would ultimately not allow any more development past that point. We have an access point that would be off that roadway into that development and if opportunities ever came where another piece of property would be available, the City would look at continuing to add pieces to that so we

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could stop development. Mr. Schumacher said, so access to the City piece of property would come off the back by the Winking Lizard? Mayor Jensen answered, no, and he noted the proposed roadway on the map. Mr. Brady pointed out the proposed roadway that would service the traffic signal. Mr. Schumacher asked if that roadway was an actual street and Mr. Brady said that right now, it could be either public or private but there are easements that will ensure that the City has the ability to access St. Mary's and City Centre.

Mr. Schumacher said, so that would put the traffic light right at the first house which is the second house from his. That would obviously be a concern as far as traffic build-up because we already know what that intersection is like. He then stated that his property is two to three feet higher than the one next to him and he would be looking down on the piece of property Mr. Brady is talking about developing, so how close would buildings be allowed to the street and would they plan to put a fence in to block that development from the residential that is left? Mayor Jensen stated that in the past development plan there was a lawsuit that was going on. Originally Council had agreed to this point right here on the map that it was going to stop and then the developer wanted Mr. Schumacher's piece of property and Mr. Danielson's piece of property and that is when it all fell apart. The City was not going to allow that then because the developer wanted to go that much farther. The thing that was always important to the City was the buffering between the properties because we wanted to make sure that we did not intrude on the residential part of it. That would come up now for a different discussion but that would be something that would have to be agreed upon with the homeowners there and the developer.

Mr. Schumacher asked if part of the discussion in development would be how close buildings can come to the street and the Mayor said, absolutely. Mr. Schumacher then said, because his property is actually farther west than the first house, he can see all the way up to the intersection and so he thinks the traffic light would be an issue there. Mayor Jensen said that if Mr. Schumacher later came up with any other questions, he could email himself or Ms. Fechter. He noted that this is all just preliminary so what we want to do is air out questions or concerns that people have and then make sure that we can address them with the developer if we are going to go further than this. We want to make sure that everybody sees everything and we will try to answer all the questions that we can. Mr. Schumacher said that he did have one more question tonight: he said that there are five houses there south of this property and then there is a large piece of property that has that shack on it and he asked what that piece of property is zoned? Mayor answered that that is zoned residential; the business use is a permitted use right now because it has been existing there. Mr. Schumacher said, so he is grandfathered in for what he is doing and the Mayor said, yes, but if he ever decides to stop doing what he is doing, then it would revert back to residential.

Robert Burkett, 2628 Seton Drive, in the Bentley Park Development, said the first concern of their Homeowners Association is the traffic light. He said that the traffic backs up quite away even getting out of Bentley Park and making a right turn is often a hazard the way people fly down Rt. 83. And since Seton Drive has been extended to Detroit Road, they are seeing a lot of additional traffic coming through the development. So there is a heavy concern about traffic being diverted now because this would create additional backup and traffic flow there on Rt. 83 before Detroit Road, pushing more traffic through the development and they already have a ton of traffic with the school and people flying through there. He then asked if Mr. Brady could give an example of the type of retailer or restaurant that might show interest in that property.

Mr. Brady responded that the end users are not going to be too dissimilar to those in the City Centre property that is right next to it. You have Marc's and various restaurants and service providers and stores. And with respect to the traffic and the traffic signal, in the current zoning and C-2 neighborhood commercial zoning, the traffic trip generations are relatively insignificant from one another. We could put a 10-acre medical user there that would create as many trips as a duplicate of City Centre. So with respect to zoning classification, C-2 neighborhood commercial and O-1 are pretty much traffic neutral. The traffic issue is

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going to have to be addressed regardless of how we develop this property and he thinks that based on preliminary studies and conversations, that traffic signal there will help everybody in some way. Mr. Burkett asked if we have any indication of the potential users and the amount of traffic they might generate? Mr. Brady stated that all he knows is that whatever we do it has to be approved by the City and they will have their engineers looking at it and our engineers will look at it and obviously the City is going to protect the residents' interests.

Mayor Jensen stated, to address Mr. Burkett's traffic issue, the City is already engineering some improvements at Detroit Road and Rt. 83. We are before ODOT and there is some safety money that is going to be available. There will be a right turn lane that will be up there by the cemetery that is not there currently and hopefully, that will alleviate some of the backup but there will be people who will be going through the development. We continue to try to work with the schools to try to adjust traffic there because that is an issue that our safety forces do not like. And if at some point land becomes available so it would be possible to change the entrance or exit of the school, that is also something we have been looking at.

Jack Turza, 2200 Center Road, stated that the main issue is the traffic. It is backed up all the way to Bentley on weekends, especially from 3:00 P.M. to 6:00 P.M. He said he did not know if they have tried to widen the road in that section to help relieve some of that backup; there have to be some options. Mayor Jensen said that the City's ultimate goal is always to widen Rt. 83 at some point. He said again that there are going to be improvements; we are trying to make corrections and adjust traffic as it goes through there. Rt. 83 and Detroit Road is something that ODOT has accepted as a dangerous intersection and that is why we are working on a plan to make changes.

Mr. Turza stated that he lives across the street from this proposed development and there are four lots that he is part of, landlocked on the north side with a shopping center and on the south side by City-owned property. He asked if there was any chance that they would rezone their properties for C-2? He said that two of the properties are just rental houses but the other people would be interested in changing that zoning to C-2. Mayor Jensen said that if the property we are discussing tonight were zoned C-2, it would make it difficult on the City to not consider your rezoning because you are across the street. It would be difficult for the City to argue that your property has to stay residential when across the street is commercial. So he thought that is something that this body would entertain because it makes a lot of sense. Mr. Turza said, yes, because he knew once the City bought the property down the road, he was told it would stop growth from going down Rt. 83. Mayor Jensen said that is why when you look at the City's proposed drive, we wanted that to be a demarcation to say, if we had to rezone your property and your neighbors' property, we would not want C-2 to continue down the road. Mr. Turza asked if he and his neighbors would have to put together a letter and submit it to the City, asking for the zoning change. Mayor Jensen answered that they would have to petition the Planning Commission to rezone the properties.

Mary Berges, 35985 Ithaca Drive, asked if the private road that leads behind Marc's would follow between the Marc's parking lot and Starbuck's? Mr. Brady said that they have contacted the owner and developer of City Centre and we have agreed conceptually to provide access points for their traffic to disperse into this site and for our traffic to disperse into their site. So to answer the question, you can see on the map, there are two access points in the City Centre. One is roughly by the water tower right behind Winking Lizard, and the other one is in the back corner of Marc's so it basically would dissipate some of that traffic and when traffic becomes easier for people, you have less people cutting through neighborhoods and he thought that is what the City's goal is – to make the post development situation of this area better than it is today. He thought that with providing all these access points, we can provide the point for them to come in to our area and take the benefit of that signal that we are providing. And the same with whatever the City or the school system does with that other land. So, yes, the road is going to come right behind Marc's and people from Starbuck's could easily go there and it will give them access to this light and make it easier for

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them to travel south. Ms. Berges said that her concern about that is for anybody that goes to Starbuck's at any time of the day, there are backups along that road in both directions, north and south, and so people block the lanes so if you have an emergency vehicle trying to get through, they already have trouble doing that so she does not see that it makes sense to add more traffic in that area when you already have so much traffic with Starbuck's.

Ms. Berges then stated that she is not a next door neighbor to this property but if she was, she does not know that she would want a retail establishment next to her or even a restaurant having trucks unload at different times of the day. This property is zoned for office and has been zoned for office for several years. We talked about commercial creep and she has a concern about that because it certainly occurred to us several years ago when this property was rezoned to O-1 that if it had been left as C-4, that across the street people could ask why their side of the street could not be commercial as well? And it is a legitimate argument. Now if they say that side of the street is office so their side should be office, she thought that is less of an issue than making it commercial. Because people for the most part do not mind living next to an office building; it is controlled hours and you do not have the influx of traffic like you would for a retail establishment or a restaurant. Also, she does not believe the City of Avon is out of available commercial space and so she does not really understand why the City would consider rezoning this piece of property from an office use to a commercial use when there is plenty of commercial space still available.

Bracken Danielson, 2251 Center Road, stated that he owned the house that is right next door to this property. He felt that people are a little more respectful of office buildings because it is their office; when people go shopping somewhere, there is no personal feel for it. Also, there is not a concern about cleanliness; you see more littering, etc. around commercial areas than you do around office spaces. He said that he also has a concern about noise since he is right next door. He then asked what the property for the bank and Sherwin Williams was zoned for that to be developed and Ms. Fechter answered, that was C-2.

Mr. Danielson said when you are coming out of that driveway or that street by the bank, it is very difficult at times to make a left turn to go south. Mayor Jensen stated that that would be a right in, right out only if we could get the connection across there and there was a light that came up farther. And across the street is another issue that we have a difficult time with because it is the same way. Mr. Danielson noted that traffic backs up past his house, even to the entrance to the school. Putting a light there, he cannot even see the possibility of entering and exiting for the residents over there. If you look at the map in general why not make that divide up to the school entrance? Mayor Jensen said he was not certain what Mr. Danielson meant when he said "all the way up to the school" and Mr. Danielson clarified that he meant to the entrance of Bentley. Mayor Jensen said that the City is actually against any kind of commercial development that far up. He said that when Mr. Brady brought this to us, we said that we had to have some assurances that we can tell people at Bentley Park that development cannot go that far and the only way to do that is that the City has to own the property. The Mayor noted that he reached out to Mr. Danielson to see if he was interested in selling his property before he started remodeling the house and the price that he wanted for it was just higher than what the City would be willing to pay. But if we could have gotten that piece of property, it would have been another piece that the City would have that no longer could have been developed for anything except a parkland or something the City could use. Each piece that the City can purchase allows the City to control what goes in there and gives assurances to those residents there that we are committed to not allowing commercial creep.

Mr. Danielson noted, so at this point the Commission is just evaluating the zoning and hearing the objections to anything going in there or where the light positioning would be. Mayor Jensen said, yes, it is all open for discussion. If Mr. Brady comes back with a site development, that is when discussions would take place about the location of the light, etc. Ms. Fechter said, also, this is a first presentation. This group is coming

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in to show what they are thinking of doing, what the idea is, and getting the feedback from everyone, so we are not voting on it tonight. They will be back next month, so she wanted everyone to know that.

Mr. Danielson said that he understands that that there has to be a great need for office space in Avon as it is, so why rezone this property to something that is going to put more traffic in that area when the better spots for the shopping areas are across the street, across I-90, and on Chester Road where they are going in now. The traffic on that corner is already a nightmare; sometimes it takes two or three times to get through the light now. It is a concern for him because his plan is to actually move to the house and, with young kids, this was not really something that would look very beneficial.

Mary Ann Bowser, 2287 Center Road, stated that she had a problem with something that is going to be built that would create a lot of traffic. As it is now the traffic on their street is horrendous. If offices were put in that close by 5 o'clock, that is maybe possible but having something that is going to have traffic in and out constantly for hours, that is just not something that we should have. We do not need more traffic on that road. Ms. Bowser said that at night, when she has come home from work, the traffic is halfway down the road as it is now and as others said, when you try coming out by the Winking Lizard, you cannot even turn left for the longest time so this development is not something that we would like to have done.

Mayor Jensen stated that when he discussed this with the developer, an office building is allowed to be up to three stories tall and it can be mixed use with some retail there. If it was all small office buildings, that is a whole different thing if that could be worked out, but typically, when you put an office building in, it is going to be of a higher stature than that so as the discussion kept going, he was not in favor of putting something that big at that spot. His fear was that putting a big office building in there and surrounding it with ancillary restaurants and other things, you have defeated the purpose of trying to be that division from commercial because everybody from Bentley is going to be able to see that office building. Again, we are just here tonight discussing possibilities and ideas. The developer may or may not come back next month with more ideas to look at that piece of property after hearing from the residents. The concern about traffic is a reality now; anybody going up Rt. 83 into North Ridgeville realizes that more and more houses are being built in North Ridgeville which contributes to the traffic that comes up here. Also, Avon Lake has continued to build more and more houses. The question is, how do we try to control traffic? We can keep doing improvements and ODOT has the one improvement on Detroit Road, and we are hopeful, with signalization, we can adjust some of the things to move traffic through there quicker.

Mr. Danielson asked about yardage from light to light and Mayor Jensen said that we have studies that will show what the best distances are but anybody who has traveled throughout Northeast Ohio knows that there are lights that are really close to each other, and lights that are farther away. Our hope was to try to keep the distance farther apart and if people started to use where the Marc's parking lot is and then drive through, they could come out this other exit here and that helps alleviate some of the traffic issues there. Anybody who is turning right, is going to go up to Winking Lizard and turn right to go out. Anybody who is going south, would come up to the light to be able to get out at the light that way.

George Balunek, 2108 Hathaway Court, stated that he was the former owner of this property and for 15 years he wanted to develop it as O-1. His former developer was Greg Romes and he was not allowed to develop a C-2. Under the master plan of the City, in O-1, you were not allowed to put residential next to commercial. Kroger came in a couple of years ago and wanted to benefit himself and his four neighbors to the south, all good, long-time Avon residents, but could not build. Who was he to go against City Council when Kroger could not prevail? He said that he sold the property for half price and the people who are going to benefit the most are the real estate special interests. It is not going to benefit Avon residents; it is all for the special interests. He said that when he tried to get it rezoned, that is why he gave up on it. He even gave up on paying the taxes but you know that property is worthless as O-1. If the developers go to commercial, they are going to make millions of dollars on it, not the Avon residents. We are going to pay

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with heavy traffic. It is almost backed up to Bentley now; you cannot get out of your driveway, you cannot get in and out and people are cutting through everywhere. Stop this development now or you will regret the traffic problems later.

Mr. Balunek said that the master zoning plan is supposed to be passed in concrete, that is what they told him for 15 years. The present owners bought the property from him 3-1/2 years ago and they cannot sell it as O-1 property; he could not sell it for 15 years. There is a surplus of O-1 and as far as commercial goes, he just did a casual inspection. We have no less than 20 empty parcels that have not been developed for years; we have bankruptcies. We do not need any more commercial; there are 20 empty spots within a mile. He said that he encourages everybody to go to the developer's website and it will show what they are up to. It says proposed outlet, 2 acres, and what is in that proposed outlet? He said that it is probably a McDonald's or a Sonic's or something like that, and those commercial entities are going to be open 12-15 hours a day. He said that Mayor Jensen alluded to O-1. Mr. Balunek believes that O-1 is only single-story; you have to go to O-2 or O-3 to get multiple stories. You are not going to have 4-story office buildings there. They want to develop sooner than later. They have not sold the property in 3-1/2 years and they are not going to sell it in 10 years as there is a surplus of O-1. And all of a sudden the special interests want to make millions of dollars on it. He was told for 15 years the master plan was cast in concrete and he could not develop that property. Now all of a sudden they are going to have a big traffic jam and Avon residents are all going to pay. And maybe your property values are going to go down; who is going to want to buy your house when they see the traffic backed up? Be aware that they are going to keep pushing this until they get it through.

Mr. Danielson asked why we couldn't just wait a little until we see the improvements on the road and what ODOT does to see if that will alleviate some of the traffic? Mayor Jensen said that when Mr. Romes wanted to develop the property, Mr. Danielson's property was the cutoff point for commercial; Council had settled that it would be commercial all the back to that point. Once Mr. Romes crossed that line over there, Council said absolutely not, we will not do it as that was the demarcation that said we were not going any farther than that because we promised the residents that we would not. We can look at a lot of different things. The current developers came to him and asked if he would be willing to look at it and he said that he would be willing to do that in an open meeting. We want to make sure that we get everything out in front so everybody sees exactly what is going on, to determine at what point you are being fair to everybody and to make sure that you keep what you said you were going to keep. Again, we are talking to ODOT every day as this project goes forward and we can always incorporate anything that could come before us and look at it to see whether it makes sense or not. This meeting tonight was not set to vote on it; we wanted to have the meeting so people could come out and express their concerns and see if we could address those concerns and see what is best for both the residents and the developers.

Mr. Danielson stated that he thought that we all knew that something was going to go in there eventually. You cannot sit on property forever and pay taxes; you have to get a return somewhere eventually. He said that he just feels that if the City of Avon is going to make improvements to the road and the traffic in that area, it would be nice to see what that did to the traffic before we go ahead and make a declaration on this to change it or not change it. Mayor Jensen noted that we can also have another meeting and he can get the City Engineer to lay out for everybody exactly what the improvements are that ODOT is suggesting for Detroit Road and Rt. 83 and then see what would go down the line. Mr. Radcliffe said that it would be great to see a plan from ODOT with the possible improvements to the road and see just what possibilities could happen with that to keep that in mind as we move forward on thinking more about this process.

Mr. Schumacher stated that one thing that the developer made a comment about was that maybe the traffic would be relieved by tying into the City Centre. That certainly is not going to happen because you are adding traffic with new commercial businesses. The residents deal with the backup of traffic every day and

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it does actually get back to his house, so that would probably get worse because you have a traffic light up sooner. It was also mentioned about people buying property and they have to make money at it, etc. but to be very honest, when you buy a piece of property and you take a risk on it because you plan to make money, you may not because you bought it at the wrong time or what you want to do just cannot happen. He said he knows for sure that whatever happens there is going to cost him money in the value of his property. That is a no-brainer, because it is going to make it more difficult to access and since he can now see all the way up to the intersection of Rt. 83 and Detroit Road, he will probably have blockers with buildings which he would see right out his front window. So those are realities. He is not against progress but knowing what is really going to happen is what matters and he can guarantee that it is going to cost him. And it would be nice if that road was improved before anything was done because then you would see what happens with traffic and would know that there was going to be additional traffic with whatever retail goes in there. There is a huge difference between office space, which normally cuts off at 5 or 6 o'clock and say, a fast food restaurant which could be open 24 hours a day.

The Chairman noted that, as we stated, this is a first presentation; this was the public hearing portion of our Special Meeting tonight and it will be followed by a Regular Meeting.

Mr. Balunek asked when the next hearing was scheduled for this and Mayor Jensen responded that it is not scheduled yet. Mr. Balunek asked if the City would be sending out certified letters and Mayor Jensen said that he did not know that it will be a certified letter, but we will make sure that you are notified. We will make sure you know when it is back on the agenda. Mr. Balunek asked if the general public will be aware of it and the Mayor answered, yes.

The Chairman closed the public hearing for the Center Road rezoning at 6:50 P.M.

### MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING HELD ON WEDNESDAY, JANUARY 20, 2021 IN COUNCIL CHAMBERS OF CITY HALL

Present: Bill Fitch; Bryan Jensen, Mayor; Jim Malloy; Scott Radcliffe; Carolyn Witherspoon, Chairman; Ryan Cummins, City Engineer; Pam Fechter, Planning Coordinator; John Gasior, Law Director; Rick Schneider, Zoning Enforcement Officer; Barbara Brooks, Acting Secretary.

#### ADDITIONS/DELETIONS

A motion was made by Mr. Malloy and seconded by Mayor Jensen to delete item #7 GALIK-JAYCOX-FIRST PRESENTATION-SANITARY SEWER EXTENSION from the agenda at the request of the Planning Coordinator. The vote was: "AYES" All. The Chairman declared the motion passed.

A motion was made by Mr. Malloy and seconded by Mayor Jensen to accept the agenda as amended. The vote was: "AYES" All. The Chairman declared the motion passed.

#### AVON CENTRAL-FIRST PRESENTATION-REZONE

Shaun Brady of Avon Central is requesting approval and recommendation to Council for approval to rezone 10.51 acres of PPN 04-00-015-110-272 from O-1 to C-2 located on the east side of Center Road between Detroit Road and Bentley Drive

The Chairman stated that this was a first presentation and everyone will be notified when it is on the agenda again.

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### GETGO-FIRST PRESENTATION-MINOR MODIFICATION

Pat Avolio of Giant Eagle is requesting approval of the minor modification to construct a drive thru to existing Get Go located at 33501 Just Imagine Drive.

Pam Fechter, Planning Coordinator, stated that Pat Avolio of Giant Eagle, who was supposed to be here for this presentation, just had a baby and with the danger of COVID, did not want to come in, so Ms. Fechter was speaking on her behalf.

Ms. Fechter said that, due to COVID and the safety of their patrons, Get Go on Just Imagine Drive, is requesting to put in a drive thru window.

Ms. Fechter said that this window would be located on the east side of the building. She has had a number of conversations with Get Go regarding safety because the gas pumps are on the east side of that property and the general public walks in that side entrance. Get Go has tried to demarcate where people are allowed to go and where they are allowed to walk. For the safety of their patrons, Get Go is actually helping people more than they were before. Ms. Fechter said that she spoke with them today and asked them to put another bollard there and they have agreed. They have pavement markings now; people are not allowed to walk in front of those bollards. They have also said that as time goes on, if they find that the layout they have is just not working, they are more than willing to work with the City to provide us with whatever we needed to make sure the public is getting in and out the way they need.

Mr. Cummins stated that he was still waiting for some engineering details on this proposal so he would ask that it be considered as a contingent approval.

A motion was made by Mr. Malloy and seconded by Mayor Jensen to suspend the rules. The vote was: "AYES" All. The Chairman declared the motion passed.

A motion was made by Mr. Malloy and seconded by Mayor Jensen to approve the minor modification to construct a drive thru to the existing Get Go at 33501 Just Imagine Drive contingent upon final engineering approval. The vote was: "AYES" All. The Chairman declared the motion passed.

### CHESTER ROAD DEVELOPMENT-FIRST PRESENTATION-AMEND GENERAL DEVELOPMENT PLAN

Carl Frey of the Jacobs Group is requesting approval of the amended General Development Plan for the Chester Road Development.

Carl Frey of the Jacobs Group, 25425 Center Ridge Road, Westlake, Ohio, stated that he just wanted to take an opportunity to revisit their General Development Plan that was last presented for this side of the road in 2016. He said that they have been in more recently to introduce the Hobby Lobby/Panera area with a General Development Plan. As they have been planning the overall development of this property on Chester Road, they have tried to update this plan and show their intentions as far as maintaining access throughout the commercial development by identifying access points and where those can be shared as users reveal themselves and also identifying where the major storm water management features will occur. Mr. Frey then referred to the drawing to show a couple of the updates, and said that they were anticipating coming in with final development plans for a sit-down restaurant and another restaurant which is consistent with where they were back in 2016. If there is a large traffic user they may need to revisit the traffic analysis.

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Mr. Frey said that there is another large user next to Ashley Furniture that was added to this plan. That access point is to align with where they have some utility infrastructure existing for that driveway connection. He said that one of the reasons he wanted to come in was to explain that they are anticipating to mass grade that area in front of Ashley Furniture this coming year so that fill will no longer be in a pile. He then said that, with the two outparcels east of Longhorn potentially being occupied in this coming year and with Speedway down on the far end also having declared that corner, they do not have any other land ready for development for outparcel-type use, so they would like to prepare that area in front of Ashley Furniture. He asked the Commission if they had any questions about what is happening out there on Chester Road?

Mr. Radcliffe asked if it was correct that the road on the left side of this property lines up currently with the new Bendix driveway across the street and Mr. Frey said, yes, that was correct. Mr. Radcliffe noted the map showing a curving road that goes out and asked where approximately that was related to the Suntan Supplies; how far down is this taking this? Mr. Frey said that it was not quite to Suntan Supplies; their building is just beyond the property line.

Ms. Fechter stated that she did not have any comments. She said that she appreciated the fact that Mr. Frey listened when we talked about the dirt piles on Chester Road.

Mr. Cummins pointed out that the 2016 plan where the curved road is that you were just speaking of, actually had two driveways coming out to Chester Road so this revision would reduce that to one which he thinks would be a benefit. What they are depicting is the curvy road that you see and then the next future light to the east. Mr. Frey said that a traffic light there would be dependent on use and demand. They had the opportunity to look at the corridor and identify what might work from a spacing standpoint on traffic signals and that location would be the last one that might get introduced.

Mayor Jensen asked if the Jacobs Group was working with Bendix to do that light improvement and Mr. Frey said that they were contacted by Bendix about that light. Mayor Jensen noted that if the light is there that would help alleviate their other drives because it is all interconnected. Mr. Frey said, correct, and so far the concept is to continue an access drive throughout all these properties to interconnect and not have to exit out to Chester Road when people are going from one use to another. Mayor Jensen stated if the Bendix light was there and everything was connected, more lights might not have to be put up; you would rather have less lights than more lights at so many stops. He thought that it is better if people can go back to one central location and use that light.

A motion was made by Mr. Malloy and seconded by Mayor Jensen to suspend the rules. The vote was: "AYES" All. The Chairman declared the motion passed.

A motion was made by Mr. Malloy and seconded by Mayor Jensen to approve the amended General Development Plan for the Chester Road Development. The vote was: "AYES" All. The Chairman declared the motion passed.

### COMMENTS

There were no comments.

AVON PLANNING COMMISSION SPECIAL MEETING MINUTES 1-20-21

ADJOURN:

A motion was made by Mr. Malloy and seconded by Mayor Jensen to adjourn the Special Meeting. The vote was: "AYES" All. The Chairman declared the motion passed. The meeting was adjourned at 7:05 P.M.

Transcribed by Gail Hayden, Assistant Clerk of Council

CHAIRMAN: \_\_\_\_\_

DATE: \_\_\_\_\_