

AVON PLANNING COMMISSION REGULAR MEETING MINUTES 2-19-20

MINUTES OF THE PUBLIC HEARINGS HELD ON WEDNESDAY, FEBRUARY 19, 2020 IN COUNCIL CHAMBERS OF CITY HALL

The meeting was opened by Chairman Carolyn Witherspoon at 7:00P.M

AMEND THE SPECIAL USE PERMIT FOR DANIEL CECIL TO ALLOW THE EXISTING ACCESSORY BUILDING TO REMAIN IN ITS CURRENT LOCATION AT 4427 CASE ROAD. The Chair opens the Public Hearing at 7:00P.M. There being no one present in the audience; Chairman Witherspoon closes the public hearing at 7:00P.M.

MODIFY THE MASTER SANITARY SEWER DISTRICT-CHESTER ROAD. The Chair opens the Public Hearing at 7:00P.M. There being no one present in the audience; Chairman Witherspoon closes the public hearing at 7:01P.M.

AMEND PLANNING AND ZONING CODE CHAPTER 1278 INDUSTRIAL DISTRICT REGULATIONS TO ALLOW GARDEN CENTERS TO BE A SPECIAL USE. The Chair opens the Public Hearing at 7:01P.M. There being no one present in the audience; Chairman Witherspoon closes the public hearing at 7:01P.M.

AMEND THE CITY OF AVON STANDARD CONSTRUCTION DRAWING. The Chair opens the Public Hearing at 7:01P.M. There being no one present in the audience; Chairman Witherspoon closes the public hearing at 7:02P.M.

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING HELD ON WEDNESDAY, FEBRUARY 19, 2020 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 and Jill Clements, Secretary.

MINUTES OF THE REGULAR MEETING-JANUARY 15, 2020

A motion was made by Mr. Malloy, seconded by Mayor Jensen to dispense with the reading of the minutes of the Regular Meeting held on January 15, 2020 and to approve the said minutes as published. The vote was: "AYES" All. The Chair declared the motion passed.

CORRESPONDENCE

ADDITIONS/DELETIONS

A motion was made by Mr. Malloy, seconded by Mayor Jensen to delete item 7-DANIEL CECIL FLAG LOT-FIRST PRESENTATION-AMEND SPECIAL USE PERMIT at the applicant's request. The vote was: "AYES" All. The Chair declared the motion passed.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to delete item 11-REFERRAL TO COUNCIL-FIRST PRESENTATION-SANITARY SEWER DISTRICT MODIFICATION at the applicant's request. The vote was: "AYES" All. The Chair declared the motion passed.

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

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MAST SUBDIVISION NO. 1-FIRST PRESENTATION-LOT SPLIT/CONSOLIDATION

David Mast is requesting approval of the site plan of taking 2 existing parcels and creating 4 new sublots; Sublot 1 being 1.2705 acres, Sublot 2 being 2.9103 acres both located on Schwartz Road, Sublot 3 being the existing home at 3276 Nagel Road at 5.3942 acres and Sublot 4 being 1.7563 acres on Nagel Road.

Ms. Fechter asks that this be tabled at the applicant's request.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to table at the applicant's request. The vote was: "AYES" All. The Chair declared the motion passed

UNIVERSITY HOSPITAL-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Mark Skellenger of KS Associates are requesting approval of the site plan for a proposed 36,000 sq. ft. medical office building to be located at 1997 Healthway Drive.

Mark Skellenger of KS Associates says this will be a medical office and is with a few of the team members tonight. Mr. Skellenger says this medical office will be built next to the existing building on Healthway Drive. Ms. Fechter says the staff comments have been addressed. Mr. Cummins says they talked briefly about the maintenance of the existing detention basin and asks if they have talked to client about that and Mr. Skellenger says it will be addressed as the document is being reviewed by in house legal counsel. Mr. Cummins says they have a few minor outstanding items, the photometric and minor storm sewer design item and would ask for a contingent approval subject to final engineering approval. Mrs. Witherspoon asks if the construction of the new building will resemble the existing building and Mr. Skellenger refers to Mr. Trotta. Christopher Trotta of LevelHeads says the two-story structure is a little then the existing building and says they are trying to match a brand standard that UH has established across their system and the existing building is a bit out dated. Mayor Jensen says that UH has been a great partner with the City of Avon. Mayor Jensen asks about the number of employees and it was mentioned possibly up to 60 employees. Mayor Jensen says they have never had issues with UH and are always thankful for what they have brought in and this building will add nicely to the area. Mr. Trotta says he appreciates the collaboration with the City and this project.

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

A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve the site plan for the proposed 36,000 sq. ft. medical office building to be located at 1997 Healthway Drive. The vote was: "AYES" All. The Chair declared the motion passed.

HOBBY LOBBY-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Aaron Appell of Bramhall Engineering and Carl Frey of The Jacobs Group are requesting approval of the site plan for a proposed 55,000 sq. ft Hobby Lobby to be located at 35600 Chester Road.

Carl Frey of The Jacobs Group says this is in Area 9 which they have done a lot split and mass grading plan prepping for Hobby Lobby and Panera east of Menards. Mr. Frey says this project is coordinated with Panera. Hobby Lobby is a 55,000 sq. ft. building with driveway and plenty of parking. Mr. Radcliffe asked what the planned hours are for the delivery trucks. Mr. Frey says their deliveries are when they are open between 9AM-8PM and could be anytime during the day. Mr. Frey says they said they only get a truck a week maybe two, its not a daily delivery. Ms. Fechter says all staff comments have been addressed. Mr. Cummins says they still need the common easement agreement between Panera and Hobby Lobby or who ever is going to own the property. Mr. Cummins says Panera site plan was coordinated with Hobby Lobby and there were some minor changes to Panera on the storm sewer design but that has all been taken care of and Panera is approved. Mayor Jensen asks when the start of

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construction could be. Mr. Frey says their expected start on the building is spring/summer and they hope to be open by the Christmas season.

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

A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve the site plan for a proposed 55,000 sq. ft. Hobby Lobby to be located at 35600 Chester Road. The vote was: "AYES" All. The Chair declared the motion passed.

ZOOM CAR WASH-FIRST PRESENTATION-MINOR MODIFICATION

Harry Winfrey of Richland Engineering Limited representing Trent Walter is requesting approval of the minor modification to the site plan approved 7-17-19 to add 4 additional vacuum spots at Zoom Express Car Wash to be located 39060 Colorado Ave.

Eric Bilton says National Pride Equipment will be installing the vacuum spots. Ms. Fechter says Zoom Car Wash was approved several months ago but when doing their site plan, they decided they wanted more vacuum spaces. Ms. Fechter says 4 employee parking spaces were approved up front but now their proposal is adding 4 additional vacuum spaces next to those parking spaces and within the setback. It was mentioned their car wash has free vacuum so they felt they could use a couple extra spots. Mr. Cummins says he has no comments, they are not impacting any grading, drainage or traffic flow so he has no comments. Mayor Jensen asks if business has been good and Mr. Bilton says its been very good and the customer demand is why they are requesting the extra vacs.

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

A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve the minor modification to the site plan approved 7-17-19 to add adjust the parking and add 4 additional vacuum spots at Zoom Express Car Wash to be located 39060 Colorado Ave.

REFERRAL TO COUNCIL-FIRST PRESENTATION-AMEND PLANNING AND ZONING CODE

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending Council approval to the Ordinance amending The City of Avon, Ohio Section 1278 Industrial District Regulations to allow Garden Centers to be a special use.

Ms. Fechter says we would like to look at Garden Centers in the M-1 zoning with as a Special Use. Ms. Fechter says she has been working with Mr. Gasior and looking at some requirements they could have, for example 3 acres, 300 feet of frontage and the Special Use that they also need for outdoor storage. Ms. Fechter says we have plenty of industrial land and we want to make sure with that and the special use we can monitor and see if we need to do anything additional. Mr. Gasior says he's been looking at some other ordinances and trying to get a good definition but says that 3 acre, 300 feet of frontage will be the best and go from there. Mr. Radcliffe asks where these typically could fall and Ms. Fechter says C-4 zoning they are permitted and Mr. Radcliff asks if we are keeping them there. Ms. Fechter says yes, we are just making the M-1 zoning another area they can go. Ms. Fechter says we currently have a Garden Center on Mills Road that was rezoned C-4 and another is looking at that area. Ms. Fechter says in looking at the code and the regulations M-1 was a good place to add it with the Special Use. Mrs. Witherspoon says the Garden Center will encompass landscaping and not recycling. Ms. Fechter says this would be more like Petitti's. Mayor Jensen says since we do have it in C-4 and not the Special Use but if M-1 doesn't work out, we can review that permit. Mayor Jensen says where that location is, he wonders is there will need to be more work there, it's a congested traffic area.

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

Mr. Gasior says they will find a good definition for that area. Mr. Gasior says once you put retail there, when you think industrial property you think wholesale, but they are looking to have indoor area and then some onsite growing with an outdoor storage/selling area. Mr. Fitch says he is thinking in the past people wanted to sell things but weren't grown on their land. Mayor Jensen says that is usually in residential areas.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to recommend to Council for approval amending The City of Avon, Ohio Section 1278 Industrial District Regulations to allow Garden Centers to be a Special Use in M-1 zoning. The vote was: "AYES" All. The Chair declared the motion passed.

REFERRAL TO COUNCIL – FIRST PRESENTATION – AMEND DESIGN STANDARDS

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending Council approval to the Ordinance amending The City of Avon, Ohio Standard Construction Drawings.

Mr. Cummins explains back in August of last year we did a major update to the standard construction drawings with reformatting, reorganizing, etc. Mr. Cummins says since that time the Utility Dept., Service Dept. and himself have identified some additional revisions they would like implemented. Mr. Cummins says there are 10 sheets proposed to be changed, the sheet will have the proposed change highlighted. Mr. Malloy asks about a deleted item on water main items, Mr. Cummins says that came from the Utilities Dept. and Mr. Cummins says he isn't sure why they asked for that change but can find out. Mr. Malloy was just curious, and Mr. Cummins says he thinks its covered somewhere else in the document. Ms. Fechter appreciates the clouding showing the changes.

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

A motion was made by Mr. Malloy, seconded by Mayor Jensen to recommend to Council for approval to amend the City of Avon, Ohio Standard Construction Drawings. The vote was: "AYES" All. The chair declared the motion passed.

COMMENTS

Mr. Fitch asks since the Jaycox/Mills area came up are there any thoughts about stop signs for a three way stop, it's a congested intersection. Mayor Jensen says if this Garden Center moves forward, they will have to do a traffic study and we will see what comes up with that and see if we can't blend some of what we see and go from there. Mayor Jensen adds will it make a difference, we don't know. Mr. Cummins says we will have to see if there anything warranted and go from there. Mr. Cummins says they can have a traffic engineer look at that area.

ADJOURN

A motion was made by Mr. Malloy, seconded by Mayor Jensen to adjourn. The vote was: "AYES" All. The Chair declared the motion passed.