

AVON PLANNING COMMISSION REGULAR MEETING 2-20-19

MINUTES OF THE PUBLIC HEARINGS HELD ON WEDNESDAY, FEBRUARY 20, 2019 IN COUNCIL CHAMBERS OF CITY HALL

The meeting was opened by Chairman Carolyn Witherspoon at 7:02P.M

REZONING REQUEST TO ADD THE C-4 OVERLAY TO THE O-2 ZONING ON 3 ACRES OF THE FRONT PART OF PARCEL 04-00-016-104-047. The Chair opens the Public Hearing at 7:02P.M. There being no one present in the audience; Chairman Witherspoon closes the public hearing at 7:02P.M.

CREATE A SPECIAL USE PERMIT FOR THE RUFF CARLTON, LLC A LUXURY DOG HOTEL AND DAY CARE TO BE LOCATED AT 1290 CENTER ROAD. The Chair opens the Public Hearing at 7:03P.M. There being no one present in the audience; Chairman Witherspoon closes the public hearing at 7:03P.M.

AMEND THE SPECIAL USE PERMIT FOR THE CITY OF AVON, FIRE DEPARTMENT TO INCLUDE A TRAINING TOWER TO BE LOCATED AT 36185 DETROIT ROAD. The Chair opens the Public Hearing at 7:03P.M. There being no one present in the audience; Chairman Witherspoon closes the public hearing at 7:03P.M.

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING HELD ON WEDNESDAY, FEBRUARY 20, 2019 IN COUNCIL CHAMBERS OF CITY HALL

Present: Bill Fitch; Tammy Holtzmeier; Bryan Jensen, Mayor; Jim Malloy, 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 16, 2019

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 16, 2019 and to approve the said minutes as published. The vote was: "AYES" All. The Chair declared the motion passed.

CORRESPONDENCE

ADDITIONS/DELETIONS

DAVID MAST-FIRST PRESENTATION-LOT SPLIT

David Mast is requesting taking a 10.9723 acre lot and creating three parcels, Parcel A .4025 acres, Parcel B, .4025 acres to be located on Schwartz Road and leaving the remainder Parcel C with 10.1673 acres located 3276 Nagel Road.

Ms. Fechter says total parcel is 10 acres and Mr. Mast is looking to split off two parcels with frontage on Schwartz Road. Mr. Cummins says they have reviewed the lot split and find it to be compliant and would recommend approval.

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.

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A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve taking a 10.9723-acre lot and creating three parcels, Parcel A .4025 acres, Parcel B, .4025 acres to be located on Schwartz Road and leaving the remainder Parcel C with 10.1673 acres located 3276 Nagel Road. The vote was: "AYES" All. The Chair declared the motion passed.

AVON LEGAL LTD-FIRST PRESENTATION-LOT SPLIT

Avon Legal LTD is requesting taking a 6.1419-acre parcel and creating two parcels, split parcel being 3.0 acres and the remainder parcel 3.1419 acres located at 35765 Chester Road.

Brian Bonham of Avon Legal LTD says this split is 3 acres from the Wickens is located between Cabela and Walmart. Mr. Bonham says the split will be in the front and they have contract for a proposed development for that parcel. Ms. Fechter says the lot split is compliant. Mr. Cummins says they did review the lot split and have no issues with it but want to note that there are various utilities that cross through the split parcel to service the main parcel. Mr. Cummins says he spoke to the applicant and they understand and cross easements will need to be created when they come in for final development.

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 taking a 6.1419-acre parcel and creating two parcels, split parcel being 3.0 acres and the remainder parcel 3.1419 acres located at 35765 Chester Road. The vote was: "AYES" All. The Chair declared the motion passed.

AVON LEGAL LTD-FIRST PRESENTATION-REZONE

Avon Legal LTD is requesting to add the C-4 overlay zoning to the existing O-2 zoning on 3 acres of the front part of parcel 04-00-016-104-047 located on Chester Road.

Brain Bonham says it's the parcel just created, and they want to add the C-4 overlay and it is consistent with the master plan that all along the Chester Road corridor they are all C-4 with the O-2 overlay. Mr. Bonham says the reason they are requesting the rezoning as they are going to have a mixed-use development with office component and retail components too. Ms. Fechter says they met with Mr. Bonham and the group and the plan is like what they have now, a three-story office building but they want to reserve the right to have retail that compliments what is in the office building. Ms. Fechter says the overlay will not make it an all commercial building, they want offices as well and would recommend the recommendation to Council. Mr. Cummins has no comments.

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.

Mayor Jensen says its great to see a group like this that live in the City and work for the city to help promote the City in developing in the right way. This company has been a great asset to the community and they will probably be stricter on what they want in their development and are excited to see the expansion.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve and recommend to Council for approval to add the C-4 overlay zoning to the existing O-2 zoning on 3 acres of the front part of parcel 04-00-016-104-047 located on Chester Road. The vote was: "AYES" All. The Chair declared the motion passed.

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THE RUFF CARLTON, LLC-FIRST PRESENTATION-SPECIAL USE PERMIT

Chas Shramek of The Ruff Carlton, LLC is requesting approval and the recommendation to Council for approval to create a Special Use Permit to allow a luxury dog hotel and day care at 1290 Center Road. Michael Coutris, business partner with Chas Shramek says The Ruff Carlton is a luxury dog hotel and day care to be located at the old advanced auto parts building. Mr. Coutris says they will be open Monday through Saturday 6:00A.M to 6:00P.M. and will board dogs over night and day care during the day. He continues to say they will not staff over night but its under 24 hr. surveillance. Mr. Coutris shows a drawing with the layout of the facility that includes dog rooms, lobby, luxury suites and outdoor run area. Ms. Fechter says since they will do animal boarding that requires a special use permit and certain stipulations can be put on that as well. Mr. Malloy asks where the outdoor run would be as he is concerned with the traffic that it wouldn't trip the dogs out. Mr. Coutris says they would fence in the area and close some parking, but they would still have enough parking. Mr. Malloy asks about the number of animals to board. Mr. Coutris says maximum is 90 but hope to hold about 45. Mayor Jensen says the only concern he would have is the residence being close, he would be concerned with the noise. He also says with the special use permit, it allows them to add things in the future if a concern comes up. Mr. Coutris says if they need to limit outdoor time or whatever they will work with everyone. Mr. Gasior says trying to prepare the special use permit he would like to see more details, height of the fence as an example to make it clear to what is going on. Ms. Fechter asks that they show the remaining parking with the fenced area. Chairman Witherspoon comments that its closed on Sunday and only open Monday through Saturday. Mr. Coutris confirms yes, they will have staff that will go in on Sunday to check but will not take in any animals. Mrs. Holtzmeier asks if there will be specific hours that people that are boarding that could pick up or drop off. Mr. Coutris says they would like to keep it consistent but that isn't completely determined. Mrs. Holtzmeier asks if there is a separate entrance for them when bringing animals in and out. Mr. Coutris says it's the main entrance in the front. Mrs. Holtzmeier says she would like to see a more detailed plan and the height of the fence and areas of parking is important. Mr. Dudziak asks if there are any sleeping quarters even though there is no one at night. Mr. Coutris says as of now there are no plans for that but have talked about people coming to check but no one sleeping.

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 and recommend to Council for approval to Create a Special Use Permit to allow a luxury dog hotel and day care at 1290 Center Road subject to a more detailed drawing. The vote was: "AYES" All. The Chair declared the motion passed.

ADVANCED POLYMER COATINGS-FIRST PRESENTATION-MINOR MODIFICATION

Mark Ruby representing DJ Keehan is requesting approval of the site plan for the minor modification of a 2,614 building addition to the existing building at 951 Jaycox Road.

Mark Ruby explains they are looking to do a two-part addition and they will be used for warehouse and storage space. The north addition will be 1,700 sq. ft. and the south addition will be close to 2,000 sq. ft. with access through the existing building. Mr. Ruby says all materials will match the existing building, metal frame with block on the bottom. Mr. Keehan says the addition to the north will be a split faced block building with metal roof. Ms. Fechter says that she would recommend a contingent approval as the architectural and engineering drawings are not matching. Mr. Cummins says there are a few minor details that need to be fixed and would recommend contingent approval as well.

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.

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A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve the site plan for the minor modification of a 2,614 building addition to the existing building at 951 Jaycox Road contingent upon final engineering approval. The vote was: "AYES" All. The Chair declared the motion passed.

THE GANZHORN SUITES OF AVON-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Eleanor Alvarez of The Ganzhorn Suites of Avon is requesting approval of the site plan for a 51,531 sq. ft. single story memory care facility to be located at 33350 Health Campus Blvd.

Ms. Fechter says Carl Frey will be presenting for Mr. Appell from Bramhall since he is ill. Ms. Fechter says they have had some conversations and tonight will be first presentation and will be back next month. Carl Frey says a couple months ago the project got approval for general development plan and are back for full site plan. Mr. Frey says one of the comments out of the original approval is, the overall area has changed, and a request was to update the traffic study for the area. Mr. Frey says they hoped to have it ready prior to the meeting and that is in the works just not complete yet. Mr. Cummins says they have reviewed the plans and there are a few items outstanding and before they come back next month they should be finished.

No Action taken, the Chair declared this to be First Presentation.

AVON FIRE DEPARTMENT-FIRST PRESENTATION-AMEND SPECIAL USE PERMIT

Frank Root, Fire Chief is requesting approval of the site plan and recommendation to Council for approval to amend the Special Use Permit to include a three story, 1,280 sq. ft. training tower to be located at 36185 Detroit Road.

Assistant Fire Chief, Mike Emling says the proposed training tower would be located behind the station. Mr. Emling says with the increasing load of ambulance calls they don't have the time or area to adequately train for firefighting experience. Mr. Emling says most houses are being torn down they can't get into them to do training evolutions for training. He continues to say it would allow them to train in their own back yard at the selected time they choose. Its at the height that allows them to meet the requirements and the necessary tools to train to keep the guys prepared. Captain Mike Panehal adds the department is getting busier and so its hard to do the training. Ms. Fechter says the overall height is compliant and it was talked about there would be a mural painted on the back since it is behind the veteran's memorial. Mr. Gasior says some information was given to him about the different companies that manufacture, and this will have to go to bid because of the cost factor. Mr. Gasior says the picture is based on one company if there are multiple companies could it change the look? Captain Panehal says the space they have this is the most optimal one and location. Mr. Gasior says so whatever way we go it will fit within that footprints and will comply with training standards. Mayor Jensen says they looked at different locations and as Captain Panehal said it's the best place to be so everyone can be ready if a call came in and without bringing in other people. Mayor Jensen says if we do it tastefully it will be something that will been seen but it should blend but most importantly it will help with the training of our guys. Mrs. Holtzmeier says when Council budgeted for this she was excited to hear about it and was something she thought would be good for the department to train on to secure the safety of our residents. Mrs. Holtzmeier says it's a training facility and will have a burn room, how does smoke escape that room? Captain Panehal says it comes out the top and is essentially a wood burner. Mrs. Holtzmeier says when it comes out, how much smoke is typically there and is it able to be controlled? Captain Panehal says it depends on the wind blowing but its not a think smoke and they would check the weather to make sure its ok for the training. Assistant Chief Emling says it's very concentrated in the space but it dissipates very well, and they have provisions for a cold stoke and its like a smoke machine. Mrs. Holtzmeier says if the smoke were to go to the pool or house it could be adjusted and asks when the training would be. Mr. Emling says there are specific requirements that require them to go round the clock but its tailored to the need and work load, but night drills are required as well but don't have to include the burn, its more

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working in the dark. Mrs. Holtzmeier says there are drives back there and it could cause concern of what's going on back there. With it being so close to the back property is there concern that there isn't enough space. Mr. Emling says there are signs that can be set up telling people training is going on and there are no concerns. Mrs. Holtzmeier says departments who have them allow other departments to come in and train is there any idea of doing that? Mr. Emling says yes, he would love to open it to the neighboring communities, so they wouldn't have to go into Cleveland or Tri-C. Mr. Emling says the rent of space is something they need to talk to Mr. Gasior about. Mrs. Holtzmeier says she likes the idea, but she does have concern over the location and she would like to see the final design when its out to bid. Mr. Emling says the beauty of the design is it made from transport containers so there are only a few sizes available and they can make it specific to their want and need. Mrs. Holtzmeier says this shows our pride in our community in trying to keep them safe.

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 and recommend to Council for approval amend the Special Use Permit to include a three story, 1,280 sq. ft. training tower to be located at 36185 Detroit Road. The vote was: "AYES" All. The Chair declared the motion passed.

COMMENTS

Mr. Gasior talks about the Special Use Permits with City projects and the notices could be cumbersome. Mr. Gasior says it's sending notices to all abutting property owner is costly and doesn't always affect some of the property owners. Mr. Gasior says we are looking into putting notice still in the paper but sending notices to those who the project could have a direct impact on.

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. The meeting was adjourned at 7:55P.M