



CITY OF AVON

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REGULAR MEETING MINUTES AVON PLANNING COMMISSION APRIL 16, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

The meeting was called to order by Chair Witherspoon at 7:02 p.m. in Council Chambers.

PUBLIC HEARINGS

1. Red Tail Subdivision No. 17, Amend Preliminary Plat

Polaris Engineering is requesting approval to Amend the Preliminary Plat for the Red Tail Subdivision No. 17 for a Lot Consolidation of PPN 04-00-025-000-632 and 633 on St. Gregory Way.

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

There were no comments from the audience

The Chair closed the public hearing at 7:03 p.m.

ROLL CALL

Present: Bill Fitch, Bryan Jensen, Mayor, Corey Barnes, Scott Radcliffe, Carolyn Witherspoon, Chair.
Staff: Jill Clements, Zoning Enforcement Officer, Ryan Cummins, City Engineer, Pam Fechter, Econ. Dev./Planning Coordinator, John Gasior, Law Director, Duane Streator, Safety Director, Susan Pintz, Planning Commission and Zoning Secretary.

REVIEW & CORRECTION OF MINUTES

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the minutes of the regular meeting held on March 19, 2025, and approve the minutes as published.

The vote was: Mayor Jensen "yes", Corey Barnes "yes", Mr. Fitch "abstain", Mr. Radcliffe "yes", Mrs. Witherspoon "yes".

4 AYES

1 Abstention

The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

None

1. Red Tail Subdivision No. 17, Amend Preliminary Plat, PL20250013

Polaris Engineering is requesting approval to Amend the Preliminary Plat for the Red Tail Subdivision No. 17 for a Lot Consolidation of PPN 04-00-025-000-632 (0.2111 acres) and 633 (0.1709 acres) on St. Gregory Way.

Chuck Szucs, Polaris Engineering, 34600 Chardon Road, Willoughby Hills, Ohio 44094.

Mr. Szucs is requesting to consolidate two parcels at the corner of St. Gregory Way and Reserve Way at St. Andrews which requires an amendment to the Preliminary Plat (Exhibit 1-Amended Preliminary Plat).

Ms. Fechter, Planning Coordinator, had no comment.

Mr. Cummins, City Engineer, had no comment.

There were no other comments.

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

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the Amended Preliminary Plat for the Red Tail Subdivision No. 17 for a Lot Consolidation of PPN 04-00-025-000-632 (0.2111 acres) and 633 (0.1709 acres) on St. Gregory Way. The vote was: "AYES" all. The Chair declared the motion passed.

2. Red Tail Subdivision No. 17, Amend Final Plat, PL20250014

Polaris Engineering is requesting a positive recommendation to City Council to Amend the Final Plat for the Red Tail Subdivision No. 17 for a Lot Consolidation of PPN 04-00-025-000-632 (0.2111 acres) and 633 (0.1709 acres) on St. Gregory Way.

Chuck Szucs, Polaris Engineering, 34600 Chardon Road, Willoughby Hills, Ohio 44094. Mr. Szucs had no additional comment (Exhibit 1-Red Tail Amended Final Plat).

Ms. Fechter, Planning Coordinator, stated this item is a procedure item which will be referred to City Council for approval.

Mr. Cummins, City Engineer, had no comments.

There were no other comments.

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

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve a positive recommendation to City Council for approval to Amend the Final Plat for the Red Tail Subdivision No. 17 for a Lot Consolidation of PPN 04-00-025-000-632 (0.2111 acres) and 633 (0.1709 acres) on St. Gregory Way. The vote was: "AYES" all. The Chair declared the motion passed.

3. Tim Vala, St. Gregory Way, Red Tail Subdivision No. 17, Lot Consolidation, PL20250009

Polaris Engineering representing Tim Vala is requesting approval for a Lot Consolidation of PPN 04-00-025-000-632 (0.2111 acres) and 633 (0.1709 acres) on St. Gregory Way in the Red Tail Subdivision 17.

Chuck Szucs, Polaris Engineering, 34600 Chardon Road, Willoughby Hills, Ohio 44094. Mr. Szucs had no additional comment (Exhibit 1 Red Tail 17 Amended Final Plat).

Ms. Fechter, Planning Coordinator, had no comment but would recommend approval.

Mr. Cummins, City Engineer, had no comment.

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

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve a Lot Consolidation of PPN 04-00-025-000-632 (0.2111 acres) and 633 (0.1709 acres) on St. Gregory Way in the Red Tail Subdivision 17. The vote was: "AYES" all. The Chair declared the motion passed.

4. Nakotai LLC, 2725 Jaycox Road, Lot Consolidation

The City of Avon is requesting approval to consolidate 1.00 acres of 04-00-022-103-015 and 0.702 acres of 04-00-022-103-038 to create a 1.1699 parcel owned by Nakotai, LLC at 2725 Jaycox Road and include a right of way dedication of 0.4875 acres.

Mr. Cummins, City Engineer, stated there is a proposed purchase of an existing future right of way to facilitate future intersection improvements at Detroit Road and Jaycox Road. There is no project currently scheduled at this time, but the city is seeking grant funding in an effort to proceed with the project in the future. Currently there is an opportunity to proactively acquire the right of way if it is needed for such a project and the participant Nakotai LLC is willing to sell the right of way to the city. Mr. Cummins spoke with John Gasior, Law Director, about modifying the title of the Lot Consolidation and Dedication Plat item. He said the item consists of taking the two existing lots, consolidating them and then splitting off the proposed right of way and it would then potentially be acquired by the city (Exhibit 1-Nakotai Consolidation Plat).

Mr. Gasior, Law Director, stated he agreed with Mr. Cummins' statement. He believes the property will be sold and this is an opportunity to acquire the right of way for future road improvements.

Mayor Jensen said realizing the importance of having the right of way available for future road improvements he thanked the owners of Nakotai LLC for working with the city to expedite this process to make it an easy transition and he appreciates the owner's cooperation.

Ms. Fechter stated that the acquisition of the right of way on Jaycox Road is also for the installation of sidewalks.

There were no other comments.

This item was modified to include motion A and B.

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

Mr. Radcliffe moved, seconded by Mayor Jensen, for approval to consolidate 1.00 acres of 04-00-022-103-015 and 0.702 acres of 04-00-022-103-038 to create a 1.699 parcel owned by Nakotai, LLC at 2725 Jaycox Road. The vote was: "AYES" all. The Chair declared the motion passed.

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

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve a positive recommendation to City Council for the approval of a 0.4875 acre Right of Way Dedication Plat at the southeast corner of Jaycox Road and Detroit Road. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mayor Jensen had no comment.

Mr. Barnes had no comment.

Mr. Radcliffe wished everyone a Happy Easter.

Mr. Fitch had no comment.

Ms. Fechter stated Dick's Sporting Goods had a grand opening on April 11th. Cleveland Clinic Urgent Care Center opened on April 14 which is located on Nagel Road in the Levin Shopping Center. Topf Golf is still in the process of construction on Chester Road. She wished everyone a Happy Easter.

Mr. Cummins had no comment.

Mr. Gasior had no comment.

Ms. Clements had no comment.

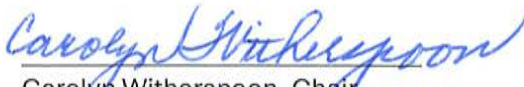
Mr. Streater had no comment.

Chair Witherspoon had no comment.

A member of the audience wished everyone a Happy Easter

ADJOURN

Mr. Radcliffe moved, seconded by Mayor Jensen, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:17 p.m.


Carolyn Witherspoon, Chair
Planning Commission


Susan Pintz, Planning Commission and
Zoning Secretary

5-21-25
Date

