

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

PUBLIC HEARINGS

1. James Conant, 34440 Detroit Road, Rezone R-1 to C-4

James Conant and Polaris Engineering are requesting a positive recommendation to City Council for the rezoning of 13.6414 acres of 34440 Detroit Road, from R-1 to C-4, PPN 04-00-022-102-162.

The Chair opened the public hearing at 7:00 p.m.

Mr. Gasior stated the description should indicate the rezoning is a “portion” of 13.6414 acres, which is at the north end of the parcel.

Ms. Fechter stated that Mr. Cummins prepared a legal description which indicates the rezoning is a portion of the acreage.

There were no other comments.

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

ROLL CALL

The meeting was called to order by Chair Witherspoon at 7:01 p.m. in Council Chambers.

Present: Bryan Jensen, Mayor, Scott Radcliffe, Carolyn Witherspoon, Chair.
Staff: Pam Fechter, Planning Coordinator, John Gasior, Law Director, Susan Pintz, Planning Commission and Zoning Secretary

Absent: Bill Fitch, Jim Malloy, Jill Clements, Ryan Cummins, Duane Streater

REVIEW & CORRECTION OF MINUTES

Mayor Jensen moved, seconded by Mr. Radcliffe, to dispense with the reading of the minutes of the regular meeting held on March 20, 2024, and to approve the minutes as published. The vote was: “AYES” all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

Ms. Fechter stated the American Planning Association is having a seminar event on April 26, 2024. The agenda has not been published yet, however when the agenda is published, she will communicate the information to the Commission.

ADDITIONS & DELETIONS

None

1. **Jonathan and Emily Taylor, 3050 Moon Road-Lot Consolidation, PL20240019**

Kevin Hoffman of Polaris Engineering representing Jonathan and Emily Taylor is requesting approval to consolidate 1.5575 acres of PPN 04-00-002-101-093 and .0783 acres of 04-00-021-002-101-094 to create a 1.6358-acre parcel.

Jonathan Taylor, 3050 Moon Road, Avon, Ohio 44011. Mr. Taylor stated he purchased the property and requested to consolidate the parcels.

Ms. Fechter stated he purchased the parcels about two years ago and the small parcel has a small driveway, and he would like to consolidate the parcels. She spoke to Mr. Cummins; he has no comments and would recommend approval. Mr. Taylor is aware no formal action can be taken this evening as there are not enough voting members present, therefore this item will be presented at the May 15, 2024, meeting.

The Chair declared this a First Presentation.

2. **James Conant, 34440 Detroit Road, Rezone R-1 to C-4, PL20240020**

James Conant and Polaris Engineering are requesting a positive recommendation to City Council for the rezoning of 13.6414 acres of 34440 Detroit Road, from R-1 to C-4, PPN 04-00-022-102-162.

James Conant, 36500 Mills Road, Avon, Ohio 44011. Mr. Conant stated he is requesting to rezone the portion of his property located in the “purple box” in the Master Plan for the City of Avon.

Ms. Fechter stated that Mr. Conant would like to separate the northern portion of his parcel that is located within the “halo” of the commercial zoning. She further stated due to a land study it has been determined it should be zoned commercial. Mr. Cummins prepared a legal description to properly connect Middleton Road. Ms. Fechter stated Mr. Cummins had no other comments.

The Chair declared this a First Presentation.

COMMENTS

Ms. Fechter had no comments.

Mr. Radcliffe had no comments.

Mayor Jensen had no comments.

Mr. Gasior had no comments.

Chair Witherspoon had no comments.

No comments from the audience.

ADJOURN

Mayor Jensen moved, seconded by Mr. Radcliffe to adjourn. The vote was: “AYES” all. The Chair declared the motion passed. Meeting adjourned at 7:06 p.m.

Carolyn Witherspoon, Chair

Susan Pintz, Planning Commission &
Zoning Secretary

Date