



CITY OF AVON

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**REGULAR MEETING MINUTES
AVON PLANNING COMMISSION
MAY 21, 2025, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS**

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

PUBLIC HEARINGS

1. Infinity Athletics, 1260 Moore Road, Special Use Permit.

Avon Associates Limited is requesting a positive recommendation to City Council for approval of a Special Use Permit to allow Infinity Athletics to operate a cheerleading and tumbling business at 1260 Moore Road.

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

There were no comments from the audience

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

2. JFL Enterprises, 35520 Schneider Court, Flag Lot, Special Use Permit.

JFL Enterprises is requesting a positive recommendation to City Council for approval of a Special Use Permit for a Flag Lot consisting of 17.1023 acres on the north side of Schneider Court.

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.

3. Nelly Belly, 1010 Cener Road, Special Use Permit

The Big Show, Ltd. DBA Nelly Belly is requesting a positive recommendation to City Council for a Special Use Permit for outdoor seating and outdoor recreation to include live music, corn hole, bocce ball, volleyball, ice curling and horseshoes at 1010 Center Road.

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

There were no comments from the audience

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

4. Villas at Chester Commons, 37745 Chester Road, Amend General Development Plan

Petros Development Group is requesting approval to Amend the General Development Plan for a 121-unit, multi-family development at 37745 Chester Road (PPN 04-00-009-000-186)

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

Greg Modic, Petros Development Group, 4223 Brecksville Road, Richfield, Ohio 44286. Mr. Modic referred to the Amended General Development Plan drawing (Exhibit 1-Amended General Development Plan) displayed on the screen, noting that it depicts a proposed 121 residential units along Chester Road. He explained that the original General Development Plan was approved in January 2024, and the current drawing represents a proposed modification to that plan. One of the key changes involves a revised routing of the sanitary sewer. Mr. Modic added that detailed engineering studies, including stormwater management and traffic impact analyses, have been completed and submitted to the City for review.

Ken Schwartz, residing at 37544 Chester Road, Avon, Ohio 44011. Mr. Schwartz addressed the Commission. Mr. Schwartz stated that his property is adjacent to the land owned by Petros Development. He expressed concerns and a lack of understanding regarding the sewer requirements associated with the proposed development. Specifically, he inquired about the location of the proposed sewer lines and whether they would be extended to Chester Road or Freeman Drive. Mr. Schwartz also asked whether he would be required to install sewers on his own property as a result of this development.

Mr. Modic responded that the sanitary sewer will be extended to the north and westerly toward Freeman Drive. He clarified that the sewer line will not connect from Chester Road but rather originate from the rear of the Petros Development property. The sewer infrastructure will be appropriately sized to accommodate the broader district, consistent with the City's master plan, but it will not extend to the Chester Road frontage.

Mayor Jensen stated that as the next parcel develops, Mr. Schwartz will need to have access to the sanitary sewer.

Mr. Schwartz inquired about the installation of sidewalks.

Mr. Modic responded that sidewalks are proposed along Chester Road frontage within the limits of the development's property line.

Mr. Schwartz asked how far from his property line the new development will be built.

Mr. Modic stated that the setback from the closest building to Mr. Schwartz's property line is approximately 30 feet. He added that the engineering process is ongoing and recalled meeting with Mr. Schwartz onsite to discuss potential screening measures for privacy.

Mr. Schwartz asked whether the garages in the development will face west.

Mr. Modic replied that the rear of the units, including garages, will face west.

Ms. Fechter provided Mr. Schwartz with a copy of the site plan.

Mr. Schwartz asked if his property was considered in the planning.

Mr. Modic explained that development occurs within the limits of the acquired property, considering sewer capacity and future expansion potential.

Mr. Schwartz acknowledged Mr. Modic's response.

Ms. Fechter, Planning Coordinator, addressed the Planning Commission regarding concerns raised by a business located across the street from the proposed development site. She informed the Commission that members had received both a letter and a follow-up email from the adjacent business outlining objections to the project. The concerns included issues related to ingress and egress, open space, and traffic circulation.

Ms. Fechter emphasized that, consistent with all subdivision proposals in the City of Avon, the development is subject to a comprehensive review process. This includes evaluations of stormwater management, setback compliance, and overall traffic flow. She reassured the Commission that the proposed development is being held to the same standards and review procedures as any other subdivision within the city.

Ms. Fechter then invited Mr. Modic to respond to the concerns, noting that he had received the same correspondence that had been shared with the Commission.

Mr. Modic addressed the concerns raised regarding the proposed development project and provided the following updates:

Traffic and Road Infrastructure

- A traffic study was requested by a business owner concerning ingress and egress on Chester Road.
- Petros Development Group engaged a traffic engineer to conduct a detailed study of traffic counts and provide recommendations.
- The completed traffic study has been submitted to the City Engineer, Mr. Cummins, for review and comments.
- The proposed development of 121 units includes recommendations aligned with known and planned improvements to Chester Road.
- Petros Development Group is aware of the city's plan to widen Chester Road and is proactively working on relocating utilities. This includes:
 - Relocation of water lines
 - Installation of sewers in locations and sizes that accommodate future area growth

Circulation and Parking Lot Design

- Concerns regarding site circulation and parking are being addressed with a truck turn analysis.
- A truck-turn exhibit has been submitted to the city, showing that large emergency vehicles, such as a Fire Department Ladder Truck, will be able to navigate the development safely.
- Roads will be designed to support vehicular traffic, and sidewalks will be included throughout the community to enhance walkability and connectivity.
- Residents will be able to walk to common areas such as the mailbox kiosk and clubhouse.

Community Amenities

- A clubhouse will be included as a community gathering space, featuring both indoor and outdoor amenities.

Stormwater Management

- Mr. Modic emphasized a commitment to exceed city code requirements for stormwater management.
- Plans include properly sized basins and overlying flow corridors to manage water effectively.
- Stormwater will be collected on-site, directed first to retention ponds, and then discharged to the drainage ditch located to the west.
- A comprehensive 60-page site plan and a 100-page stormwater management report have been completed and submitted for review.

Mr. Radcliffe thanked Mr. Modic for the information and shared several concerns regarding the proposed plans. He noted uncertainty about the sidewalks in the area, as the current

drawings did not clearly depict their layout. He also expressed concern about the future widening of Chester Road. Mr. Radcliffe suggested aligning the proposed entrance to the commercial property with the existing entrance across the street. This alignment would support future traffic management efforts, including the potential installation of traffic signals or other traffic control measures to address anticipated increases in traffic volume due to development in the area. Additionally, Mr. Radcliffe raised concerns about the overall site layout, particularly the need for additional green space. He recommended further discussion regarding the expansion plan to ensure these issues are adequately addressed.

Mr. Modic responded to Mr. Radcliffe's concerns by stating that his team has developed similar communities throughout Northeast Ohio, both larger and smaller in scale than the one currently proposed. Based on their experience, residents in these communities have successfully utilized sidewalks on one side of the roadway, with full accessibility throughout the development. He clarified that the site design does not include curbs, allowing for an uninterrupted, ADA-compliant route from each residence's garage to the driveway, continuing to the sidewalk, mailbox kiosk, and all on-site amenities. This design ensures accessibility for all residents.

Mr. Modic explained, regarding the green space, that the original plans included more recreational areas, such as a field and a dog park. While these features are not included in the initial phase, space at the rear of the parcel has been reserved to accommodate them in a potential future expansion. Additionally, the decision was made to locate the clubhouse at the front of the development to enhance its visibility and functionality. The clubhouse will serve multiple purposes, including leasing offices, community gatherings, and recreational use. It will be equipped with a fitness center, outdoor cooking area, and a firepit. In response to concerns about the future widening of Chester Road, Mr. Modic noted that traffic engineering studies have considered traffic from Hunter International as well as adjacent buildings and residential areas. The analysis concluded that, due to the location and alignment of the development, a traffic signal would not be warranted at any of the site's proposed access points onto Chester Road. These findings have been reviewed and submitted to Mr. Cummins, the City Engineer, for further evaluation.

Finally, Mr. Modic addressed the site's layout concerning stormwater management. He explained that although they intend to include as many ponds as shown on the plans, the flat topography of the property requires the use of multiple, appropriately sized ponds to effectively manage drainage and meet regulatory requirements.

Mr. Barnes commented during his review of the design that there has been considerable community discussion in Avon regarding the preservation and restoration of the urban tree canopy. He emphasized the importance of aligning development efforts with the city-wide initiative to protect and enhance tree coverage. While he acknowledged the value of the designated green space and recognized that the area is currently flat, he noted that the visual materials provided did not clearly depict the types of horticulture planned for the site. Mr. Barnes inquired whether there were specific plans or designated areas within the project that would contribute to expanding the tree canopy and support the broader ecological goals of the community.

Mr. Modic responded by noting that this is a unique situation, as the parcel in question is currently an open farm field with a limited number of existing trees. He explained that street trees will be added along the internal roadways in a manner that avoids conflicts with utilities and allows for future maintenance. He anticipates that the existing trees along the easterly

property line will be preserved and supplemented, while additional tree screening will be introduced along the westerly boundary.

Mr. Modic further stated that trees will be planted around the retention ponds, providing beautification, shade, and contributing to the tree canopy. Additional trees will also be planted along Chester Road and dispersed throughout the open space areas. He emphasized that unlike many developments where wooded areas are cleared, this project presents an opportunity to *increase* the tree count, as the site previously had minimal tree coverage.

Mr. Radcliffe asked for the addresses or locations of the developments that have been completed. He would like to visit those locations.

Mr. Modic responded that the completed developments are located in Cuyahoga Falls, Akron and Parma Heights.

There were no further comments.

The Chair closed the public hearing at 7:19 p.m.

5. City of Avon, Detroit Road, Sanitary Sewer District Modification

The City of Avon is requesting a positive recommendation to City Council for the approval of a Sanitary Sewer District Modification as part of the Detroit Road Widening to accommodate the last property to the east of the Avon High Schools's new entrance at 37635 Detroit Road (PPN 04-00-011102-005).

The Chair opened the public hearing at 7:19 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:19 p.m.

6. Referral to City Council: Extending the Moratorium on Future Development or Construction of Carwashes and Self-Storage Facilities within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 104-24, the Temporary Moratorium on the Acceptance and Processing of Applications for Zoning, Occupancy, Special Use and/or Building Permit Approvals for the Establishment, Development and Construction of Carwashes and Self-Storage Facilities within the City of Avon.

The Chair opened the public hearing at 7:20 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:20 p.m.

7. Referral to City Council: Extending the Moratorium on Future Development or Construction of any Hotel, Motel, Extended Stays, Boarding Houses or the like within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 4-25, the Temporary Moratorium on the Future Development or Construction of any Hotel, Motel, Extended Stays, Boarding Houses or the like within the City of Avon.

The Chair opened the public hearing at 7:20 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:21 p.m.

8. Referral to City Council: Amend Planning and Zoning Code, First Presentation

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Chapter 1228 – Administrative Procedures for Development Plan Review and Chapter 1244 – Subdivision Platting Procedures.

The Chair opened the public hearing at 7:21 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:21 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 Streater, 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 April 16, 2025, and approve the minutes as published. The vote was “AYES” all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

None

1. Villas at Chester Commons, 37745 Chester Road, Amend General Development Plan, PL20250015

Petros Development Group is requesting approval to Amend the General Development Plan for a 121-unit, multi-family development at 37745 Chester Road (PPN 04-00-009-000-186).

Greg Modic, Petros Development Group, 4223 Brecksville Road, Richfield, Ohio 44286.

Mr. Modic further stated that Petros Development Group approached this project with careful consideration of the existing zoning code, which permits up to 10 units per acre and allows for three-story walk-up buildings, typically resulting in high-density development with extensive surrounding parking lots. In contrast, he emphasized that the proposed plan offers significantly more green space and substantially lower density than what the code permits.

Mr. Modic noted that the development includes parking accommodation for two vehicles per unit in most cases, with a combination of single-car garages, two-car driveways, and additional distributed surface parking. Mr. Modic believes that this approach—departing from the maximum allowable density and instead prioritizing open space—not only increases green space and tree canopy throughout the community but also reduces impervious surfaces, thereby enhancing stormwater management (Exhibit 1-Amended General Development Plan-Villas at Chester Commons).

Mr. Barnes stated that, upon reviewing the design plans, he counted 24 public parking spaces available within the proposed development. He inquired about the width of the streets and raised a hypothetical scenario: if several residents were to host events—such as Super Bowl parties—with numerous guests, and all designated parking spaces were occupied, would street parking be permitted for overflow vehicles?

Mr. Modic indicated that, based on review comments from the Assistant Fire Chief, street parking is believed to be prohibited but deferred to Ms. Fechter for confirmation.

Ms. Fechter deferred to Mr. Streator, Safety/Service Director.

Mr. Streator confirmed that street parking would be prohibited.

Mr. Barnes acknowledged Mr. Streator's confirmation.

Mr. Modic stated that Petros Development Group will be the owners and operators of the property and units. He emphasized their shared interest in providing adequate parking. He noted there is ample space to add parking if needed, but the proposed plan currently includes what they believe to be sufficient parking.

Mr. Barnes remarked that he is not advocating for excessive pavement.

Mr. Modic replied that it is a delicate balance—ensuring enough parking to be functional without creating excessive pavement that would increase maintenance needs.

Ms. Fechter stated that all staff comments have been addressed and that the Fire Department is satisfied that fire trucks can maneuver efficiently on the site.

Mr. Cummins noted that the project remains under engineering review and recommended that any action taken be contingent upon final engineering approval.

There were no other comments or questions.

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

Mr. Mayor Jensen moved, seconded by Mr. Fitch, to approve the Amended General Development Plan for a 121-unit, multi-family development at 37745 Chester Road (PPN 04-00-009-000-186) contingent on final engineering approval.

The vote was: Mayor Jensen "yes", Mr. Barnes "yes", Mr. Fitch "yes", Mr. Radcliffe, "no", Mrs. Witherspoon "yes".

4 AYES

1 NAY

The Chair declared the motion passed.

2. Villas at Chester Commons, Phase 1, Chester Road, Final Plat, PL20240067

Petros Development Group is requesting a positive recommendation to City Council for approval of the Final Plat for a 121-unit, multi-family development at 37745 Chester Road, PPN 04-00-009-000-186.

Greg Modic, Petros Development Group, 4223 Brecksville Road, Richfield, Ohio 44286.

Mr. Cummins stated that the project is still under engineering review and recommended that any action taken be contingent upon final engineering approval.

Ms. Fechter added that, regarding staff comments, she would also recommend contingency on final approval, as the Utility Department is still working through the sanitary connection details.

There were no other comments or questions.

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

Mayor Jensen moved, seconded by Mr. Fitch, to approve a positive recommendation to City Council for approval of the Final Plat for a 121-unit, multi-family development at 37745 Chester Road, PPN 04-00-009-000-186 contingent on final engineering.

Mr. Barnes inquired if there was a timeline or expectation for the completion of the engineering review.

Mr. Cummins responded that he does not have a specific timeline at this point. He noted that information is actively being exchanged, and the review is progressing, but no completion date has been established.

Mayor Jensen stated that the item would need to be presented to City Council only after the engineering review is complete, prior to any vote being taken.

Mr. Cummins acknowledged and confirmed his understanding.

Mr. Modic advised that Petros Development Group has submitted their development plans and has received the first round of comments from the City. Those comments have been addressed, and a second review is currently underway. He noted that one of the primary comments pertained to the sanitary sewer connection to the wet well, emphasizing the importance of ensuring the design is correct and maintainable over the long term for the City (Exhibit 1-Final Plat-Villas at Chester Commons).

Mr. Modic assured the Commission that these concerns are being actively addressed. He added that the exchange of reviews and responses has been ongoing and believes the process is nearing completion.

The vote was: Mayor Jensen "yes", Mr. Barnes "yes", Mr. Fitch "yes", Mr. Radcliffe, "no", Mrs. Witherspoon "yes".

4 AYES

1 NAY

The Chair declared the motion passed.

3. Infinity Athletics, 1260 Moore Road, Special Use Permit, PL20250019

Avon Associates Limited is requesting a positive recommendation to City Council for approval of a Special Use Permit to allow Infinity Athletics to operate a cheerleading and tumbling business at 1260 Moore Road.

Ms. Fechter, Planning Coordinator, stated that the applicant was unable to attend the meeting. However, the request pertains to the use of the office building on Moore Road, formerly occupied by Friends Office Supply. Infinity Athletics is planning to move into this space and operate a cheerleading and tumbling facility at the location. She noted that the business will primarily operate outside the standard hours of surrounding businesses. Infinity Athletics is currently working with the Building Department to transition the space from retail use to assembly use, as several interior modifications will be necessary to obtain occupancy approval. Ms. Fechter stated that she would recommend approval of the Special Use Permit to City Council (Exhibit 1-Infinity Athletics).

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 of a Special Use Permit to allow Infinity Athletics to operate a cheerleading and tumbling business at 1260 Moore Road. The vote was: "AYES" all. The Chair declared the motion passed.

4. JFL Enterprises, 35520 Schneider Court, Lot Split, PL20250017

Bramhall Engineering on behalf of JFL Enterprises is requesting approval to split 24.8145 acres of 04-00-016-102-025 into 7.7120 for a Split Parcel and 17.1023 for the Remainder Parcel at 35520 Schneider Court.

Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011.

Mr. Appell referred to the drawing displayed on the screen, noting that it differs slightly from the version originally submitted to the City. He explained that the initial proposal included a flag lot split; however, it was determined that such a configuration is not permitted within the applicable zoning district. As a result, the current plan has been revised to eliminate the flag lot. Instead, the narrow "stem" portion that would have formed the flag lot has been reconfigured as an access easement, allowing entry from Schneider Court to the rear lot. Mr. Appell stated that the revised lot sizes are now 8.8552 acres for the front lot and 15.9591 acres for the rear lot (Exhibit 1-JFL Enterprises).

Ms. Fechter, Planning Coordinator, clarified that she had initially informed Mr. Appell that a Special Use Permit would be required for the project, but later realized that was incorrect, as such a permit is only necessary in residential districts. She compared the proposed configuration to that of the Lowe's Shopping Plaza, where individual lots are owned by separate entities but share cross-access easements. She explained that the proposal involves the construction of a warehouse facility. The applicant, JFL Enterprises Inc. (Just For Laughs Enterprises), plans to operate a small-scale manufacturing facility on the site. Additionally, a rear building is proposed to serve as a logistics center. Ms. Fechter noted that two businesses are expected to submit development plans, and the land purchase is currently in progress.

Mr. Cummins, City Engineer, stated that a review had been conducted on the previously submitted lot split, and no issues were identified. While the revised plan has been presented, he noted that there has not yet been an opportunity to complete a full review of the updated version. Therefore, he requested that if any action is taken by the Commission, it be made contingent upon final engineering approval.

Ms. Fechter stated that she agreed with Mr. Cummins' comments and noted that an additional issue had arisen regarding the width of the access easement. She has shared this concern with Mr.

Gasior, the Law Director, as the City wants to ensure that the easement is of adequate width to safely accommodate truck traffic entering and exiting the site.

Mr. Gasior, Law Director, followed up on Ms. Fechter's comment and stated that he would like the opportunity to review the easement agreement.

Mr. Appell indicated his agreement.

Mr. Radcliffe inquired whether the proposed configuration effectively achieves the same outcome as a flag lot but instead utilizes an access easement to serve two businesses—whether under the same ownership or separate entities.

Ms. Fechter confirmed that this is correct, clarifying that while the two businesses will be separate, there will be cross-access easements in place to allow shared use of the access route.

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 split of 24.8145 acres of 04-00-016-102-025 into 8.8552 for a Split Parcel and 15.9591 for the Remainder Parcel at 35520 Schneider Court contingent on final engineering approval. The vote was: "AYES" all. The Chair declared the motion passed.

5. Speedway/7-Eleven, 35045 Chester Road, Final Development Plan, PL20250020

McBride Dale Clarion on behalf of Speedway LLC is requesting approval of the Final Development Plan for a convenience store with fuel sales at 35045 Chester Road.

Laura Trendler, McBride Dale Clarion, 5721 Dragon Way, Ste 300, Cincinnati, Ohio 45227.

Ms. Fechter, Planning Coordinator, explained that Speedway had previously presented and received approval for the Final Development Plan. However, during the transition period following 7-Eleven's acquisition of all Speedway locations, that approval expired. The delay occurred because Speedway retained ownership of the properties while 7-Eleven leased them, and both parties needed time to determine how to proceed. Currently, 7-Eleven is the owner of the site, and the proposed development will operate under the Speedway brand.

Ms. Trendler stated that Final Development Plan approval was originally obtained in 2022 for a site plan that is nearly identical to the one currently being presented. However, the project was paused during the merger process between Speedway and 7-Eleven, leading to the expiration of the prior approval. Referring to the drawing displayed on screen, she noted that the proposed Speedway will be located at the southwest corner of Jaycox Road and Chester Road, in front of the existing Planet Fitness. The proposed development includes a 4,800 sq. ft. convenience store oriented towards Chester Road and an auto fueling canopy with six double-sided dispensers. One key change from the previously approved plan is the reduction in the number of dispensers—from eight to six. The site plan includes 24 parking spaces: 23 standard and one ADA-compliant space. A dumpster enclosure will be located at the rear of the store and will be designed to complement the building's exterior. Site access will be provided via two driveways located on the south and west sides of the facility, with no direct access from Chester Road or Jaycox Road. Speedway is also proposing new sidewalks as part of the development. One sidewalk will run along Jaycox Road to connect with the

existing sidewalk in front of Planet Fitness. Additionally, per the City Engineer's request, a 5-foot-wide sidewalk will be added along the west and south sides of the site (Exhibit 1 Speedway-FDP).

Mr. Trendler noted that the building will be approximately 25 feet in height and will feature three exterior textures and finishes. The flat metal canopy over the fueling area will have a 14.6-foot clearance and a 3-foot fascia. Signage will include a combination of freestanding signs, wall signs, and canopy signage. Landscaping and lighting will be incorporated to comply with code requirements. The development has also received approval from the Jacobs Group.

Ms. Fechter stated that there are a few outstanding staff comments still to be addressed, though none would result in changes to the site layout. She requested that, if action is taken, it be made contingent upon final city staff approval.

Mr. Cummins added that engineering comments have been issued and that revisions are pending. He echoed the recommendation that any action be contingent upon final engineering approval.

Mr. Radcliffe inquired whether a monument sign is planned for the corner of Jaycox Road and Chester Road.

Ms. Fechter responded that sign packages are typically submitted separately later, but she believes a monument sign was included in the development plan.

Ms. Trendler clarified that the signage is proposed for the northwest and southeast corners of the site, not at the corner of Jaycox Road and Chester Road.

Chair Witherspoon asked about the proposed operating hours.

Ms. Trendler stated that the facility is intended to operate 24/7, if permitted by the City.

Mr. Radcliffe asked whether truck traffic would be allowed at the site.

Ms. Fechter responded that the site will not function as a truck stop.

Ms. Trendler added that the facility will not supply diesel fuel and will feature a standard auto fuel canopy only.

Mr. Barnes asked about the design of the private driveway exits onto Jaycox Road, specifically whether it is intended to allow only right turns when exiting.

Mr. Cummins confirmed that the design provides for right-turn-only exits onto Jaycox Road, with both left and right turns allowed when entering the site.

There were no other comments or questions.

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 Final Development Plan for a convenience store with fuel sales at 35045 Chester Road contingent on final engineering approval. The vote was: "AYES" all. The Chair declared the motion passed.

6. Nelly Belly, 1010 Center Road, Special Use Permit, PL20250022

The Big Show, Ltd. DBA Nelly Belly is requesting a positive recommendation to City Council for a Special Use Permit for outdoor seating and recreation to include live music, corn hole, bocce ball, volleyball, ice curling and horseshoes at 1010 Center Road.

**Melissa Nelson, The Big Show, Ltd, DBA Nelly Belly, 36224 South Park Drive, Ohio 44011.
Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011.**

Mr. Appell explained that the proposed plan is a redevelopment of the former Railroad Brewing Company site on Center Road. The project includes an expanded parking lot and the addition of various outdoor amenities such as bocce ball, cornhole, volleyball, and ice curling during the winter months. A new building is also proposed at the front of the property. He noted that the current site plan differs slightly from the original submission, with a reduction in the number of bocce ball courts. While the overall Development Plan remains under review, the Special Use Permit will accommodate outdoor dining and live music as part of the project (Exhibit 1-Nelly Belly).

Ms. Fechter, Planning Coordinator, indicated the hours of operation will be Monday-Thursday 11:00am-midnight and Friday and Saturday, 11:00am to 1:00am.

Mr. Cummins, City Engineer, had no comments.

Mr. Gasior, Law Director, stated that, to proceed with the Special Use Permit, it is important to have a finalized plan for the outdoor amenities located near Center Road. He emphasized the need to incorporate specific details of those amenities into the language of the Special Use Permit.

Mr. Gasior also noted that it is somewhat unusual to have such recreational activities positioned at the front of the property.

Ms. Fechter stated that only two bocce ball courts are planned for the front yard area, with all other recreational activities to be located at the rear and sides of the property.

Ms. Nelson confirmed her agreement with Ms. Fechter's statement.

Mr. Gasior asked Ms. Nelson whether she could provide a list or count of the proposed courts and other outdoor amenities.

Mr. Appell responded that a list of amenities can be provided.

Ms. Fechter noted that the project would be developed in phases and asked Mr. Gasior whether he preferred to receive a detailed list for Phase 1 only or a comprehensive overview of all planned amenities.

Mr. Gasior stated that a finalized plan for Phase 1 would be acceptable and that any additional amenities planned for future phases could be addressed through an amendment to the Special Use Permit when Phase 2 is brought before the Planning Commission.

Mr. Fitch asked whether the outdoor area would be used exclusively for recreational purposes.

Mr. Appell confirmed that it would.

There were no other comments or questions.

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 of a Special Use Permit for outdoor seating and recreation to include live music, corn hole, bocce ball, volleyball, ice curling and horseshoes at 1010 Center Road. The vote was: “AYES” all. The Chair declared the motion passed.

7. City of Avon, Detroit Road, Sanitary Sewer District Modification

The City of Avon is requesting a positive recommendation to City Council for the approval of a Sanitary Sewer District Modification as part of the Detroit Road Widening to accommodate the last property to the east of the Avon High Schools’s new entrance at 37635 Detroit Road (PPN 04-00-011102-005).

Mr. Cummins, City Engineer, stated that the City is currently developing plans to widen Detroit Road in coordination with the newly constructed western driveway entrance to Avon High School. As part of this project, a new traffic signal will be installed at that location. During the project review process, it was discovered that the existing sanitary sewer line terminates in front of 37577 Detroit Road. There are three additional homes located further west that could be served by an extension of this sewer line (Exhibit 1-Sanitary Sewer District Modification).

Mr. Cummins explained that two of these homes are within the same sanitary sewer district as the existing line. However, one home—located at 37635 Detroit Road—is adjacent to the others but currently lies outside the district boundaries. To facilitate service to all three properties, the City is requesting a modification to the sanitary sewer district limits to include 37635 Detroit Road within the core sanitary district area. This adjustment would enable the extension of the sanitary sewer to serve all three homes.

Mr. Fitch inquired about the location of Avon Methodist Church in relation to the sanitary sewer district.

Mayor Jensen responded that Avon Methodist Church is not included within the proposed district; it is in a different sewer district on the opposite side.

There were no other comments or questions.

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 of a Sanitary Sewer District Modification as part of the Detroit Road Widening to accommodate the last property to the east of the Avon High Schools’s new entrance at 37635 Detroit Road (PPN 04-00-011102-005). The vote was: “AYES” all. The Chair declared the motion passed.

8. Referral to City Council: Extending the Moratorium on the Future Development or Construction of Carwashes and Self-Storage Facilities within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 104-24, the Temporary Moratorium on the Acceptance and Processing of Applications for Zoning, Occupancy, Special Use and/or Building Permit Approvals for the Establishment, Development and Construction of Carwashes and Self-Storage Facilities within the City of Avon.

Mr. Gasior, Law Director, stated that the legislation is not yet complete, as several other related codes are still under review. Given the upcoming summer recess for City Council, the three-reading requirement, and the 30-day effective date following passage, additional time will be necessary to finalize the process. Therefore, he requested that the Planning Commission recommend to City Council an extension of the moratorium for an additional 180 days.

Mr. Fitch asked whether there have been any recent inquiries regarding car washes or self-storage facilities.

Ms. Fechter, Planning Coordinator, responded that there have not been any such inquiries. However, she noted that there was an inquiry from U-Haul regarding a specific parcel, but the property in question is not zoned for that type of business.

There were no other comments or questions.

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 extend Ordinance 104-24, the Temporary Moratorium on the Acceptance and Processing of Applications for Zoning, Occupancy, Special Use and/or Building Permit Approvals for the Establishment, Development and Construction of Carwashes and Self-Storage Facilities within the City of Avon for an additional 180 days. The vote was: "AYES" all. The Chair declared the motion passed.

9. Referral to City Council: Extending the Moratorium on the Future Development or Construction of any Hotel, Motel, Extended Stays, Boarding Houses or the like within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 4-25, the Temporary Moratorium on the Future Development or Construction of any Hotel, Motel, Extended Stays, Boarding Houses or the like within the City of Avon.

Mr. Gasior, Law Director, stated that the current moratorium remains in effect until July 15, 2025. However, due to the City Council's upcoming summer recess, the requirement for three readings, and the 30-day effective period following passage, an extension of 120 to 180 days will be necessary to complete the review process. He requested that the Planning Commission recommend to City Council an extension of the moratorium for an additional 180 days.

Mr. Gasior also provided an update on state-level activity regarding short-term rentals. He noted that Senate Bill 104, introduced in February 2024, addresses the regulation of short-term rental properties such as those listed on Airbnb and VRBO. The bill was referred to the Local Government Committee shortly after introduction, but as of now, no further action has been taken.

He added that the Ohio Municipal League has issued several comments over the past 3 to 4 months expressing concerns about the proposed legislation. Specifically, the League views the bill as an infringement on home rule authority, as it would prevent municipalities from banning short-term rentals within their jurisdictions. Mr. Gasior emphasized that, regardless of the outcome at the state level, the City of Avon will comply with any legislation that is ultimately enacted. He also mentioned that while a citywide ban may not be permitted under the proposed law, there may still be areas within the city where restrictions on extended stays could be applied.

There were no other comments or questions.

Mayor Jensen moved, seconded by Mr. Radcliffe, 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 extend Ordinance 4-25, the Temporary Moratorium on the Future Development or Construction of any Hotel, Motel, Extended Stays, Boarding Houses or the like within the City of Avon for an additional 180 days. The vote was: "AYES" all. The Chair declared the motion passed.

10. Referral to City Council: Amend Planning and Zoning Code-First Presentation

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Chapter 1228 – Administrative Procedures for Development Plan Review and Chapter 1244 – Subdivision Platting Procedures.

Ms. Fechter, Planning Coordinator, explained that Chapter 1228 outlines the administrative procedures for commercial and industrial development, while Chapter 1244 governs subdivision and platting procedures. She noted that the City of Avon still has a significant amount of land available for development; however, the process has become increasingly challenging. Once a development project is submitted, it often requires extensive review due to issues such as stormwater management, wetland impact, and traffic concerns—with each parcel presenting its own unique complexities. Currently, the City's code states that a project must be placed on the next Planning Commission agenda following its submission. Ms. Fechter stated that this timeline is problematic, as it does not provide adequate time for thorough review. As a result, developers are pushing to be placed on the agenda quickly, which limits the City's ability to conduct a comprehensive evaluation of the necessary reports.

Ms. Fechter emphasized that the goal is not to prohibit development, but to ensure a fair and equitable process for both developers and the City. The administration is working with Mr. Cummins, Mr. Gasior, and other staff members to draft revised procedures that would allow sufficient time for review, ensuring that when a project is placed on the Planning Commission agenda, it is well-vetted and ready for a vote. Ms. Fechter concluded by stating the need to establish a more thoughtful and practical timeline for project review.

There were no other comments or questions.

The Chair declared this item a First Presentation.

COMMENTS

Mayor Jensen had no comment.
Mr. Barnes had no comment.
Mr. Radcliffe had no comment.
Mr. Fitch had no comment.
Ms. Fechter, Happy Memorial Day.
Mr. Cummins had no comment.
Mr. Gasior had no comment.
Ms. Clements had no comment.
Mr. Streator had no comment.
Chair Witherspoon had no comment.

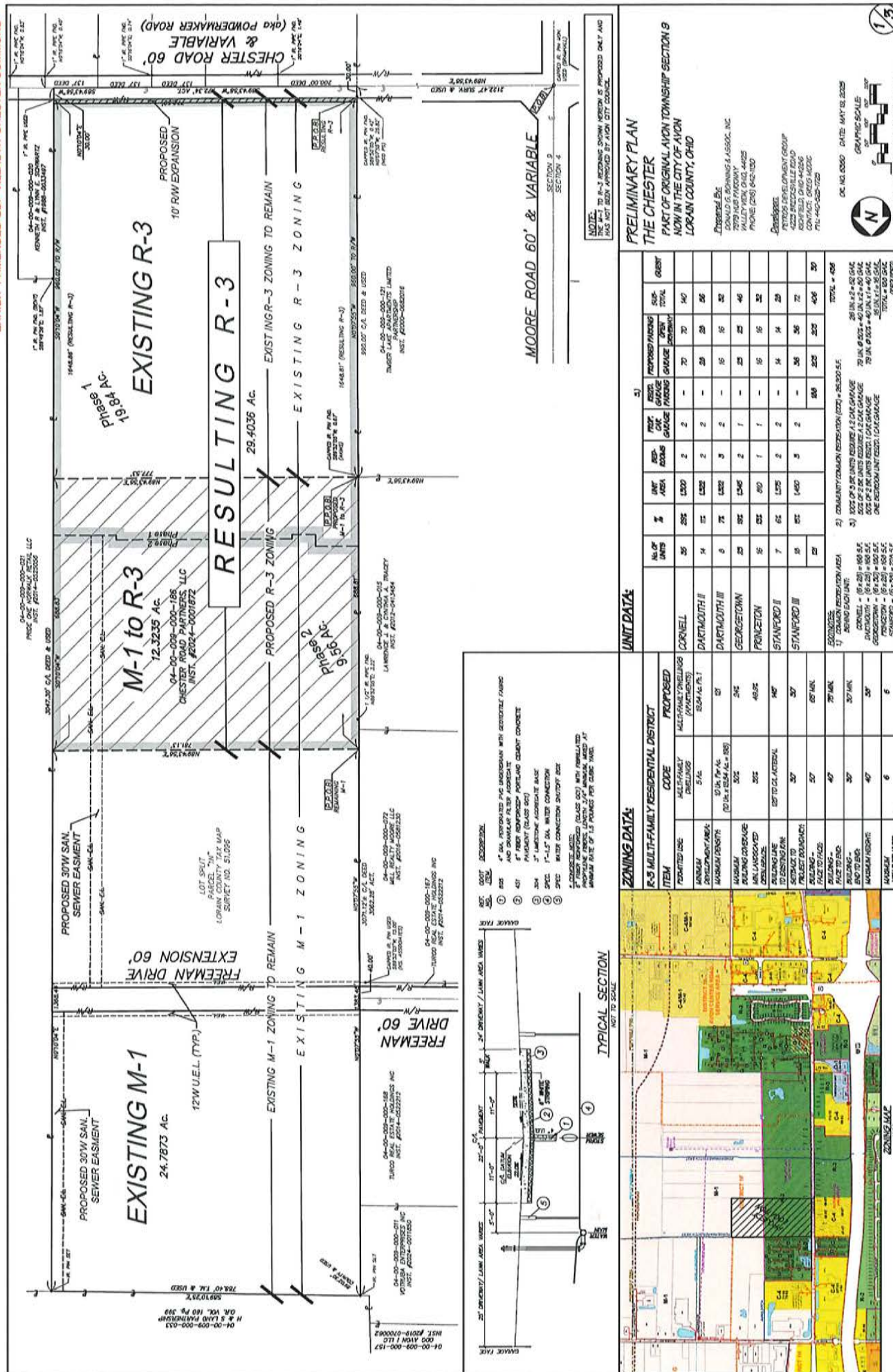
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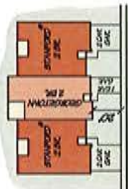
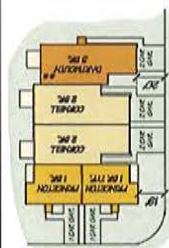
Mr. Radcliffe moved, seconded by Mayor Jensen, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 8:03 p.m.

Carolyn Witherspoon
Carolyn Witherspoon, Chair
Planning Commission

Susan Pintz
Susan Pintz, Planning Commission and
Zoning Secretary

6-18-25
Date





*SQUARED UNIT IS 2 BEDROOMS WHEN COMPARING WITH THE GEOMETRIC UNIT IN A BUILDING OF BEDROOM (UNO).

LEGEND	No.	Real
CONNELL	55	2
DACMOUTH I	54	2
DACMOUTH II	5	5
PROQUESTON	25	2
PROQUESTON	16	1
SPARROW I	7	2
SPARROW II	19	5
TOTAL	121	

TYPICAL UNIT	
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3	3
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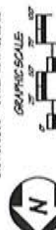
PRELIMINARY PLAN THE CHESTER

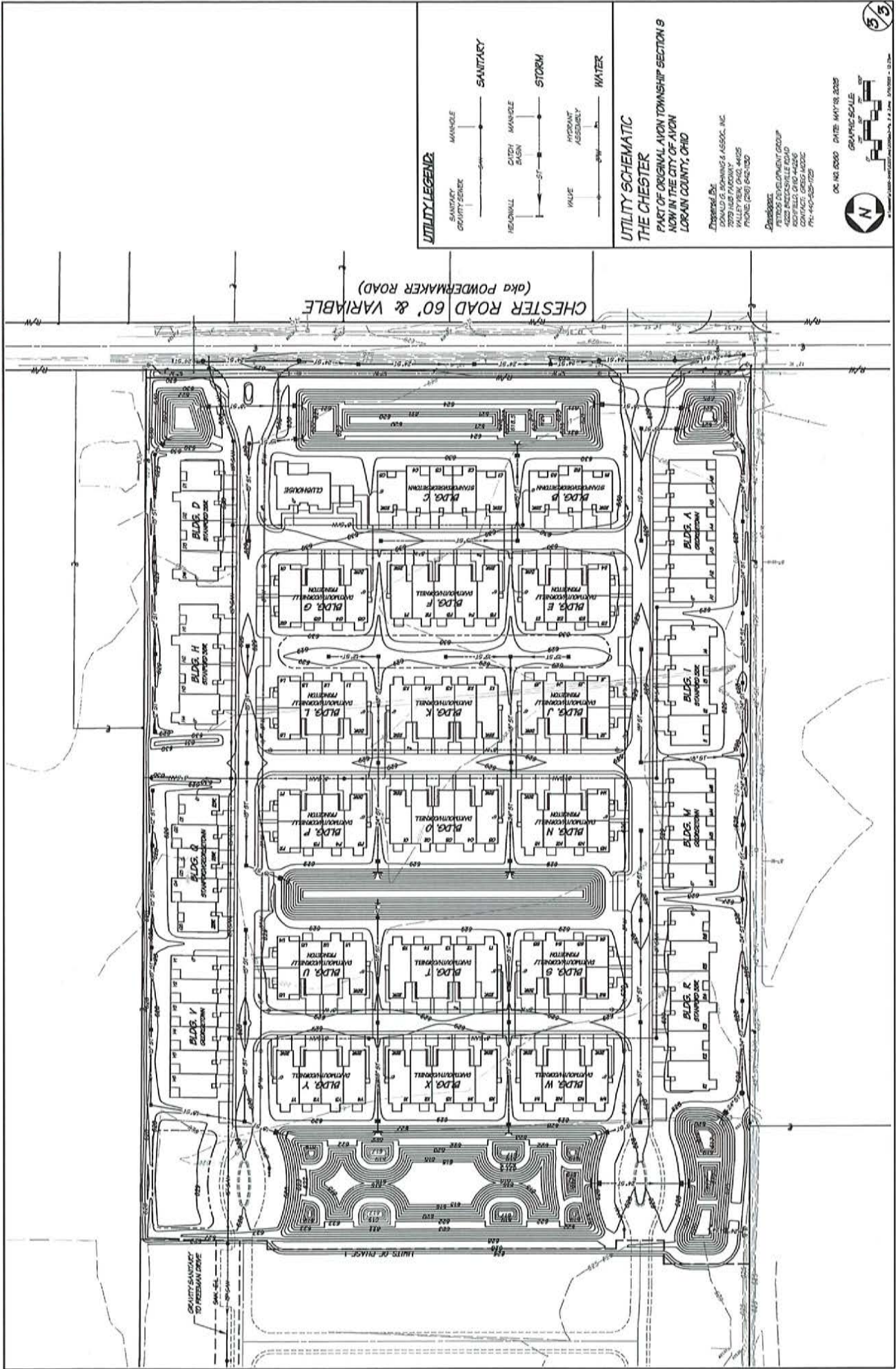
PART OF ORIGINAL AVON TOWNSHIP SECTION 9
NOW IN THE CITY OF AVON
LORAIN COUNTY, OHIO

Prepared By:
DONALD G. BOWING & ASSOC., INC.
7979 HUB PARKWAY
VALLEYVIEW, OHIO 44125
PHONE: (216) 642-1130

Developer:
PETROS DEVELOPMENT GROUP
4225 BRICKVILLE ROAD
RICHFIELD, OHIO 44226
CONTACT: GREG MOORE
PH: 440-523-1729

DE NO 6860 DATE MAY 18 2025





BENCH MARK #1
TOP OF HYDRANT
LOCATED NORTH SIDE
OF FREEMAN DRIVE
STA. 6+07.76 (21.2' L.T.)
ELEV. 628.66

BENCH
MARK #1

04-00-009-000-168
TURCO REAL ESTATE HOLDINGS INC
INST. #2014-052212
[EXISTING ZONING: M-1]

(SHEET 17)

FREEMAN DRIVE 60'
(SHEET 18)

04-00-009-000-072
WILL REALTY MOORE LLC
INSTR. #2016-0581230

04-00-009-000-168
TURCO REAL ESTATE HOLDINGS INC
INST. #2014-0522212
EXISTING TENORS: M-1

04-00-009-000-185
CHESTER ROAD PARTNERS, LLC
INST. #2024-001872

(SHEET 16)

(SHEET 17)
FREEMAN DRIVE 60'

04-00-009-000-072
MILL REALTY MOORE LLC
INST. #2016-0581230
DUSTING ZIMING M-1

04-00-009-000-186
CHESTER ROAD PARTNERS, LLC
INST. #2024-0001872

PRIDE ONE NORWALK RETAIL LLC
INSTR 43014-0535056

04-00-009-000-156
CHESTER ROAD PARTNERS, LLC

LOT SPLOT
PARCEL "TW"
COUNTY TAX MAP

04-00-009-000-021
PRIDE ONE NORMAL RETAIL LLC
INST. #2014-0525055

04-00-009-000-185
WESTER ROAD PARTNERS, LLC
INST. #2024-0001672

(SHEET 14)
HAZELWOOD HOLLOW
(C/L EXTENSION)

CHESTER ROAD PARTNERS, LLC
 INST. #2024-0001872
 EASTING ZONING: M-3
 (TO REDEVELOP M-3)

1,368.44' PROPOSED ZONING LINE TO PROPERTY CORNER

688.87' DISTING ZONING LINE TO PROPOSED ZONE LINE

CONTINUATION ON SHEET 3

04-00-003-000-186
TER ROAD PARTNERS,
INST. #2024-0001872
DISTING ZONING: M-1

MOLOW
HAZELWOOD
(SHEET 13)

QUESTER

04-00-009-000-185
WESTER ROAD PARTNERS, LLC
INST. #2024-0001672

(SHEET 14)

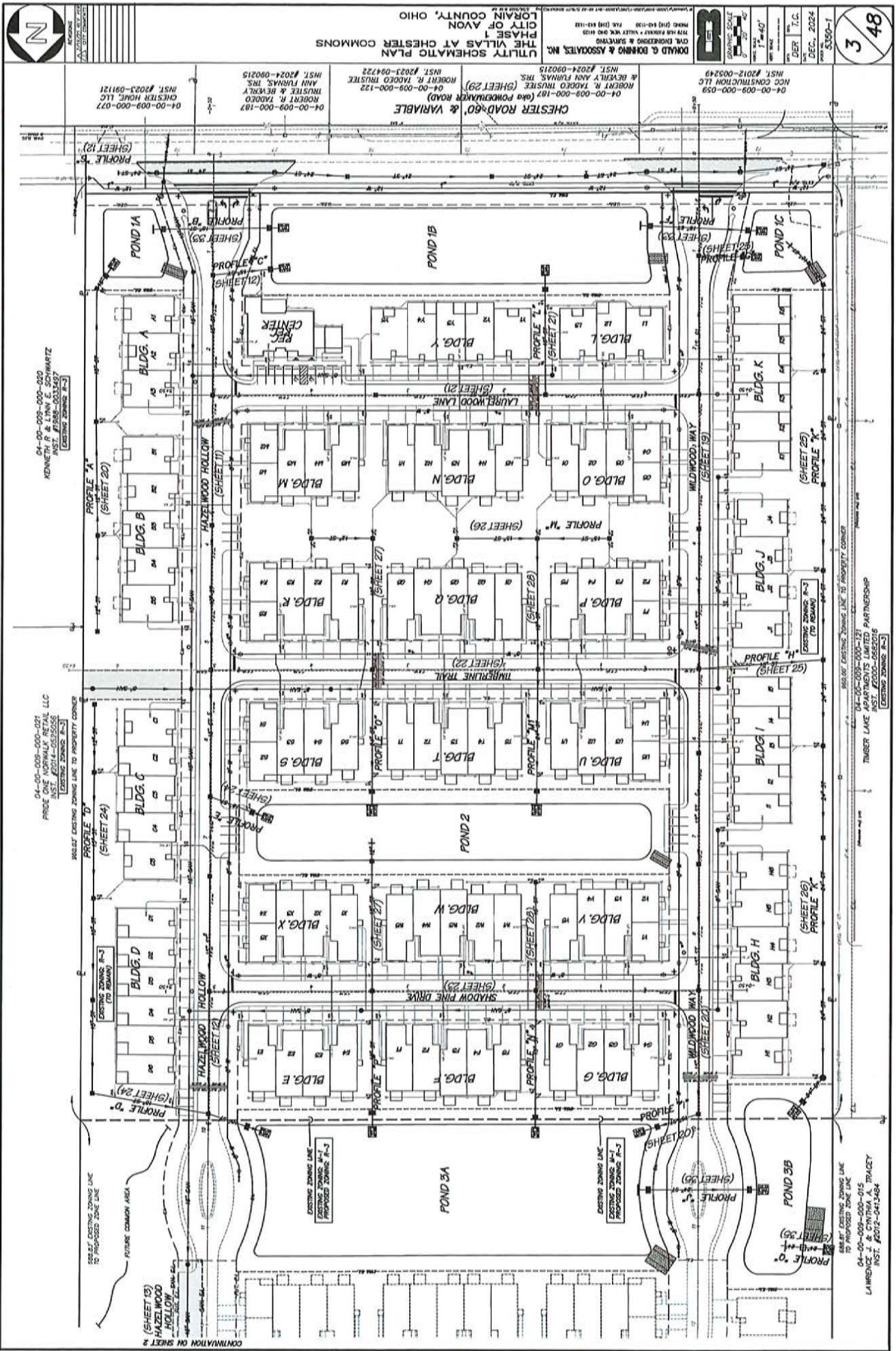
1072
-J
ENS, LLC

THE VILLAS AT CHESTER COMMONS
PHASE 1
CITY OF AVON
LORAIN COUNTY, OHIO

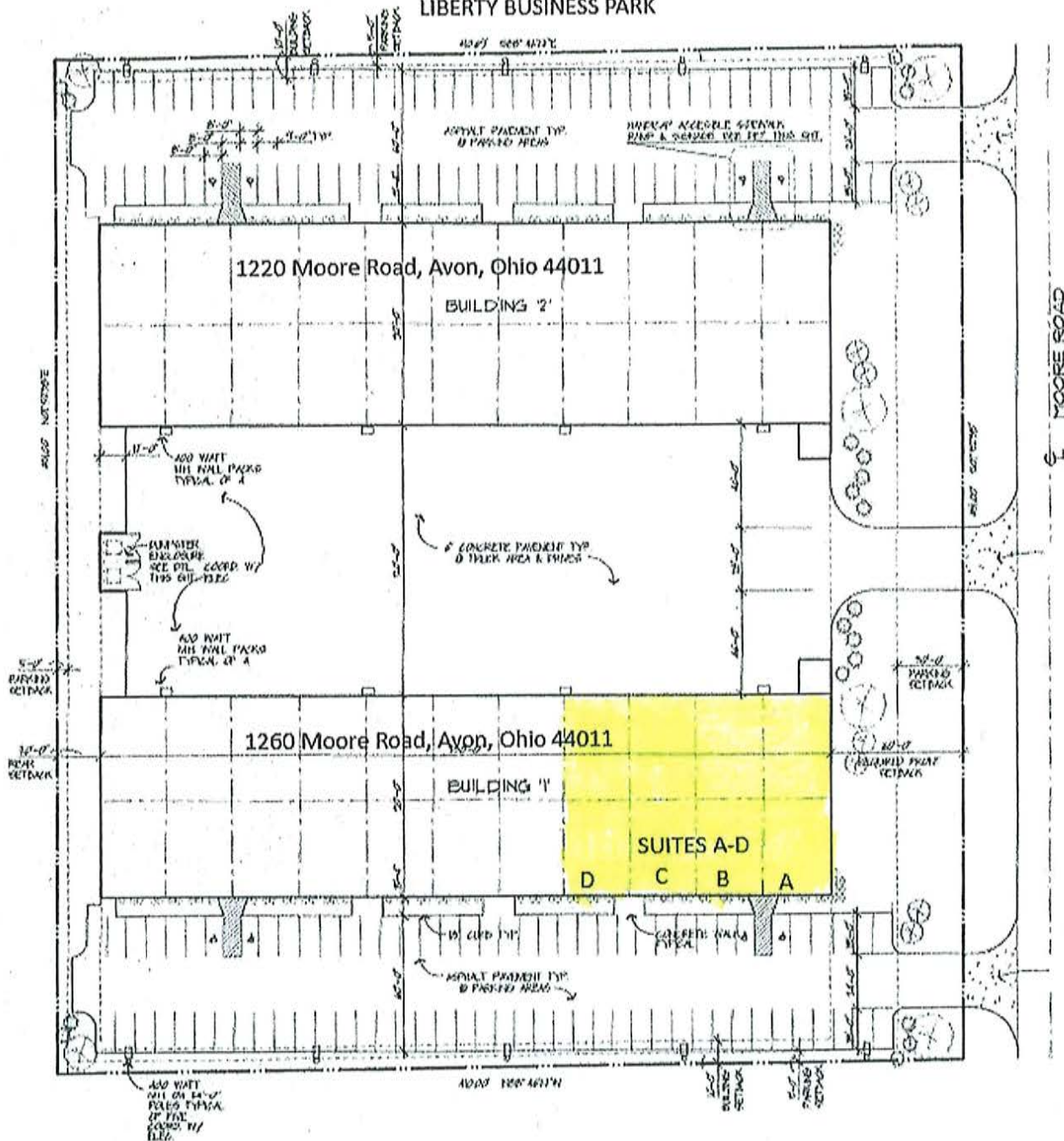
DONALD G. BARNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING

GRAPHIC SCALE
1" = 20' 40'
SCALE
DATE: 2024
BY: 5350-1
2 48

 $\frac{2}{48}$



LIBERTY BUSINESS PARK



SITE PLAN

●Cスレ、1・2・3・4

SITE AREA = 43 ACRES
TOTAL PAVED AREA = 50,000 SF
LOT COVERAGE = 91%
PARKING PROVIDED = 850 SPACES

NOTE:

NOTE:
SEE THE EXPENSES GRANTED FOR MILITARY PROPORTIONAL
GROSS & NET TOTALS

EXHIBIT 1-SPEEDWAY-FDP

Building Elevations

CONCEPT ONLY ELEVATIONS. SITE SPECIFIC ELEVATIONS REQUIRED FOR PERMITTING.

CODE INFORMATION:	
1. 1 SFH* linear foot of building frontage	
2. SF allowance is for building and canopy combined.	
Front Elevation:	
Proposed:	43.9 SF
Left Elevation:	
Proposed:	61 SF
Right Elevation:	
Proposed:	61 SF
Rear Elevation:	
Proposed:	44.8 SF
Total allowed SF for Building & Canopy: 483 SF	
Total proposed SF for Building & Canopy: 306 SF	

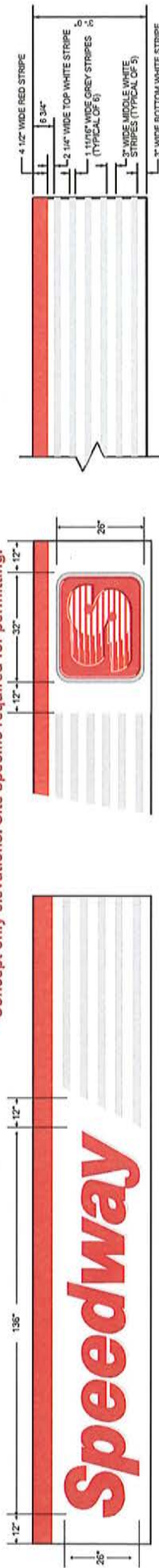


Date Received: 3/4/25

EXHIBIT 1-SPEEDWAY-FDP

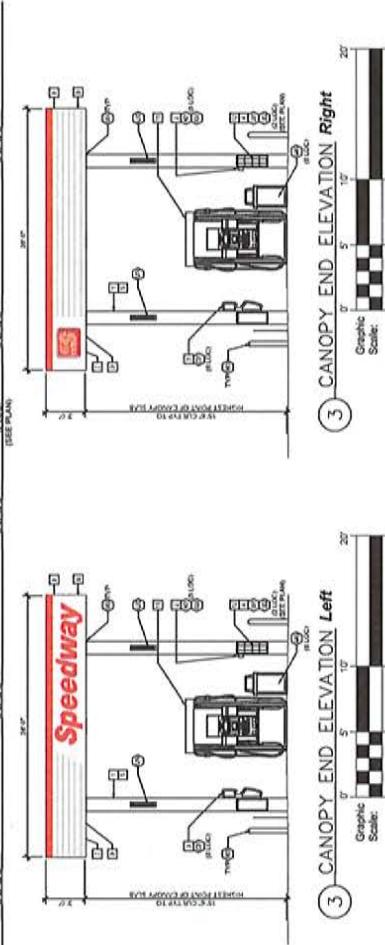
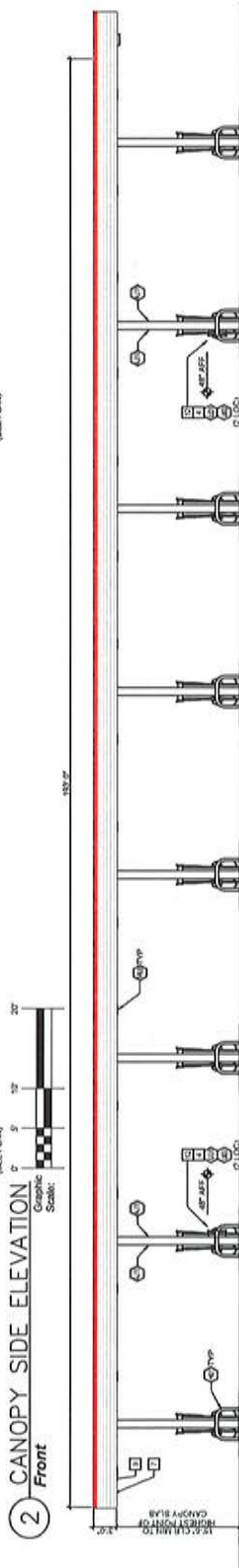
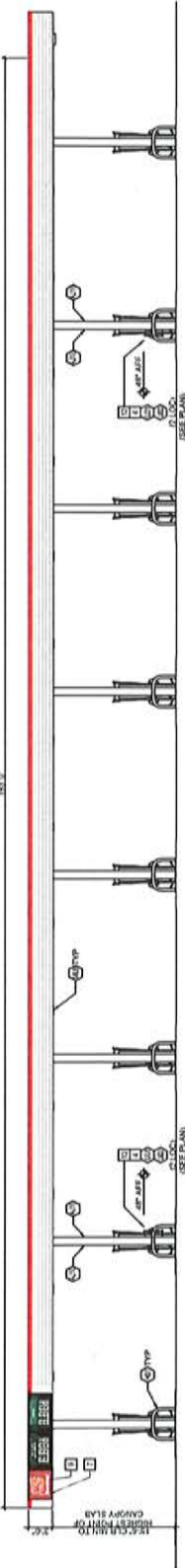
Gas Canopy Signage

Concept only elevations. Site specific required for permitting.



**All Stripes are vinyl, non illuminated

TYPICAL CANOPY STRIPING SPACING DETAIL



CODE INFORMATION:	
1. Canopy signage is treated as wall signs: 1.5 square feet per 1 linear foot of the building frontage which corresponds to the dimensions of the building unit, or (ii) 280 square feet per Kyrstan on 9/28/23	
Left Short Elevation:	24.55 Ft
Right Short Elevation:	5.78 Ft
Front Long Elevation:	40 Ft
Total allowed SF for Building & Canopy: 483 SF	
Total proposed SF for Building & Canopy: 306 SF	



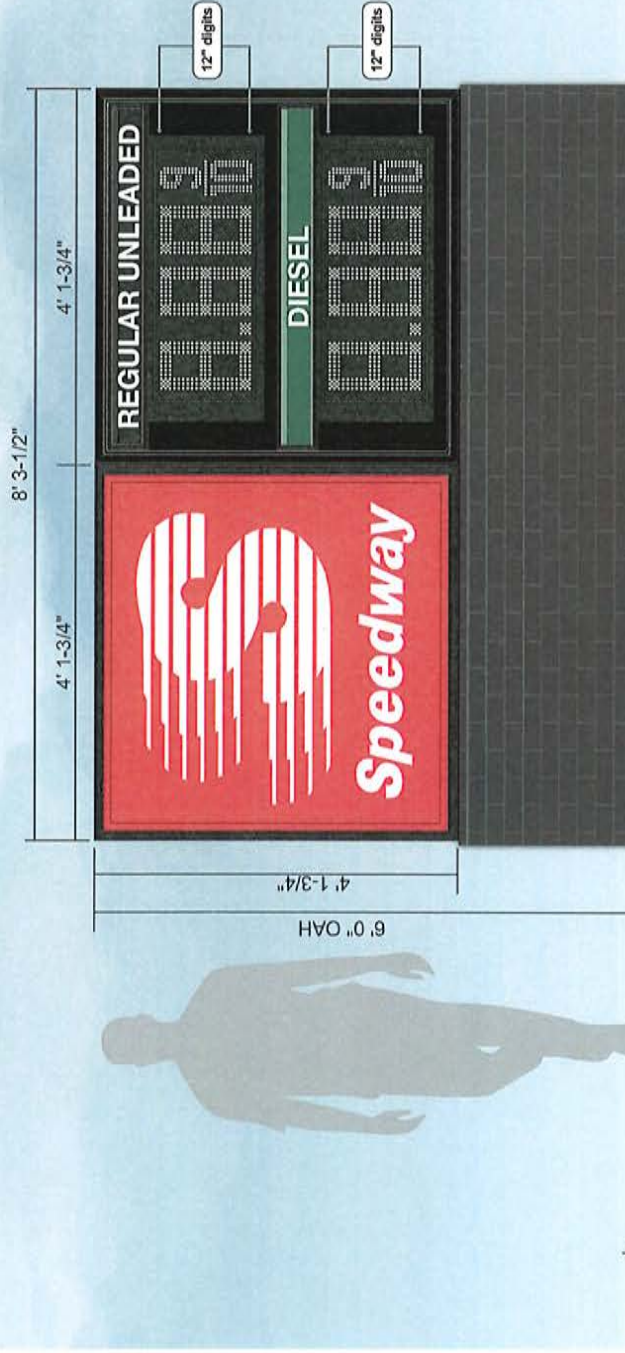
EXHIBIT 1-SPEEDWAY-FDP

Monument Sign

CODE INFORMATION:	
1. Max OAH 10'	
2. Max 40 SF	
3. 5' from ROW	
4. 1 monument per project	

SF Allowed:	40 Sq Ft
SF Proposed:	34.4 Sq Ft

OAH Allowed:	10 Ft OAH
OAH Proposed:	6 Ft OAH



Everbrite is not responsible for install of brick base. To be done and provided by others.

Two (2) identical signs on site
BASE TO MATCH BUILDING

M16 Monument Sign @ 6' OAH - Sign H
3/4" = 1' 0"

Reading:
This sign is not to be used to read
any other sign. It is a warning sign
and should be read as such.

UL 48 & NEC COMPLIANT
DATE



Everbrite, LLC • 4949 South 110th Street • Greenfield, WI 53228 • www.everbrite.com	Prepared By: T. Heesen/ERJ/AK
Customer/Site No: Speedway #47323 — 31639	Date: 02/24/25
Address: 35045 Chester Rd, Avon, OH 44011	Project No: 505737-10
Description: Speedway Brand Book	Customer Signature:



EXHIBIT 1-DETROIT RD-SANITARY SEWER DISTRICT MODIFICATION

EXHIBIT A TO ORDINANCE NO. ___-25

