



CITY OF AVON

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**REGULAR MEETING MINUTES
AVON PLANNING COMMISSION
JUNE 18, 2025, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS**

The meeting was called to order by Chair Witherspoon at 7:00 p.m. in Council Chambers.

PUBLIC HEARINGS

1. Lawrence Krystowski, Flag Lot, Special Use Permit

Lawrence Krystowski is requesting a positive recommendation to City Council to approve the creation of a Flag Lot (3.1311 acres) from the consolidation of PPN 04-00-002-102-056 and 0.2702 acres of PPN 04-00-002-102-041.

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

Lawrence Krystowski, 38830 Detroit Road, Avon, Ohio 44011. Mr. Krystowski is proposing to split his current 4.1-acre property located off Detroit Road. As part of the proposal, he would retain 1.2745 acres for his existing home, which would continue to use the Detroit Road address. The remaining land would be used to create a 3.1311-acre buildable flag lot at the rear of the property. Access to this new lot would be provided by a 60-foot-wide driveway, which would require approximately 20 feet of property to be taken from his parents' adjacent parcel (Exhibit 1 Drawing-Krystowski).

Mr. Douglas Mauer, 3489 Moon Road in Avon, Ohio, 44011. Mr. Mauer expressed concern regarding field tile drainage that currently exists on Mr. Krystowski's property. Mr. Mauer noted that spring water from Detroit Road drains through these field tiles, and if the tiles are disturbed or removed, it could result in flooding. However, he stated that if the Planning Commission or Building Department is made aware of this issue and takes it into account during future planning, he would have no objection to the proposed lot split.

In response, Mr. Cummins, City Engineer, explained that if the lot split is approved and the new parcel is sold for the development of a future home, an engineer would be required to prepare a drainage and grading plan as part of the building permit process. At that time, the existing field tiles would be reviewed and maintained or rerouted as necessary to ensure proper drainage and prevent potential flooding issues.

There were no other comments.

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

2. **Central South Ltd, Stoney Ridge Road, Flag Lot A, Special Use Permit**

Central South Ltd is requesting a positive recommendation to City Council for approval of the creation of a 2.3955-acre Flag Lot for Parcel A on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street.

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

Gary Smitek, Central South Ltd, 36715 Avalon Court, Avon, Ohio 44011. Mr. Smitek presented a proposal regarding a parcel of approximately 6.5 acres originally approved under Highland Park Subdivision No. 9, approximately 20 years ago. Mr. Smitek now proposes to divide the parcel into three (3) lots. The revised plan includes the creation of two (2) flag lots accessible from Stoney Ridge Road, and one (1) lot accessible from Glendenning Street. The proposed plan includes extending the sanitary sewer through the northern portion of the parcel. This extension is consistent with the master sewer plan, as indicated on the submitted drawing (Exhibit 1 Drawing-Central South).

There were no other comments.

The Chair closed the public hearing at 7:04 p.m.

3. **Central South Ltd, Stoney Ridge Road, Flag Lot C, Special Use Permit**

Central South Ltd is requesting a positive recommendation to City Council for approval of the creation of a 1.8257-acre Flag Lot for Parcel C on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street.

The Chair opened the public hearing at 7:04 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:05 p.m.

4. **VFW Post 7035, 36950 Mills Rd, Amend Special Use Permit**

VFW Post 7035 is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for expansion of the Pavilion at 36950 Mills Road.

The Chair opened the public hearing at 7:05 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:05 p.m.

5. **Avon High School, 37545 Detroit Road, Amend Special Use Permit**

Avon Local School is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for the installation of new LED signs at the new High School Drive at 37545 Detroit Road.

The Chair opened the public hearing at 7:05 p.m.

There were no comments from the audience.

The Chair closed the public hearing at 7:06 p.m.

6. **Grace Estates, 34901 Detroit Road, Preliminary Plat**

Triban Investment on behalf of Knez Homes is requesting approval of a Preliminary Plat to create a residential subdivision consisting of 12 single-family homes at 34901 Detroit Road (04-00-022-104-015 and 04-00-022-104-016).

The Chair opened the public hearing at 7:06 p.m.

Noam Adler, Triban Investment, 14390 Washington Blvd. University Heights, Ohio 44118. Mr. Adler presented a proposal for a 12-unit subdivision to be located on Detroit Road. The subdivision will consist of 11 standard lots and 1 flag lot. Mr. Adler stated that, following extensive discussions with the city, the proposed layout is in full compliance with applicable city codes and regulations (Exhibit 1 Drawing-Grace Estates Preliminary Plat).

Bill Galik, 3001 Jaycox Road, Avon, Ohio 44011. Mr. Galik stated he is a builder and developer and is attending the meeting on behalf of family members residing on Jaycox Road, whose property abuts Sublot 8 of the proposed development referred to in the drawing (Exhibit 1 Drawing Grace Estates Preliminary Plat). Mr. Galik noted that Sublot 8 appears to be a flag lot. He expressed concern regarding potential wetland issues associated with this subplot. Mr. Galik inquired whether Mr. Cummins could provide clarification or additional information regarding these possible environmental constraints.

Mr. Cummins, the City Engineer, confirmed that a Wetland Delineation Report had not yet been submitted for that area, but stated that it would be required as part of the final engineering package.

Mr. Galik then inquired about what could be done with the property and whether only a single-family home would be permitted.

Mr. Cummins affirmed that a single-family home would be permitted.

Ms. Fechter, Planning Coordinator, added that only one single-family home is planned for that lot.

Mr. Galik raised questions regarding the setback requirements for Sublot 8, specifically the side yard and rear yard dimensions. He noted that the drawing did not indicate the side yard setback.

Mr. Cummins stated that the setbacks would follow the city code.

Ms. Fechter clarified that the rear yard setback would be 50 feet from the property line, with all measurements to be finalized during the engineering phase.

Mr. Galik shifted the conversation to drainage concerns and explained that based on his review of the topographic map, stormwater from approximately ten adjacent lots on Jaycox Road—which runs along 913 feet of the rear property line—flows eastward into Sublot 8 and then continues north. He questioned whether stormwater runoff from those neighboring properties, which he estimated represents about four acres of contributing area, would be included in the developer's drainage calculations. He expressed concern that the catch basin shown on Sublot 9 might be undersized to handle that volume.

Mr. Cummins responded that the developer would be required to include offsite drainage in their design and to manage it properly. This includes accepting the flow, sizing the storm sewer system appropriately, and directing stormwater to the detention basins located along Detroit Road. He

emphasized that if any areas are built up, the developer must also provide adequate drainage along the property line to accommodate water from neighboring parcels. As part of the final engineering review, Mr. Cummins explained that the developer will need to submit a detailed grading plan along with storm sewer calculations, stormwater management calculations, and water quality calculations, all of which will be reviewed before final plat approval.

Mr. Galik raised additional concerns regarding the driveway access to Sublot 8, suggesting that it may be lower than the final grade and potentially act as a dam, obstructing natural water flow.

Mr. Cummins replied that the narrow portion of the lot is 60 feet wide and the proposed driveway would likely be 16 to 20 feet wide, leaving ample room for drainage swales on either side. While no design had yet been submitted, he expected the layout would allow for both vehicular access and proper drainage.

Mr. Galik then proposed extending the drainage pipe along the entire 913-foot rear property line to relieve water from the adjacent Jaycox Road lots and Sublot 8 itself. He noted that the current drawing shows the storm sewer ending at the corner of Sublot 9 and suggested that without additional measures, the single catch basin may not be adequate during heavy rain.

Mr. Cummins acknowledged the concern, stating that the developer would need to justify the location and capacity of the catch basin and consider whether an extension is warranted. He also noted the importance of balancing proper drainage solutions with the preservation of existing trees.

Mr. Galik agreed, acknowledging that while residents want effective drainage, they are also concerned about unnecessary tree removal.

Dale Mathie, 2653 Jaycox Road, Avon, Ohio 44011. Mr. Mathie expressed concerns regarding drainage near Sublots 4 and 5. He stated that he purchased a side lot next to his property, and his neighbor, Buddy Miller, had previously installed a 6-inch drain that runs into the rear of the yard. Mr. Mathie clarified that he is on a septic system, and although the drain functions, there is no slope, resulting in water pooling on the property. He referenced video footage taken the previous day showing water accumulation and noted that drainage from where Sublot 5 is proposed, as well as from Sublot 4 along the swale, all flows out toward Jaycox Road. He explained that his home is located along the only open ditch on the east side of Jaycox Road between Detroit Road and Schwartz Road, and that he met with city officials' years earlier to discuss this persistent drainage issue. Mr. Mathie advised against filling in the ditch, noting that the drainage system from Sublot 6 to Martin's Deli on Detroit Road is largely collapsed and that the issue extends west toward the former ZZ's establishment. He emphasized that water from his yard currently drains into the 6-inch pipe, which then discharges into the roadside ditch. His primary concern is ensuring proper drainage in the area. He stated that he is not opposed to development but wants to ensure that it does not exacerbate existing water issues. Mr. Mathie reiterated that he had a video showing himself surrounded by six inches of water and described the area as effectively a wetland.

Mayor Jensen asked whether Mr. Mathie is seeing water directly from the development area. Mr. Mathie clarified that the water accumulation occurs under normal conditions, not necessarily due to the development.

Mayor Jensen acknowledged that if water is found to be coming from the development, it must be addressed by the developer.

Mr. Mathie agreed, stating that as long as the situation is properly handled, he has no objection to the project proceeding.

Mayor Jensen confirmed that as the project moves forward, there would be further discussions with Mr. Cummins, the City Engineer, to review Mr. Mathie's concerns and ensure the developer appropriately addresses any drainage-related impacts.

Mr. Mathie thanked Mayor Jensen for his attention to the matter.

Katherine Gaertner, 2632 Eliabeth Street, Avon, Ohio 44011. She represents her mother Nadine Scheider who lives at 2632 Elizabeth Street. Ms. Gaertner expressed support for the earlier comments made regarding drainage issues, stating that she visits her mother's home daily and can confirm that drainage is a persistent problem, even on Elizabeth Street. Her second major concern was related to traffic. She explained that it is already difficult to exit Elizabeth Street and questioned how traffic would be affected by the addition of a new road between Elizabeth Street and Jaycox Road. She cited a recent example where it took her seven minutes to make a left turn from Elizabeth Street onto Detroit Road on a Sunday, emphasizing current congestion. As a taxpayer in Avon, she stated that she does not support a new development in that area.

Lauri Mathie, 2653 Jaycox Road, Avon, Ohio 44011. Mrs. Mathie stated that she and her family have lived in their home since November 1990. She explained that they own two lots directly behind their residence, and when homes were built on those lots, she began to suspect the presence of a natural spring in the area. She referenced video footage showing several inches of standing water, where she is seen wearing boots due to the saturation. While she clarified that there is no water pooling in her immediate backyard, she emphasized that approximately 50 feet behind her property line, there is constant standing water. This consistent wet condition has raised significant concerns about drainage, particularly in the context of any new development in the area. Her key concern is where all that water will go if additional construction takes place.

Ed Przybylski, 2598 Elizabeth Street, Avon, Ohio 44011. Mr. Przybylski expressed concern regarding a proposed residential development, stating that he does not understand how 12 homes can be built on the subject property. He believed the parcel was zoned commercial and questioned why a residential development is now being proposed. He stated that neither he nor neighboring residents were notified of any zoning change prior to this meeting and that no clear information was provided regarding the number of homes, lot sizes, or property lines. Mr. Przybylski remarked that the land has remained vacant for years, and he is concerned that decisions about development are being made without community input. Another significant concern raised by Mr. Przybylski involved traffic congestion. He noted that it currently takes 5 to 10 minutes to exit Elizabeth Avenue onto Detroit Road and that there are already delays at the intersections of Detroit Road with both Elizabeth Avenue and Jaycox Road. He stated there appears to be no plan to widen Detroit Road or otherwise improve access to accommodate increased traffic resulting from the proposed development.

Ms. Fechter, Planning Coordinator, clarified that the parcel in question has always been zoned residential and that the commercial zoning referenced by Mr. Przybylski applies to the property across the street. She explained that the confusion likely stems from an incorrect sign posted by the real estate company marketing the land as commercial. She also referenced a prior proposal in which a buyer had explored rezoning a portion of the parcel to commercial use, but that effort was unsuccessful.

Mr. Przybylski questioned whether homes could be built on the land, stating that it is only 40 feet wide.

Ms. Fechter responded that the property consists of two parcels, a small one and a larger one—that would be combined.

Mr. Cummins, City Engineer, confirmed that the total frontage of the combined parcels is approximately 350 feet, which would allow room for a road and homes on both sides.

Mr. Przybylski asked whether that would meet zoning requirements.

Ms. Fechter stated that each new lot must have at least 100 feet of frontage (150 feet on corners), a minimum lot size of 15,000 square feet, and 50-foot setbacks from the front and rear property lines.

Mr. Cummins further explained that the required lot dimensions refer primarily to the depth and frontage of each parcel. He stated that a typical lot would have approximately 140 feet of depth. Zoning regulations require a 50-foot front yard setback and a 50-foot rear yard setback, which would leave approximately 40 feet of usable depth—referred to as the “building envelope”—for constructing the home. Additionally, each lot must have a minimum of 100 feet of frontage along the roadway. In total, the zoning requirements for each lot include a minimum width of 100 feet, a minimum lot area of 15,000 square feet, and compliance with the front and rear setback requirements.

Despite these explanations, Mr. Przybylski remained unsatisfied and indicated that he still did not fully understand how the dimensions and zoning regulations would allow 12 homes to be built. He continued to express concern about the development’s proximity to his property and felt the responses provided were unclear or insufficient.

Jared Dumont, 2616 Elizabeth Street, Avon, Ohio 44011. Mr. Dumont expressed concern over the lack of information available regarding the proposed subdivision. He noted that several questions raised by residents had not been answered and asked whether there would be another meeting scheduled prior to any groundbreaking, to allow residents to obtain additional details. He emphasized that while residents were notified of the proposed subdivision and attended the meeting, they felt that insufficient information was provided to meaningfully evaluate the project.

Ms. Fechter explained that the current meeting was being held to allow the developer to present a Preliminary Plan, which is conceptual in nature. The developer is seeking approval of this concept plan. If approved, the next step would involve preparing a Final Plat, which includes detailed engineering plans and specifications. Ms. Fechter stated that when the project advances to the next stage, another meeting would be scheduled, and residents could be notified in advance of that meeting.

Mr. Dumont also raised concerns about traffic. He agreed with previous comments noting the difficulty of making a left turn from Elizabeth Street onto Detroit Road. He stated that introducing a new street and additional homes would worsen traffic flow in an already congested area. He requested more detailed information on how both traffic and drainage issues would be addressed and inquired about the proximity of the proposed homes to his own property.

Mr. Cummins responded that a traffic study had been conducted to assess the impact of 12 new homes. He explained that during peak traffic hours, the subdivision would likely generate approximately 7–8 additional vehicle trips per hour. He described this increase as relatively minor when compared to the existing traffic volumes on Detroit Road.

However, Mr. Dumont questioned the impact of even a small increase on residents who are already experiencing long delays. He pointed out that if 7 additional vehicles are added to the 7 cars currently trying to exit Elizabeth Street—and potentially more from nearby Joseph Street—it would further burden an already challenging situation. He stressed that while the percentage may seem small, it still directly affects homeowners who live in the area and pay taxes, and they should be considered in the planning process.

Mr. Cummins acknowledged Mr. Dumont's point but noted that new homebuyers would also be subject to the same traffic conditions.

Mr. Dumont replied that as an existing resident, he purchased his home without anticipating such complications and reiterated his concern about whether residents' perspectives would be meaningfully considered.

Mr. Cummins responded that, from an engineering standpoint, he could not confirm whether the addition of 7 vehicles would noticeably impact on the ability to exit Elizabeth Street. He again noted that this would be a shared condition for both current and future residents.

Mr. Dumont emphasized that even outside of peak hours, traffic remains difficult due to the presence of several nearby businesses. He stated that traffic is not just a minor concern but a significant issue that requires serious attention. He asked if the traffic study was limited to peak hour data.

Mr. Cummins reiterated that the projected increase is still very small relative to the existing traffic on Detroit Road, even during peak times, but stated he was not minimizing the concern.

Ms. Fechter added that the original concept for the subdivision included 24 homes, but that number was reduced to 12 after the city and the developer agreed that 24 homes would be too dense for the area.

Mr. Dumont concluded by expressing appreciation for receiving a letter about the meeting but noted that, while a new subdivision might seem like a good idea from the outside, many residents in the area have serious concerns that must be considered during the approval process.

Mayor Jensen addressed the concerns raised by residents, stating that every property owner has the legal right to develop their property as long as all applicable zoning and building codes are followed. He emphasized that the city does not have the authority to deny development simply because it is unpopular with residents if the developer complies with all regulations and provides the necessary infrastructure. He acknowledged concerns about potential water issues and noted that the presence of wetlands in the rear portion of the property would need to be assessed to determine if development is even feasible in those areas. Mayor Jensen stressed that decisions must be based on the evaluations of engineers and the findings of traffic studies, not solely on public opinion. He warned that if the city were to reject the proposal based on traffic concerns alone, it would likely be lost in court if the developer were to sue.

Mr. Dumont stated that he agrees with Mayor Jensen's point in principle but stressed the importance of obtaining clear answers to residents' questions before the subdivision is approved or constructed. He emphasized that resolving these concerns now would help avoid greater issues later.

Mayor Jensen replied that there had been past plans to widen and improve the Detroit Road intersection, but voters had twice overwhelmingly rejected votes to expand the road beyond three lanes.

Mr. Dumont questioned whether that public opposition to road widening should be taken into account when considering whether new development should proceed, particularly when road improvements are needed to support it.

Mayor Jensen reiterated that the traffic study conducted by the developer would serve as official documentation in any legal context and noted that the study concluded the subdivision would contribute only about seven additional vehicles to current traffic volumes.

Mr. Dumont concluded by asking whether existing problems could be addressed proactively before new development compounds them further.

Mr. Przybylski clarified that the issue is not simply the addition of seven cars from the proposed subdivision. Rather, the problem lies in the existing traffic congestion, which already extends back to Nagel Road, often making it extremely difficult for residents to exit Elizabeth Street or Joseph Street. He noted that traffic routinely backs up as far as Avon Commons, creating gridlock in both directions. He added that many drivers do not allow others to merge or exit side streets, further compounding the issue.

Mr. Dumont reiterated that it is not merely the seven additional cars being introduced, but rather the accumulation of traffic in an already problematic and congested area that concerns residents the most.

John Gorbach, 34567 Detroit Road, Avon, Ohio 44011. Mr. Gorbach inquired about stormwater management for the proposed subdivision, specifically asking whether the development would connect to an existing public storm sewer or if it would function like his portion of Detroit Road, where water drains into a roadside ditch.

Mr. Cummins responded that there is an existing culvert located to the east of the proposed development site, which is separate from Mr. Gorbach's location on Detroit Road.

Mr. Gorbach asked whether runoff from the new development would flow down Detroit Road.

Mr. Cummins replied that it would not. He explained that the development would tie into an existing culvert near the middle of the adjacent eastern property, where an existing home is located. This culvert crosses under Detroit Road and drains north toward a ditch near the Prayers from Maria site, located on Jaycox Road between Detroit Road and Chester Road.

Mr. Gorbach confirmed that the ditch in question is located further north on Jaycox Road. He then raised broader infrastructure concerns, asking whether the city applies objective criteria when evaluating the impact of new developments—particularly regarding public safety, school transportation, emergency vehicle access, and the ability of services like trash collection to navigate existing congestion, especially at the intersection of Detroit Road and Jaycox Road.

Mr. Cummins responded that there are objective standards used in such evaluations. In this case, the traffic increase from the proposed development is not significant enough to support denying the project on traffic-related grounds alone. He acknowledged that traffic is already a concern in the

area, but stated that the projected increase is too minor, relative to existing traffic volumes, to justify blocking the development.

Mr. Gorbach questioned how the estimate of seven additional vehicles during peak times was calculated, given that 12 homes could generate two to three cars each.

Mr. Cummins explained that traffic projections are based on established criteria set by the Ohio Department of Transportation (ODOT). The developer hired a certified traffic engineer who used industry-standard formulas and trip generation models to estimate traffic volume. The figure of seven vehicles is a rounded number and varies slightly between morning and evening peak periods, but overall, the increase is considered minimal compared to the background traffic.

Mr. Gorbach thanked Mr. Cummins for the clarification.

The Chair closed the public hearing at 7:40 p.m.

7. Villas of Nagel Farms, Middleton Rd and Avon Road, Preliminary Plat

Bramhall Engineering on behalf of Liberty Development is requesting approval of a Preliminary Plat to create 56 attached, single-family, dwelling units north of Middleton Road and south of Avon Road (PPN 04-00-027-101204).

The Chair opened the public hearing at 7:40 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:40 p.m.

8. Referral to City Council: Establishing a Temporary Moratorium on Congregate Care / Assisted Living Facilities, Nursing Homes, and Independence Living Establishments for Seniors as addressed in Chapter 12 of the Codified Ordinances for the City of Avon

The City of Avon is requesting a positive recommendation to City Council to establish a temporary moratorium on the issuance and processing of any Special Use Permit for Congregate Care / Assisted Living Facilities, Nursing Homes, and Independence Living Establishments for Seniors as addressed in Chapter 12 of the Codified Ordinances for City of Avon.

The Chair opened the public hearing at 7:41 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:41 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

Mayor Jensen moved, seconded by Mr. Radcliffe, to approve the minutes of the regular meeting held on May 21, 2025, and approve the minutes as published. The vote was "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

ADDITIONS & DELETIONS

Ms. Fechter, Planning Coordinator, requested that Item 7, VFW, Post 7035, Special Use Permit be deleted from the agenda at the applicant's request.

Mr. Radcliffe moved, seconded by Mr. Barnes, to approve Item 7, VFW, Post 7035, Special Use Permit, to be deleted at the applicant's request. The vote was "AYES" all. The Chair declared the motion passed.

Mr. Radcliffe moved, seconded by Mr. Barnes, to accept the agenda as amended. The vote was "AYES" all. The Chair declared the motion passed.

1. Victor and Eileen Beltz, 32300 Mills Road, Lot Split-Consolidation, PL20250025

Victor and Eileen Beltz are requesting approval to split 0.1148 acres from Matthew Baldi, PPN 04-00-025-000-205 and consolidate into Victor and Eileen Beltz parcel, PPN 04-00-02-000-204 for a total of 0.6887 acres.

**Victor Beltz, 32300 Mills Road, Avon, Ohio 44011.
Matthes Baldi, 32320 Mills Road, Avon, Ohio 44011.**

Ms. Fechter, Planning Coordinator, stated that Mr. Beltz and Mr. Baldi are requesting approval to split a portion of Mr. Baldi's property and consolidate it with Mr. Beltz's adjoining parcel (Exhibit 1 Drawing-Beltz).

Mr. Baldi explained that the portion of land being transferred is an unused side yard, and he believed it made sense to convey it to his neighbor.

Mr. Cummins, City Engineer, confirmed that a review of the survey plat had been completed and that all comments and technical requirements have been addressed.

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 split of 0.1148 acres from Matthew Baldi, PPN 04-00-025-000-205 and consolidate into Victor and Eileen Beltz parcel, PPN 04-00-02-000-204 for a total of 0.6887 acres. The vote was: "AYES" all. The Chair declared the motion passed.

2. Lawrence Krystowski, 38830 Detroit Road, Lot Split-Consolidation, PL20250023

Lawrence Krystowski is requesting approval of lot split 1 of 1.27845 acres of PPN 04-00-002-056 and then lot split 2 of 0.2702 acres of PPN 04-00-002-102-041 to consolidate into PPN 04-00-002-102-056 for a total of 3.1311.

Mr. Cummins noted that there are still outstanding surveying comments that need to be addressed. He recommended that if the request is approved, the approval should be made contingent upon final engineering approval (Exhibit 1 Drawing-Krystowski).

Ms. Fechter concurred, explaining that there had been a misunderstanding with the surveyor regarding the deadline for submitting responses to engineering comments. She confirmed that only minor revisions are required and likewise requested that any approval be conditioned upon final engineering review and approval.

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.

Mayor Jensen moved, seconded by Mr. Radcliffe, to approve of lot split 1 of 1.27845 acres of PPN 04-00-002-056 and then lot split 2 of 0.2702 acres of PPN 04-00-002-102-041 to consolidate into PPN 04-00-002-102-056 for a total of 3.1311 contingent upon final engineering approval. The vote was: "AYES" all. The Chair declared the motion passed.

3. Lawrence Krystowski, 38830 Detroit Road, Flag Lot, Special Use Permit, PL2025002

Lawrence Krystowski is requesting a positive recommendation to City Council to approve the creation of a Flag Lot (3.113 acres) from the consolidation of PPN 04-00-002-102-056 and 0.2702 acres of PPN 04-00-002-102-041.

Mr. Cummins had no comments

Ms. Fechter stated that the addition of 0.2702 acres to the property provided the necessary 60 feet of frontage required to create a flag lot, and she recommended that the request be referred to City Council for further consideration (Exhibit 1 Drawing-Krystowski).

Mayor Jensen then addressed Mr. Krystowski, referencing concern raised by Mr. Mauer regarding water and drainage in the area. Mayor Jensen requested that Mr. Krystowski work directly with Mr. Mauer to address and resolve those drainage-related concerns.

Mr. Krystowski agreed.

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 the creation of a Flag Lot (3.113 acres) from the consolidation of PPN 04-00-002-102-506 and 0.2702 acres of PPN 04-00-002-102-041. The vote was: "AYES" all. The Chair declared the motion passed.

4. Central South Ltd, Lot Split, Stoney Ridge and Glendenning Street, PL20250028

Gary Smittek of Central South, Ltd is requesting approval to split 6.18 acres of PPN 04-00-011-108-167 into 3 parcels (Parcel A at 2.3955 acres, Parcel B at 1.9561 acres and Parcel C at 1.8257 acres).

Mr. Cummins stated that the project has been reviewed from a surveying perspective and that all related comments have been addressed. Ms. Fechter added that comments were issued earlier in

the day regarding the sanitary easement, noting that further review would be necessary to finalize that aspect.

Gary Smitek, Central South Ltd., 36715 Avalon Court, Avon, Ohio 44011. He stated several engineering comments were received. He explained that the first comment involved providing a 30-foot easement for the sanitary sewer, which would not be an issue. The second comment involved a 15-foot sanitary lateral, which was not shown on the drawings because its exact location has yet to be determined. Mr. Smitek confirmed it will be included once finalized. The third issue involved a driveway at the end of Glendenning Street crossing over the future sanitary sewer easement. He stated that in such cases, it is understood that if the city ever needs access to the sewer, the homeowner would be responsible for the removal and replacement of the driveway. He added that unfortunately, the sewer line is not located on the north side of the property (Exhibit 1 Drawing-Smithek).

Mayor Jensen confirmed that Mr. Smitek had agreed to install sanitary sewers in front of the proposed new homes on the three parcels in question.

Mr. Smitek confirmed his agreement and further stated that he will not build homes on these parcels until the sewer connection is extended to Stoney Ridge Road.

Mayor Jensen then clarified that if Mr. Smitek is installing the sewer, a 20-foot easement would be sufficient. A 30-foot easement would only be necessary if the city were required to install the sewer at a later date. This understanding would also apply to the issue of the driveway crossing over the easement on Glendenning Street.

Ms. Fechter requested that the approval of the item be contingent upon final review of the sanitary easement.

Mr. Smitek acknowledged that the easement details might change slightly during the engineering phase, especially regarding the location of the 15-foot lateral, but confirmed that the appropriate easement will be included.

Mayor Jensen reiterated that as long as Mr. Smitek is committed to installing the sanitary sewer, the 20-foot easement would be adequate.

Mr. Barnes inquired about the intended use of Parcel B.

Mr. Smitek responded that although it is not a flag lot and therefore does not require a public hearing, a single-family home and driveway access from Glendenning Street are planned.

Mr. Barnes asked for clarification on how the driveway would be configured, questioning whether the road would be extended or if the driveway would branch off directly.

Mr. Smitek replied that the driveway would connect directly to Glendenning Street without road extension.

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

Bill Fitch inquired whether the intersection of Glendenning Street and Truxton Street is the one that currently lacks stop signs.

Mr. Smitek clarified that there are stop signs for traffic traveling north and south, but none for vehicles traveling east and west.

Mr. Fitch pointed out that there is no signage on Truxton indicating that it is a two-way stop, which could be confusing for drivers unfamiliar with the area.

Mr. Smitek responded that the intersection has been configured that way for many years.

Mr. Fitch acknowledged that may be the case but emphasized the potential for confusion.

Mayor Jensen noted that while the issue of signage could be reviewed by Mr. Streater, the Safety/Service Director, it is not related to the lot split or the proposed new homes on the parcel under discussion.

There were no other comments or questions.

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the split of 6.18 acres of PPN 04-00-011-108-167 into 3 parcels (Parcel A at 2.3955 acres, Parcel B at 1.9561 acres and Parcel C at 1.8257 acres) contingent upon receipt and review of the sanitary easements. The vote was: "AYES" all. The Chair declared the motion passed.

5. Central South, Ltd, Stoney Ridge Road, Flag Lot A, Special Use Permit, PL20250033

Central South Ltd is requesting a positive recommendation to City Council for approval of the creation of a 2.3955-acre Flag Lot for Parcel A on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street.

Ms. Fechter requested if action is taken that it be contingent upon review of the sanitary easements (Exhibit 1 Drawing-Smitek).

Mr. Cummins had no comments.

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 the creation of a 2.3955-acre Flag Lot for Parcel A on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street contingent upon receipt and review of the sanitary easements. The vote was: "AYES" all. The Chair declared the motion passed.

6. Central South, Ltd, Stoney Ridge Road, Flag Lot C, Special Use Permit, PL20250034

Central South Ltd is requesting a positive recommendation to City Council for approval of the creation of a 1.8257-acre Flag Lot for Parcel C on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street.

There were no comments or questions (Exhibit 1 Drawing-Smitek).

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 the creation of a 1.8257-acre Flag Lot for Parcel C on Stoney Ridge Road. Amending Highland Park Subdivision No. 9, eliminating the extension of Glendenning Street contingent upon receipt and review of the sanitary easement. The vote was: "AYES" all. The Chair declared the motion passed.

7. **VFW Post 7035, 36950 Mills Road, Amend Special Use Permit, PL20250026**

VFW Post 7035 is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for expansion of the Pavilion at 36950 Mills Road.

This item was deleted at the applicant's request.

8. **Avon High School, 37545 Detroit Road, Amend Special Use Permit, PL20250031**

Avon Local School is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for the installation of new LED signs at the new High School Drive at 37545 Detroit Road.

Ben Hodge, Superintendent, Avon Local Schools, 36600 Detroit Road, Avon, Ohio 44011. Mr. Hodge stated that the new driveway, installed this past fall, has significantly improved traffic flow at the high school, reducing the time it takes for cars to exit by approximately 15 minutes. He noted that the school district may soon have a buyer for the Board Office, and with that in mind, they are considering relocating the existing sign from the Board Office on Detroit Road to the front of the high school. He described the sign as a valuable tool for school messaging and student recognition, helping the district communicate with the public beyond just parents. The proposed new location would be on the west side of Detroit Road, the same side as Avon Methodist Church, with two posts already placed to indicate the intended placement near the road (Exhibit 1 Drawing-Avon High School).

Ms. Fechter explained that because the school operates within a residential district, the city requires an Amendment to the school's Special Use Permit to allow for the installation of the sign. She noted that Mr. Cummins has received the site plan and that a comment letter was sent requesting the sign be placed an additional five feet back from the road to accommodate the upcoming Detroit Road Widening Project.

Mr. Cummins advised that, while the proposed sign location is unlikely to be directly impacted by the road construction, it would be close to the work zone and moving it five feet farther from the road would provide a useful buffer.

Mayor Jensen acknowledged that this would be a new digital sign, which he believes residents will appreciate. He emphasized the city's long-standing positive relationship with the schools and expressed confidence that if issues arise—such as brightness levels or rapid flashing—the school would be responsive in resolving them. Mayor Jensen also extended his well wishes to Mr. Hodge as he transitions to a new role, at another district, thanking him for his leadership and service to the school district and community.

Mr. Hodge thanked the city for its support, calling his four years of leadership and eleven years of administrative service to the school district and the community both meaningful and impactful, with many positive achievements realized for the benefit of residents and students.

Mr. Barnes inquired whether the brightness or glare of the new sign would be adjustable, especially considering that the west side of the road faces the church's front yard, while the east side, with residential properties, is heavily screened by trees. He expressed concern about possible light intrusion into nearby homes.

Mr. Hodge responded that the existing tree line, consisting of tall arborvitaes, provides a natural screen resembling a fence. He emphasized that the school has consistently worked with residents to resolve concerns, citing the current weight room construction as an example where lighting and sound issues have been mitigated through barriers and adjustments. He reiterated the school's commitment to being a good neighbor and responding promptly to any future concerns.

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 Amend their Special Use Permit for the installation of new LED signs at the new Avon High School Drive at 37545 Detroit Road. The vote was: "AYES" all. The Chair declared the motion passed.

9. One Stop Beverage, 37565 Colorado Avenue, Minor Modification, PL20250027

Fischer and Associates on behalf of One Stop Beverage is requesting approval of a retail addition including electrical, mechanical and structural modifications.

Gary Fischer, Architect, Fischer and Associates Architects, Inc. 554 West 9th Street, Lorain, Ohio 44052.

Greg Karger, 37565 Colorado Avenue, Avon, Ohio 44011.

Mr. Fischer explained that the proposed project is straightforward. It involves removing the existing drive-thru on the south side of the building and constructing a new addition that will mirror the previous addition built on the north side several years ago. This improvement will create a more balanced and symmetrical appearance for the building, eliminating the current offset. The addition is limited to the small area on the left side and will utilize the same color scheme and materials as the existing structure to maintain architectural consistency (Exhibit 1 Drawing-One Stop Beverage).

Ms. Fechter confirmed that all staff comments have been addressed and recommended approval of the project.

Mr. Cummins had no additional comments but noted for the record that during a previous site improvement, a stormwater management area was installed. The area now proposed for the addition is currently paved, and therefore, the project will not result in any increase in stormwater runoff or drainage impact.

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 retail addition including electrical, mechanical and structural modifications. The vote was: "AYES" all. The Chair declared the motion passed.

10. Gerber Automotive Collision Facility, Chester Road, Final Development Plan, PL20250029

Gerber Real Estate aka Gerber Collision & Glass is requesting approval of the Final Development Plan for an Automobile and Collision Repair Facility at the southwest corner of Chester Road and Moore Road. (PPN 04-00-004-102-172).

Bob Johnson, MDM Services, 1055 Kathleen Road, Lakeland, FL. 33805. Mr. Johnson, representing Gerber Collision and Glass Repair, presented a proposal for a new 16,110 square foot facility to be located at the southwest corner of Chester Road and Moore Road on a 2-acre parcel. The site plan includes 58 parking spaces, two of which will be ADA-compliant. A 6-foot opaque fence is proposed to surround the property, and on-site stormwater retention will be included. Mr. Johnson stated that his understanding was that the 6-foot fence would meet city requirements, but if the city preferred an 8-foot fence for improved screening, they would be willing to incorporate that into the plan (Exhibit 1 Drawing-Gerber).

Ms. Fechter expressed support for the taller fence and suggested that approval allow for a fence between 6 and 8 feet in height. She noted that the proposed fence would provide both security and a buffer for the adjacent areas. Referring to the landscape plan, she pointed out that the fence would be set behind the stormwater basin and landscaping along Chester Road, and she recommended that landscaping be placed outside the fence to enhance curb appeal and reduce visual impact. A revised plan set had been submitted earlier that day but not yet reviewed, including a sidewalk along both Chester and Moore Roads. The updated plan also features landscaping and trees around the perimeter of the site, which will help soften the appearance of the fence and basin.

Mayor Jensen supported the use of an 8-foot fence and agreed that the landscaping would serve as an effective buffer.

Mr. Johnson asked whether the 8-foot fence should be installed on all four sides of the property or just along Chester Road.

Ms. Fechter responded that further discussion on that point could take place later.

Mr. Barnes raised questions about the existing trees, noting a tree line in the northern portion of the lot and expressing a preference to preserve mature trees where possible. He pointed out what appeared to be a proposed retention basin in the northwest corner and asked if that would require tree removal.

Mr. Johnson said he would consult with the landscape architect and stormwater engineer to determine if the basin could be reconfigured to preserve some of the existing trees.

Mr. Cummins stated that the current grading plan indicates all trees would be removed, but if there's an opportunity to modify the plan to save healthy trees, that should be explored.

Mayor Jensen echoed the value of preserving mature trees where feasible, and Mr. Johnson committed to working with his team to see what could be done.

Mr. Radcliffe asked about the types of vehicles that would be serviced at the facility.

Mr. Johnson clarified that only passenger vehicles and vans would be handled, with no heavy trucks or commercial vehicles involved. When asked whether the building would include a sprinkler system. Mr. Johnson was not certain but believed it would, pending confirmation from his staff.

Ms. Fechter added that the requirement for sprinklers would depend on the building's size and use.

Mr. Radcliffe also asked whether there would be any underground storage.

Mr. Johnson confirmed there would be none.

Mr. Barnes inquired how the 58 spaces were determined.

Ms. Fechter explained that the parking requirement is based on the building's square footage and use, with additional spaces included to accommodate vehicles awaiting repair.

Finally, Ms. Fechter requested that any action taken on the proposal be made contingent upon final engineering and staff approval.

Mr. Cummins agreed.

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 an Automobile and Collision Repair Facility at the southwest corner of Chester Road and Moore Road. (PPN 04-00-004-102-172) to include an 8-foot fence and contingent on final engineering and staff approval. The vote was: "AYES" all. The Chair declared the motion passed.

11. Grace Estates, 34901 Detroit Road, Preliminary Plat, PL20240064

Triban Investment on behalf of Knez Homes is requesting approval of a Preliminary Plat to create a residential subdivision consisting of 12 single-family homes at 34901 Detroit Road (04-00-022-104-015 and 04-00-022-104-016).

Chair Witherspoon noted that this item had been addressed during the Public Hearing portion of the meeting.

In response to resident concerns raised regarding water drainage and traffic, Mayor Jensen recommended that the item be treated as a First Presentation. He explained that this approach has been used previously for other developments and pending confirmation from Mr. Gasior or Mr. Cummins, which would allow for further review and discussion.

Mayor Jensen emphasized the importance of determining whether the site is a viable and buildable lot, especially as the city awaits the completion of additional engineering evaluations.

Mr. Cummins confirmed that designating this item as a First Presentation has indeed been done in the past under similar circumstances.

Mayor Jensen reiterated his recommendation to hold the item until further information can be obtained from the developer. When asked if he had any objections to this designation.

Mr. Gasior responded that he did not.

Mr. Fitch inquired whether the proposed retention basins would affect Sublot 8.

Mr. Cummins confirmed this and explained that stormwater will be directed along both the eastern and western property lines toward front detention basins, which are interconnected. From there, the water will flow eastward through an existing culvert. Preliminary sizing data for the basins has already been submitted by the developer, indicating a substantial reduction in outflow rates, which will benefit the existing drainage system. Additionally, the plans include measures to collect drainage along both property lines, consistent with earlier discussions. Although the design is still preliminary, it demonstrates the developer's understanding of and intent to address drainage concerns. Mr. Cummins further stated that any water currently flowing to the property from adjacent areas must continue to do so, and it will be the developer's responsibility to accept and manage that flow appropriately.

Mr. Barnes asked Mr. Cummins whether there were any wetlands located within portions of Sublot 8 and how such determinations are made—specifically, whether that falls under the City's responsibility or is handled by a state agency.

Mr. Cummins explained that the applicant is responsible for hiring a qualified consultant who follows U.S. Army Corps of Engineers and Ohio EPA guidelines to identify any wetland areas on the site. The findings from the consultant's assessment are then submitted to the appropriate state or federal agencies for review and confirmation. Although the City of Avon does not regulate wetlands or the filling of wetlands, it does require documentation demonstrating that proper procedures are being followed. This includes either evidence that the wetland areas are being avoided or, if impacts are unavoidable, copies of the required permits. The city expects a report from the applicant's consultant—who must be experienced in wetland delineation—clearly identifying any wetland areas and outlining whether those areas will be preserved or disturbed as part of the development.

Chair Witherspoon declared the item a First Presentation.

12. Villas at Nagel Farms, Middleton Rd. and Avon Rd. Preliminary Plat, PL20250011

Bramhall Engineering on behalf of Liberty Development is requesting approval of a Preliminary Plat to create 56 attached, single-family, dwelling units north of Middleton Road and south of Avon Road (PPN 04-00-027-101204).

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

Tom Kuluris, Liberty Development Company, 28045 Ranney Parkway, Westlake, Ohio 44145.

Mr. Appell presented the Preliminary Plat for a residential development consisting of 56 lots situated along a private roadway. The plan includes utility and access easements running between the units, which will accommodate private utilities, public sanitary sewer, and a public water line (Exhibit 1 Drawing-Villas of Nagel Farm Preliminary Plat).

Mr. Cummins pointed out that, according to the Preliminary Plat, the gravel access maintenance drive at the north end of the proposed basin expansion extends beyond the designated easement

area. He asked Mr. Appell if the easement could be modified to fully encompass the extent of that access drive.

Mr. Appell confirmed that the easement area can be adjusted accordingly.

Ms. Fechter stated that all staff comments related to the Preliminary Plat have been addressed.

Mr. Radcliffe inquired about the northern access point near the gate leading toward Avon Road, asking whether the area would include sidewalks to ensure it remains walkable and accessible for pedestrians and cyclists. He asked if the sidewalk would be raised.

Mr. Appell responded that the area would feature a 5-foot sidewalk along 12 feet of concrete pavement designed to accommodate fire trucks. Mr. Appell clarified that the sidewalk would be at the same elevation as the roadway, with the gate positioned on the inside of the sidewalk to avoid obstruction.

Mr. Barnes raised concerns about the width of the access point and whether it would be adequate for school buses.

Mr. Appell clarified that this access road is intended solely for emergency and city service vehicles—such as fire trucks—and not for use by school buses or general traffic.

Ms. Fechter confirmed that the access road does not connect directly to Avon Road, and future residents would need to exit the development via Middleton Road to reach Nagel Road. She also noted that the fire department will work with the developer at the time of installation to determine the appropriate gate design for emergency access.

Mr. Barnes acknowledged the responses provided by both Mr. Appell and Ms. Fechter.

Mayor Jensen reiterated that the intent was never for the access road to serve as a public exit onto Avon Road.

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 Preliminary Plat to create 56 attached, single-family, dwelling units north of Middleton Road and south of Avon Road (PPN 04-00-027-101204). The vote was: “AYES” all. The Chair declared the motion passed.

13. Villas at Nagel Farms, Middleton Rd. and Avon Rd. Final Plat, PL20250012

Bramhall Engineering on behalf of Liberty Development is requesting a positive recommendation to City Council for approval of a Final Plat to create 56 attached, single-family, dwelling units north of Middleton Road and south of Avon Road (PPN 04-00-027-101204).

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

Tom Kuluris, Liberty Development Company, 28045 Ranney Parkway, Westlake, Ohio 44145.

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

Tom Kuluris, Liberty Development Company, 28045 Ranney Parkway, Westlake, Ohio 44145.

Ms. Fechter requested that if any action is taken on the matter, it be made contingent upon final engineering review and staff approval. She noted that new documents have recently been submitted, and she wants to ensure that all relevant departments have had adequate time to review the updated information. The intent is to place this item on the July 7th City Council agenda; however, the Developer's Agreement is still in progress, and if all outstanding issues are not resolved in time, the item will not proceed to the July 7th agenda (Exhibit 1 Drawing-Villas of Nagel Farms Final Plat).

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 Final Plat to create 56 attached, single-family, dwelling units north of Middleton Road and south of Avon Road (PPN 04-00-027-101204) contingent upon final engineering and staff approval. The vote was: "AYES" all. The Chair declared the motion passed.

14. Referral to City Council: Establishing a Temporary Moratorium on Congregate Care / Assisted Living Facilities, Nursing Homes, and Independence Living Establishments for Seniors as addressed in Chapter 12 of the Codified Ordinances for the City of Avon

The City of Avon is requesting a positive recommendation to City Council to establish a temporary moratorium on the issuance and processing of any Special Use Permit for Congregate Care / Assisted Living Facilities, Nursing Homes, and Independence Living Establishments for Seniors as addressed in Chapter 12 of the Codified Ordinances for City of Avon for a period of 1 year.

Ms. Fechter stated that this item was presented to City Council on June 16th. She explained that these types of facilities are placing an increased strain on Safety Services, and as a result, there is a need to thoroughly review the issue. During the City Council meeting, a one-year moratorium was requested to allow for adequate time to evaluate and study the matter in more detail.

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 establish a temporary moratorium on the issuance and processing of any Special Use Permit for Congregate Care / Assisted Living Facilities, Nursing Homes, and Independence Living Establishments for Seniors as addressed in Chapter 12 of the Codified Ordinances for City of Avon for a period of 1 year. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mayor Jensen had no comment.

Mr. Barnes had no comment.

Mr. Radcliffe had no comment.

Mr. Fitch had no comment.

Ms. Fechter, Happy July 4th, be safe.

Mr. Cummins had no comment.

Mr. Gasior had no comment.

Ms. Clements had no comment.

Mr. Streater had no comment.

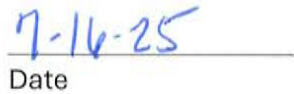
Chair Witherspoon had no comment.
No comments from the audience.

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 8:30 p.m.


Carolyn Witherspoon, Chair
Planning Commission


Susan Pintz, Planning Commission and
Zoning Secretary


Date

BASED ON MILLS ROAD
BEARING N89.22'39"E

04-00-025-000-577
HILLIARD PARTNERSHIP, LLC
INST #2018-0693698

ORIGINAL AVON TOWNSHIP SECTION NO. 25
PART OF
NOW IN
CITY OF AVON, LORAIN COUNTY, OHIO

THE HENRY G. REITZ ENGINEERING CO.
4214 ROCKY RIVER DR., CLEVELAND, OH 44135
PH: 216-251-3033, EMAIL: REITZ@REITZENG.COM

BY JAMES T. SAYLER PRES.
JAMES T. SAYLER, REG. SURVEYOR NO. S-7425
SCALE 1" = 40' MAY 2025

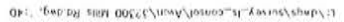


EXHIBIT 1 KRYSTOWSKI LOT SPLIT-CONSOLIDATION

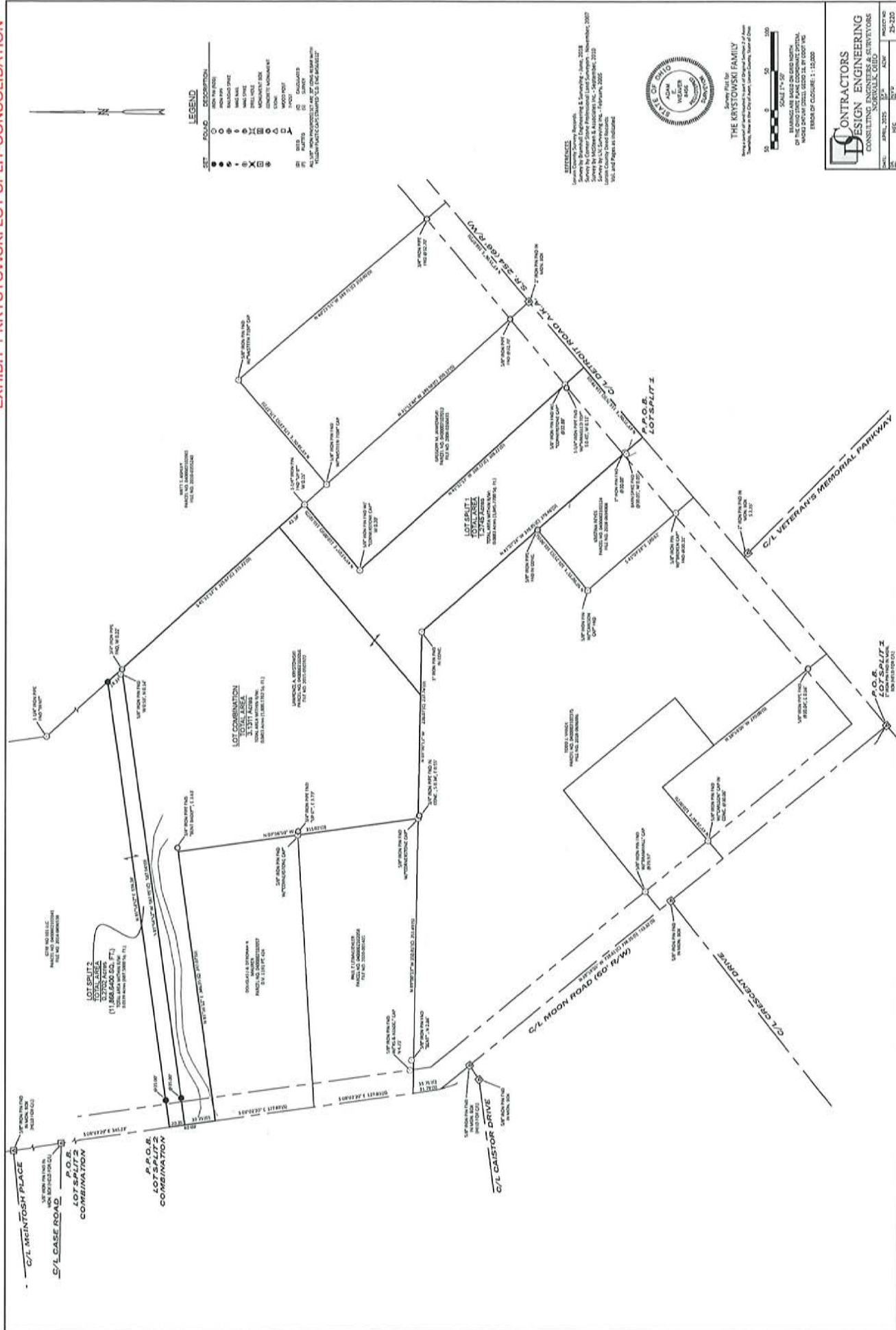
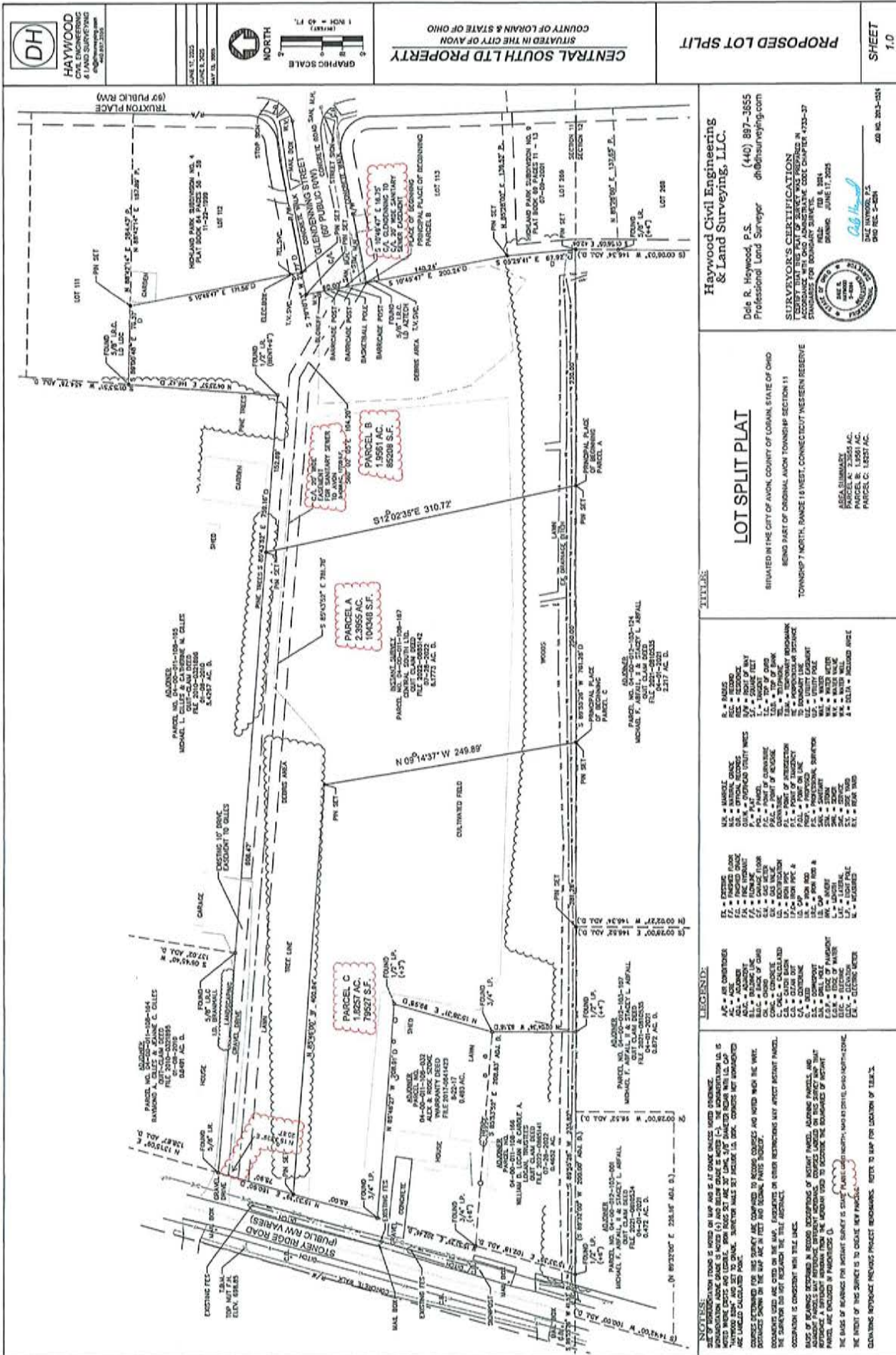


EXHIBIT 1 CENTRAL SOUTH LTD-LOT SPLIT-FLAG LOT A-C



SHEET 1.0

PROPOSED LOT SPLIT

CENTRAL SOUTH LTD PROPERTY
SITUATED IN THE CITY OF AVON
COUNTY OF LORAIN & STATE OF OHIO

GRAPHIC SCALE
1" = 40' FT.
NORTH

HAYWOOD
CIVIL ENGINEERING
10000 N. HIGHWAY 124
AVON, OHIO 44001
(440) 887-3555
haywoodcivil.com

Haywood Civil Engineering
& Land Surveying, LLC.

Dale R. Haywood, P.S.
(440) 887-3555
dhr@haywoodcivil.com

SURVEYOR'S CERTIFICATION

I, Dale R. Haywood, P.S., do hereby certify that I am a duly Licensed Professional Land Surveyor in the State of Ohio, License No. 10000, and that I am the author of this survey. I am not aware of any other persons who have been or are to be employed by me in the preparation of this survey.

DATE: JUNE 17, 2025
DRAWN: JUNE 17, 2025

DATE: JUNE 17, 2025
DRAWN: JUNE 17, 2025

LOT SPLIT PLAT

SITUATED IN THE CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

BEING PART OF ORIGINAL AVON TOWNSHIP SECTION 11

TOWNSHIP 7 NORTH, RANGE 10 WEST, CONNECTICUT MERIDIAN RESERVE

AREA SUMMARY

PARCEL A: 2,395.55 AC.

PARCEL B: 1,551.11 AC.

PARCEL C: 7,952.37 AC.

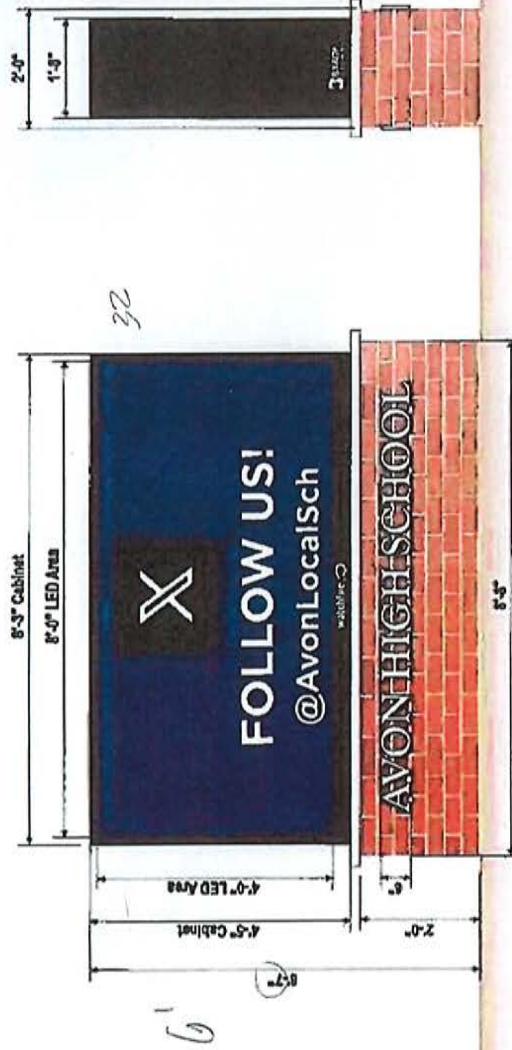
EXHIBIT 1 AVON HIGH SCHOOL-AMEND SPECIAL USE PERMIT

DIGITAL MONUMENT SIGN

watchfire

AUTHORIZED DEALER

SIGN TYPE	Digital Monument Sign
SCALE	1/2" = 1'
COLOR PALETTE	☒ Black ☐ White
DATE	4/17/25
FILENAME	Dwg74129B
CUSTOMER / ADDRESS	Avon High School 37545 Detroit Rd. Avon, OH 44011
CLIENT APPROVAL	
Sign	
Post	
Base	
Done	
WSG WOODS SIGN GROUP www.wsgsigns.com	
BRADY SIGNS 1721 Hancock Street Sandusky, OH 44870 419-626-5112 www.bradysigns.com	

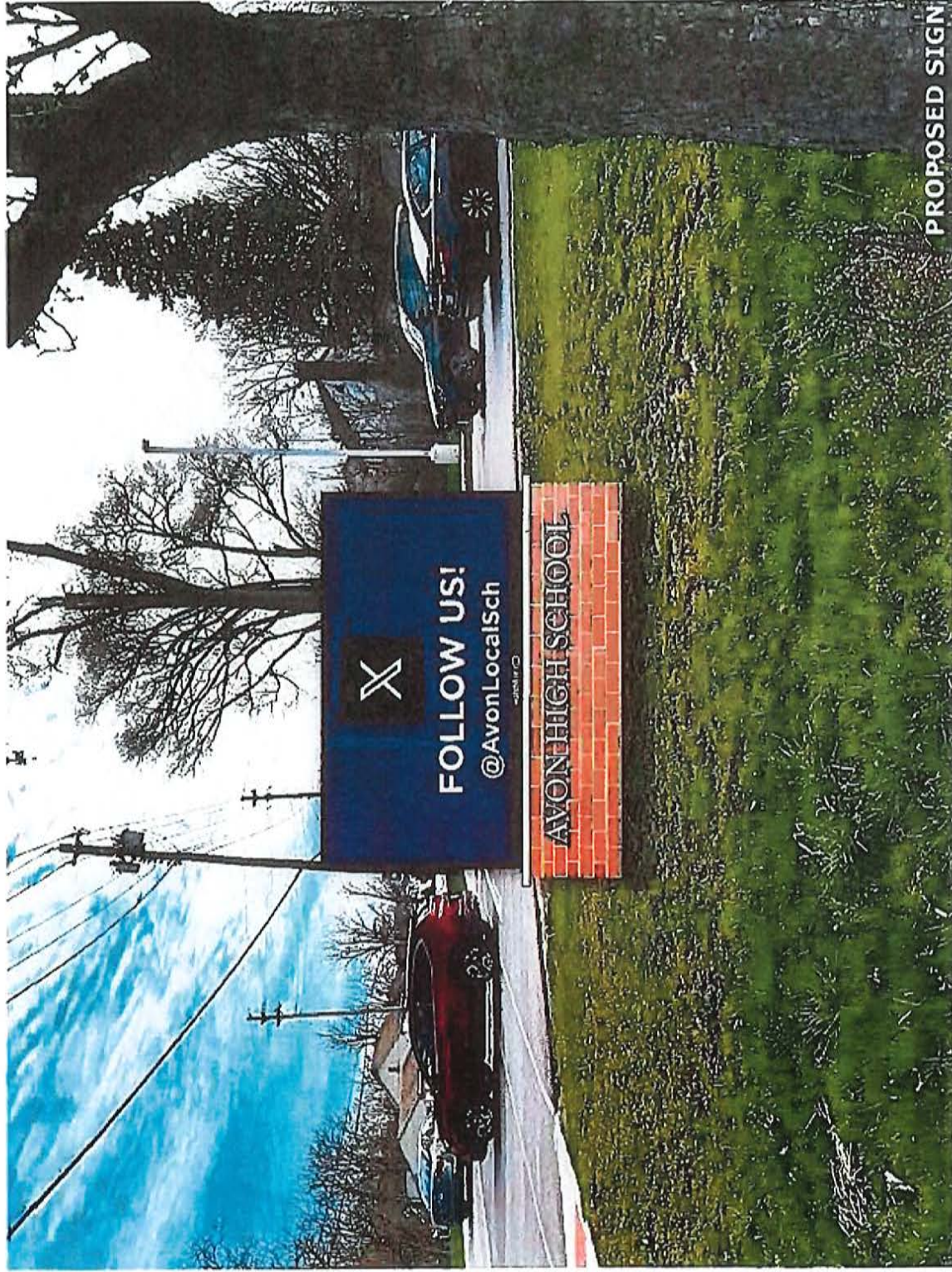


Scope of Work

Brady Signs to furnish and install (1) double-sided monument sign featuring a 4' H x 8' W Watchfire EMC (multiple resolutions available). Brick base features 3/8" thick flat cut out aluminum lettering painted white and setup for a stud mount install. Build includes masonry base to closely match existing building with capstone. All labor and materials related to footing work, steel erection and masonry services included in project scope.

EXHIBIT 1 AVON HIGH SCHOOL-AMEND SPECIAL USE PERMIT

DIGITAL MONUMENT SIGN



SIGN TYPE	Digital Monument Sign
SCALE	1/2" = 1'
COLOR PALETTE	☒ Black ☐ White
DATE	4/17/25
FILENAME	DWG74129B
CUSTOMER / ADDRESS	Avon High School 37545 Detroit Rd. Avon, OH 44011
CLIENT APPROVAL	Sign _____ Print _____ Title _____ Date _____
WSA PROJECT APPROVAL Project Manager: [Signature] WSA PROJECT APPROVAL Project Manager: [Signature]	
BRADY SIGNS 721 Hancock Street Sandusky, OH 44870 419-626-5112 www.bradysigns.com	

FISCHER & ASSOCIATES

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ARCHITECTS INC.

54 West Ninth Street
Lorain, Ohio 44052
Tel: (440) 315-2300

[illegible]

ONE STOP BEVERAGE SHOP

(Addition & Alterations)

37565 Colorado Avenue
Avon, Ohio 44011

Drawing Name:

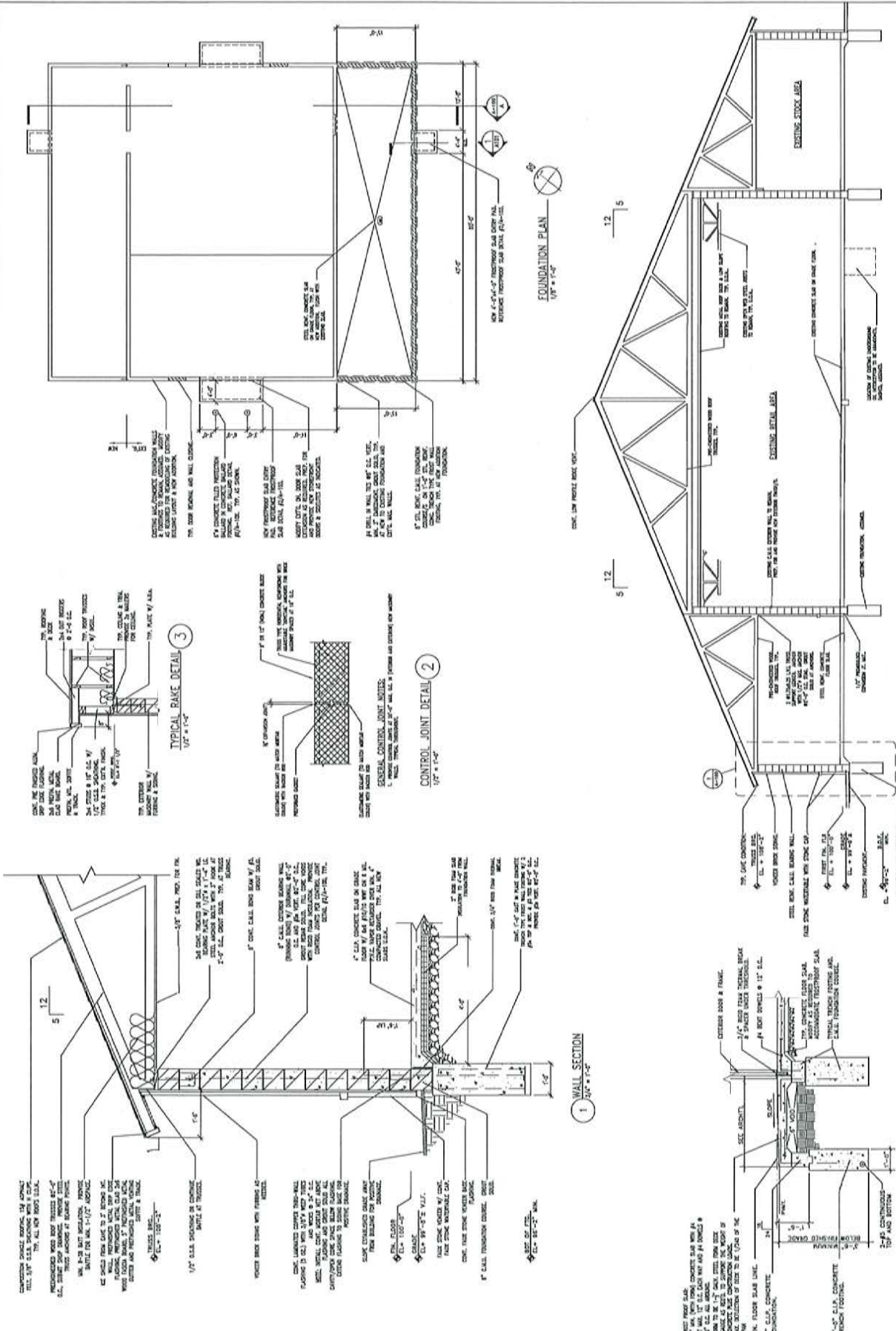
Fischer Project Number
05-013

A-100



CARY FISCHER LICENSE #8825
EXPIRATION DATE 09/01/2006

BUILDING SECTION



FISCHER & ASSOCIATES



ARCHITECTS INC.

554 West Ninth Street
Louis, Ohio 44032
Tel: (440) 315-2300

Project Name	ONE STOP BEVERAGE SHOP
Client	ONE STOP BEVERAGE
Architect	FISCHER & ASSOCIATES
Engineer	ONE STOP BEVERAGE
Interior Designer	ONE STOP BEVERAGE
Structural Engineer	ONE STOP BEVERAGE
MEP Engineer	ONE STOP BEVERAGE
Cost Estimator	ONE STOP BEVERAGE
Construction Manager	ONE STOP BEVERAGE
General Contractor	ONE STOP BEVERAGE
Subcontractors	ONE STOP BEVERAGE
Material Suppliers	ONE STOP BEVERAGE
Equipment Suppliers	ONE STOP BEVERAGE
Signage Suppliers	ONE STOP BEVERAGE
Landscaping Suppliers	ONE STOP BEVERAGE
Other Suppliers	ONE STOP BEVERAGE

(Addition & Alterations)

37565 Colorado Avenue
Avon, Ohio 44011

ONE STOP BEVERAGE SHOP

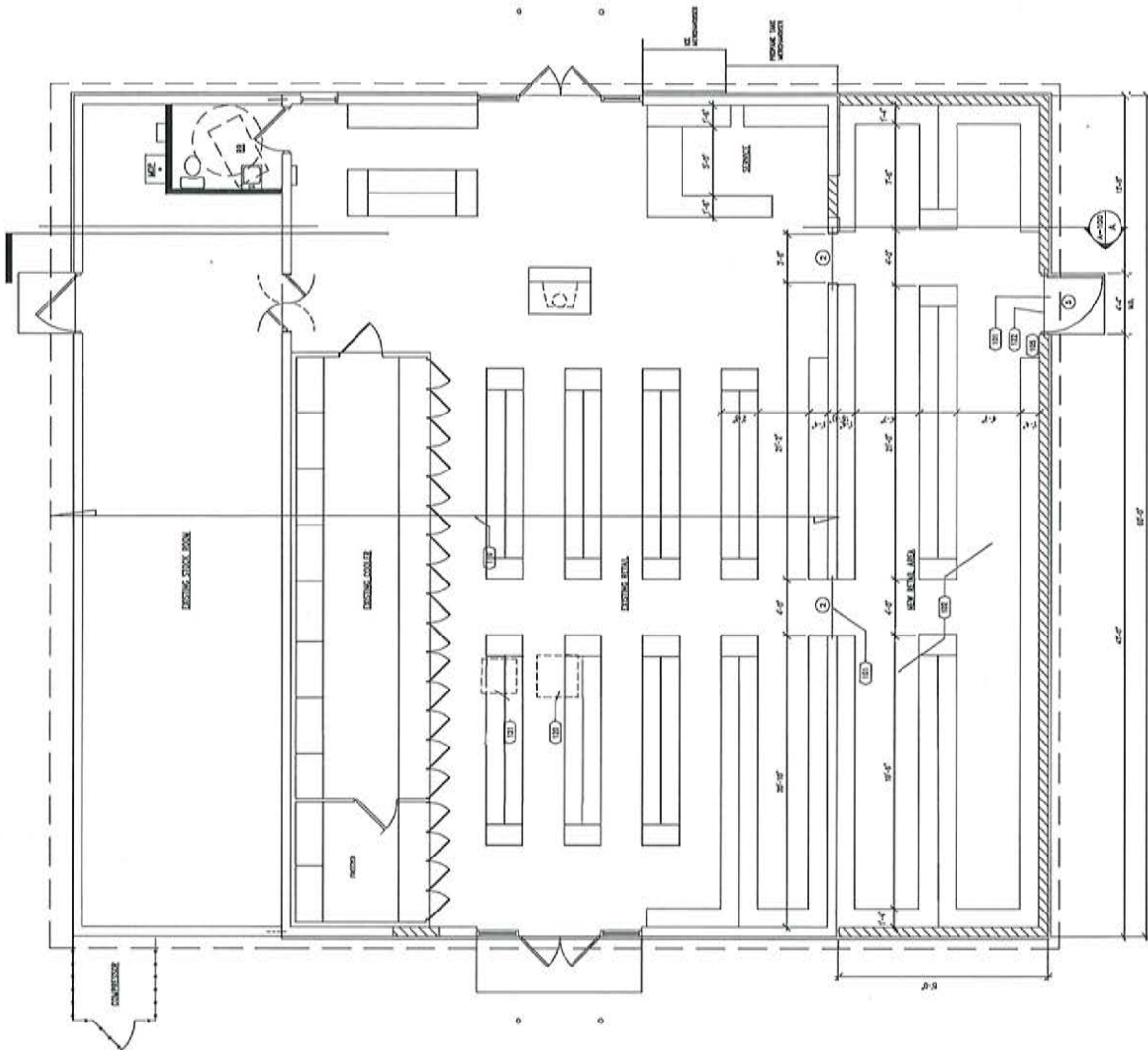
Project Name
ONE STOP BEVERAGE SHOP

Project Number
25.013

A-101



DATE ISSUED: 12/15/2023
DATE REVISION: 12/15/2023



FLOOR PLAN
1/8" = 1'-0"

- ENLARGED FLOOR PLAN KEYED NOTES**
- 1. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 2. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 3. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 4. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 5. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 6. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 7. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 8. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 9. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 10. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.

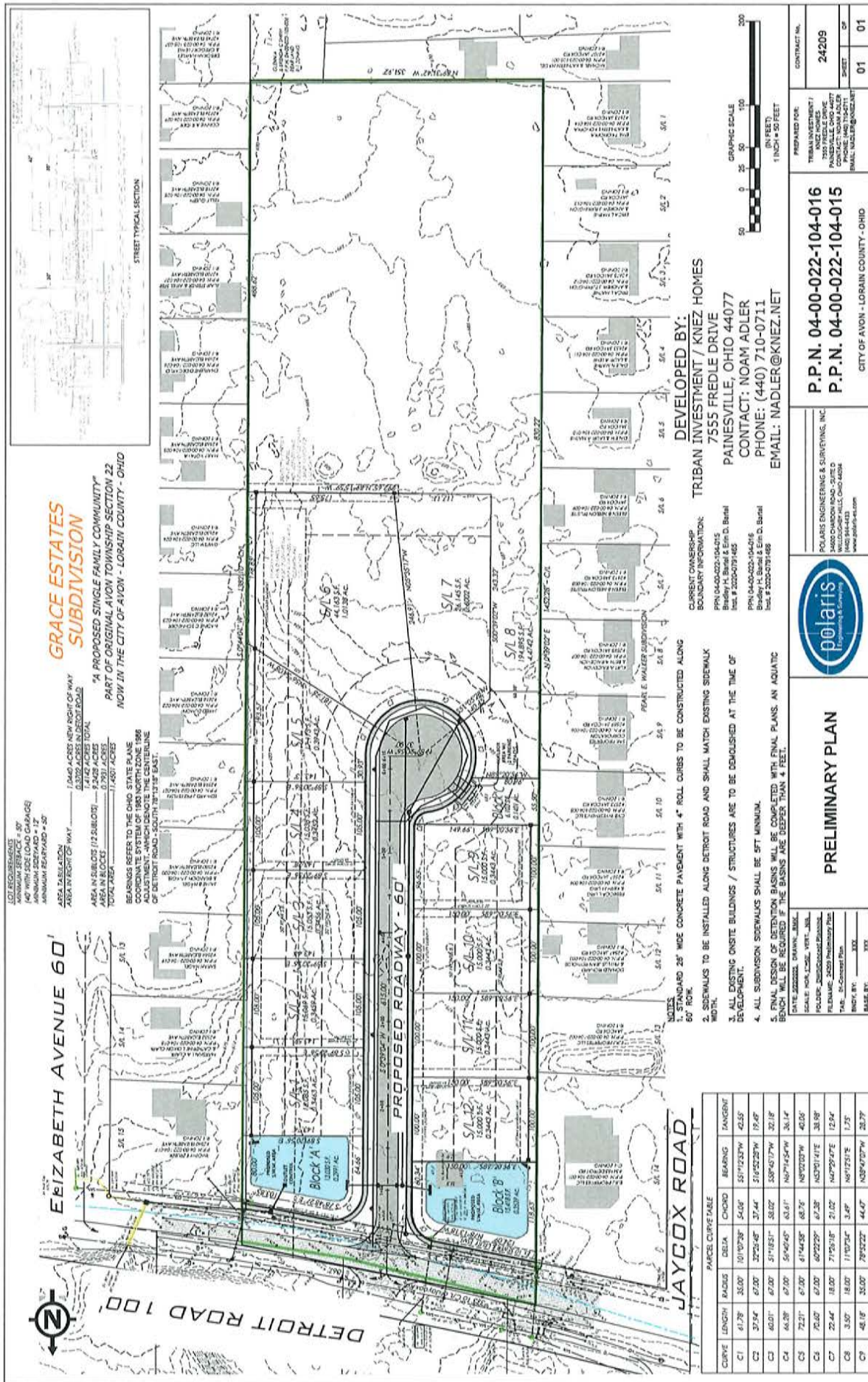
- STEEL UNIT, SCHEDULE AND INFORMATION**
- 1. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 2. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 3. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 4. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 5. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 6. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
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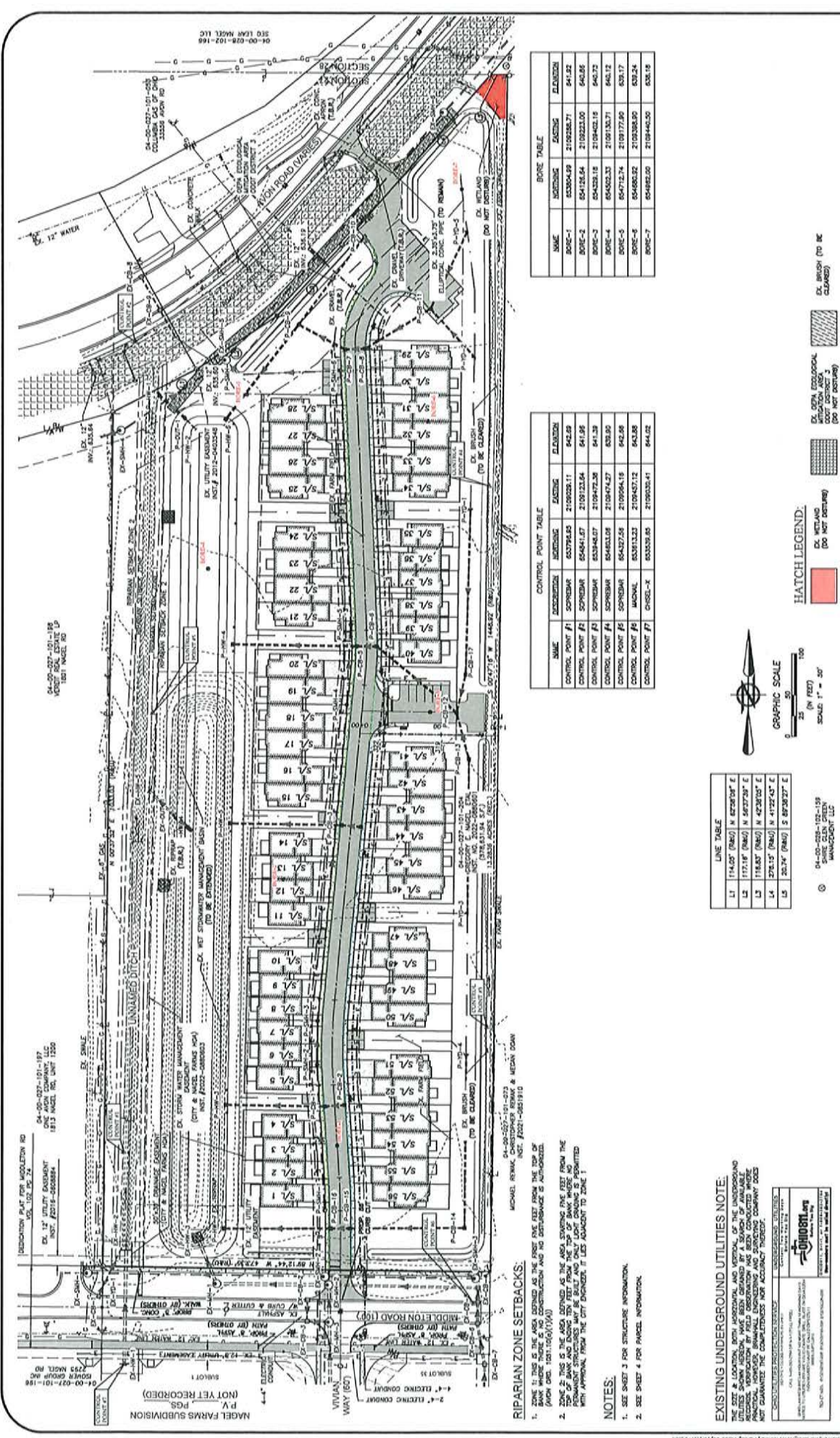
- WALL TYPES KEY**
- 1. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 2. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
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 - 10. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.

- DOOR SCHEDULE**
- 1. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
 - 2. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
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 - 10. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.

- FINISH SCHEDULE**
- 1. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
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 - 10. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.

- CEILING SCHEDULE**
- 1. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.
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 - 10. EXISTING SHOP FLOOR PLAN 1/8" = 1'-0" FOR EXISTING SHOP FLOOR PLAN.





NAME	SECTION	DATE
BORE-1	SECTION 1	2/10/2016
BORE-2	SECTION 2	2/10/2016
BORE-3	SECTION 3	2/10/2016
BORE-4	SECTION 4	2/10/2016
BORE-5	SECTION 5	2/10/2016
BORE-6	SECTION 6	2/10/2016
BORE-7	SECTION 7	2/10/2016

NAME	SECTION	DATE
CONTROL POINT #1	SECTION 1	2/10/2016
CONTROL POINT #2	SECTION 2	2/10/2016
CONTROL POINT #3	SECTION 3	2/10/2016
CONTROL POINT #4	SECTION 4	2/10/2016
CONTROL POINT #5	SECTION 5	2/10/2016
CONTROL POINT #6	SECTION 6	2/10/2016
CONTROL POINT #7	SECTION 7	2/10/2016

LINE	DESCRIPTION
L1	114.05' (R&D) N 82°28'00\" E
L2	117.18' (R&D) N 82°27'30\" E
L3	118.83' (R&D) N 82°26'00\" E
L4	276.15' (R&D) N 41°22'43\" E
L5	50.74' (R&D) S 89°28'37\" E

EXISTING UNDERGROUND UTILITIES NOTE:

THE DATE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. BRAMHALL ENGINEERING AND SURVEYING COMPANY HAS CONDUCTED A VISUAL INSPECTION OF THE EXISTING UTILITIES AND HAS IDENTIFIED ANY APPARENT DISCREPANCIES. BRAMHALL ENGINEERING AND SURVEYING COMPANY DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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LIBERTY DEVELOPMENT COMPANY
28045 RANNEY PARKWAY - SUITE E
WESTLAKE, OHIO 44145
440-892-1800

THE VILLAS AT NAGEL FARM
PRELIMINARY PLAT
CITY OF AVON, COUNTY OF LORAIN,
STATE OF OHIO

PREPARED FOR:
LIBERTY DEVELOPMENT COMPANY
28045 RANNEY PARKWAY - SUITE E
WESTLAKE, OHIO 44145
440-892-1800

BRAMHALL
ENGINEERING AND SURVEYING COMPANY
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AVON, OHIO 44011
(440) 934-7878 (440) 934-7879 FAX

DATE: 04-02-2016
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

DATE: 04-02-2016
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

