



CITY OF AVON

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REGULAR MEETING MINUTES AVON PLANNING COMMISSION JULY 16, 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. K1 Speed, 1500 Nagel Road, Special Use Permit

DSC Architects, on behalf of Premier 1500 Nagel LLC, is requesting a positive recommendation to City Council for approval of a Special Use Permit for an indoor electric go-cart and amusement center at 1500 Nagel Road.

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

There were no comments from the audience

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

2. Biggby Coffee, 36500 Detroit Road, Special Use Permit

JAVA Ventures V LLC on behalf of Biggby Coffee is requesting a positive recommendation to City Council for approval of a Special Use Permit for a coffee shop with indoor seating and drive thru service at 36500 Detroit Road.

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

Bennett Weickert, Paradigm Construction, 5050 Detroit Road, Sheffield Village, Ohio 44054.

Mr. Weickert stated the proposed project involves the interior demolition and remodeling of the former Commstar Credit Union to create a new Biggby Coffee location featuring indoor seating and a drive thru. The exterior work will be minimal and primarily focused on converting the existing bank teller lanes into a functional drive thru. The drive-thru will accommodate a queue of up to ten vehicles from the order point, and it is expected to have a minimal impact on nearby tenants and businesses within the plaza (Exhibit 1 Biggby Coffee).

Dennis McBride, Avon City Council, Councilman, Ward 2, 36080 Chester Road, Avon, Ohio

44011. Mr. McBride raised concerns about the absence of a dumpster enclosure on the site plan. He noted that the existing tenants appear to use standard trash disposal services provided by Republic Services and questioned where a new enclosure would be located. He also asked whether customer ordering would occur solely at the window, suggesting this would avoid the installation of a speaker box on the north side of the building near residential properties. He expressed his support for window-only ordering, citing a personal experience with the drive-thru speaker noise from a nearby Burger King that was disruptive to the neighborhood. Additionally, Mr. McBride warned that if the drive-thru ever causes traffic to back up onto Detroit Road, the Special Use

Permit should be revoked, although he acknowledged that such a decision would ultimately rest with City Council.

Mr. Weickert admitted that the dumpster enclosure was likely overlooked in the current plans and would need to be addressed. He clarified that the order point would be located at the rear corner of the building, with vehicle stacking occurring beyond that point.

Mary Berges, 3471 Mass Drive, Avon, Ohio 44011. Ms. Berges raised questions regarding the potential conflict between the drive-thru queue and employee parking spaces to the north of the site. She was concerned that employees may not be able to pull in or out of parking spaces if cars are queued in the drive thru. Ms. Berges also inquired about the customer entrance location.

Mr. Weickert responded that the design includes a two-lane drive-thru, which would allow cars to bypass the queue or back out of parking spaces if necessary. Mr. Weickert replied that the entrance would be situated at the front of the building facing Detroit Road.

Michael Sertich, JAVA Ventures V LLC 2440 Woodhawk Lane, Avon, Ohio 44011.

Mr. Sertich addressed the speaker box concerns by explaining that it would be placed on an angled portion of the building, directing sound toward a city-owned open space at the rear (adjacent property is the Avon Board of Education Building, soon to be sold to City of Avon), rather than toward nearby residential properties. This placement is intended to minimize any noise disturbance to surrounding neighborhoods.

The Chair closed the public hearing at 7:08 p.m.

3. 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 construction of a new 40 ft. x 24 ft. garage at 36950 Mills Road.

The Chair opened the public hearing at 7:08 p.m.

Kerry Barvincak, Post Commander, VFW Post 7035, 36950 Mills Road, Avon, Ohio 44011. Mr. Barvincak explained that the organization recently purchased a 14-seat van to transport their honor guard to cemeteries for ceremonial duties. In addition to the van, they own a 1946 Jeep, and a member has recently donated a Gator utility vehicle for use on the property. Currently, there is only a one-car garage on site, which is insufficient to store all these vehicles. As a result, they are requesting approval to construct an additional garage to accommodate the growing fleet.

Ms. Fechter, Planning Coordinator, referred to an aerial image of the property displayed on the screen (Exhibit 1 – VFW) to provide context for the proposed garage location.

George Zilka, 4827 Stoney Ridge Road, Avon, Ohio 44011.

Mr. Zilka asked how close the new garage would be to his house.

Mr. Barvincak responded that the structure would be located 15 feet from the property line and positioned to the north of the existing pavilion.

Mr. Zilka expressed satisfaction with that explanation.

The Chair closed the public hearing at 7:10 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 June 18, 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. K1 Speed, 1500 Nagel Road, Minor Modification, PL20250037

DSC Architects on behalf of Premier 1500 Nagel LLC is requesting approval to make minor exterior modifications to the existing structure including the installation of a new entrance with canopy for an indoor electric go-cart and amusement center at 1500 Nagel Road.

Jeff Certo, DSC Architects, 401 Front Street, Berea, Ohio 44017.

Ms. Fechter, Planning Coordinator, explained that the applicant is requesting minor exterior modifications to the parking lot and landscaping plan. Interior renovations will also be carried out in coordination with the Building Department to prepare the building for use as an electric go-kart facility. She referenced a drawing (Exhibit 1 – K1 Speed – Premier 1500 Nagel LLC) that shows the go-kart area occupying 52,471 square feet, which will take up most of the building.

Mr. Certo confirmed that most of the building will be used for the go-kart track and that the front portion will include a café and game area. He noted some exterior clean-up will take place, including painting and the addition of a new entry at the front of the building.

Ms. Fechter asked Mr. Certo if he could share an elevation drawing.

Mr. Certo presented (Exhibit 2-K1 Speed) and explained that the upper portion of the building will feature white painted siding, while the accent colors—charcoal gray and red—reflect K1 Speed's corporate branding. He described the new front entry, which will include a canopy facing the parking lot.

Mayor Jensen asked whether any repaving of the parking lot would occur, noting that the lot appears to be in poor condition. He also raised concern about traffic flow, especially considering Cleveland Clinic's planned expansion nearby. He suggested that the entrance and exit to the K1 Speed facility should be aligned with a potential new traffic signal to benefit customer access and improve traffic safety.

Mr. Certo responded regarding the condition of the parking lot, he said there are no plans for full repaving, only restriping, although any damaged areas will be repaired.

Ms. Fechter added that she has spoken with a representative of Premier 1500 Nagel LLC, the property owner, regarding the possibility of realigning the building's entrance/exit to better accommodate future traffic changes. This flexibility would allow for adjustments if a traffic signal were to be installed nearby in the future.

Mr. Radcliffe asked about structural and interior upgrades, specifically inquiring whether the flooring or wall supports would be improved, and how the track design would ensure a safe environment given the presence of support columns. He also confirmed with Mr. Certo that the go-karts would be electric.

Mr. Certo responded to a question from Mr. Radcliffe about interior upgrades and safety, Mr. Certo explained that the structural columns will remain, and the go-kart track will be designed to weave safely around them. The front area will receive new flooring and finishes, and all updates will remain at a single level (Exhibit 3-K1 Speed-Premier 1500 Nagel LLC).

Mr. Barnes raised a concern about noise from the go-karts, particularly when multiple units are running at the same time. He wanted to ensure that this would not be disruptive to people in the front area or outside the building.

Mr. Certo replied he does not anticipate any noise issues because of the electric nature of the go-karts.

Mr. Barnes acknowledged that all go-karts would be electric, and he was satisfied with the response.

Mr. Fitch inquired about the location of the go-kart charging station. Mr. Certo responded that the charging area will be situated in the center of the facility at the stacking area between the two tracks.

Mr. Certo responded that all the go-karts are electric and added that the charging area will be located in the center between the two tracks.

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 minor exterior modifications to the existing structure, including the installation of a new entrance with canopy for an indoor electric go-cart and amusement center at 1500 Nagel Road. The vote was: "AYES" all. The Chair declared the motion passed.

2. K1 Speed, 1500 Nagel Road, Special Use Permit, PL20250038

DSC Architects, on behalf of Premier 1500 Nagel LLC, is requesting a positive recommendation to City Council for approval of a Special Use Permit for an indoor electric go-cart and amusement center at 1500 Nagel Road.

John Gasior, Law Director, stated he believed the hours of operation would be acceptable to everyone.

Mr. Gasior asked for confirmation of the correct legal name for the property owner and the tenant and indicated he believed K1 Speed was located in Canton.

Mr. Certo clarified that the property is owned by Premier 1500 Nagel LLC and that K1 Speed is not located in Canton, as previously mentioned, but rather headquartered in California.

Mr. Gasior noted that this information is needed for the Special Use Permit.

Ms. Fechter, Planning Coordinator, confirmed she would obtain the correct legal name for K1 Speed and forward that information to the Law Director for the Special Use Permit.

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 an indoor electric go-cart and amusement center at 1500 Nagel Road. The vote was: "AYES" all. The Chair declared the motion passed.

3. Biggby Coffee, 36500 Detroit Road, Minor Modification, PL20250039

JAVA Ventures V LLC on behalf of Biggby Coffee is requesting approval to make interior and exterior modifications to an existing 3,000 sq. ft. building for a coffee shop with indoor seating and drive thru service at 36500 Detroit Road.

Ms. Fechter, Planning Coordinator, confirmed that all staff comments related to the Biggby Coffee project had been addressed and recommended the project for approval.

Mr. Cummins, City Engineer, had no additional comments.

Mr. Barnes expressed concerns regarding traffic flow, particularly vehicles attempting to make a left turn onto Detroit Road from the drive-thru lane closest to the building. He noted that the exit does not align directly with the road, potentially causing backups in the drive thru. As a proactive measure, he suggested using signage to direct left-turning vehicles to exit via Clifton Way, where there is a traffic light, while also emphasizing that he did not wish to create congestion on that street and inconvenience residents.

Ms. Fechter responded that while this specific concern had not been previously addressed, she had observed similar patterns at the nearby Jersey Mike's, where drivers use alternative exits like Clifton Way when traffic is heavy. She also clarified that the former Commstar Credit Union site currently has two drive-thru lanes, and one will be removed as part of the project, which will allow for additional parking space (Exhibit 1-Biggby Coffee).

Dennis McBride, Avon City Council, Councilman, Ward 2, 36080 Chester Road, Avon, Ohio 44011. Mr. Bride, a nearby resident, shared that while the traffic light at Clifton Way can be inconsistent, there are usually enough breaks in traffic to allow for safe exits, though he acknowledged that temporary delays may occur during the upcoming construction at the State Route 83 and Detroit Road intersection. He did not foresee major traffic issues at this time.

Mr. Barnes reiterated the importance of monitoring the situation and being prepared to address concerns if they arise.

Mr. McBride had no additional concerns beyond inquiring about the design and placement of the dumpster enclosure for the proposed Biggby Coffee location.

Mayor Jensen clarified that the current vote pertains specifically to the Minor Modification request and that discussion of the Special Use Permit would occur separately.

Mr. Radcliffe asked whether any other changes to the building exterior were proposed aside from the removal of one drive-thru lane.

Bennett Weickert, Paradigm Construction, 5050 Detroit Road, Sheffield Village, Ohio 44054.

Mr. Weickert, representing the applicant, responded that the site currently has three drive-thru lanes—one adjacent to the building and two former teller lanes. The proposed modification involves widening the lane closest to the building through a minor saw cut, removing the existing teller window, and installing a standard drive-thru window with brickwork to match the existing exterior. He also confirmed that there are no plans for outdoor seating at this time; all customer seating will be indoors.

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 interior and exterior modifications to an existing 3,000 sq. ft. building for a coffee shop with indoor seating and drive thru service at 36500 Detroit Road. The vote was: "AYES" all. The Chair declared the motion passed.

4. Biggby Coffee, 36500 Detroit Road, Special Use Permit, PL20250036

JAVA Ventures V LLC on behalf of Biggby Coffee is requesting a positive recommendation to City Council for approval of a Special Use Permit for a coffee shop with indoor seating and drive thru service at 36500 Detroit Road.

Comments made when discussing the Minor Modification project

Mr. Barnes expressed concerns regarding traffic flow, particularly vehicles attempting to make a left turn onto Detroit Road from the drive-thru lane closest to the building. He noted that the exit does not align directly with the road, potentially causing backups in the drive thru lane. As a proactive measure, he suggested using signage to direct left-turning vehicles to exit via Clifton Way, where there is a traffic light, while also emphasizing that he did not wish to create congestion on that street and inconvenience for the residents.

Ms. Fechter, Planning Coordinator, responded that while this specific concern had not been previously addressed, she had observed similar patterns at the nearby Jersey Mike's, where drivers use alternative exits like Clifton Way when traffic is heavy. She also clarified that the former Commstar Credit Union site currently has two drive-thru lanes, and one will be removed as part of the project, which will allow for additional parking space (Exhibit 1-Biggby Coffee).

Dennis McBride, Avon City Council, Councilman, Ward 2, 36080 Chester Road, Avon, Ohio 44011. Mr. Bride, a nearby resident, shared that while the traffic light at Clifton Way can be inconsistent, there are usually enough breaks in traffic to allow for safe exits, though he acknowledged that temporary delays may occur during the upcoming construction at the State Route 83 and Detroit Road intersection. He did not foresee major traffic issues at this time.

Mr. Barnes reiterated the importance of monitoring the situation and being prepared to address concerns if they arise.

Mr. McBride had no additional concerns beyond inquiring about the design and placement of the dumpster enclosure for the proposed Biggby Coffee location.

Continued Special Use Permit Comments

Ms. Fechter, Planning Coordinator, stated that she had spoken with Mr. Weickert regarding the Special Use Permit for Biggby Coffee and emphasized that the business is being held to a high standard due to existing traffic issues along Detroit Road, particularly with other nearby coffee establishments. She noted that Mr. Weickert is fully aware that the situation will be closely monitored, especially regarding traffic impacts on Clifton Way. She reiterated that while the Special Use Permit is a requirement for operation, it could be subject to modification should traffic concerns arise after the business opens (Exhibit 1-Biggby Coffee).

Mr. Gasior, Law Director, added that if Biggby Coffee intends to install outdoor seating in the future, they would be required to return to the Planning Commission to request an amendment to the Special Use Permit.

Mayor Jensen commented that when the project is presented to City Council, additional information will be needed regarding the design and location of the dumpster enclosure, as well as plans to address potential traffic backups. He emphasized that if vehicles move efficiently through the drive-thru, traffic should not become an issue. He also noted that the coffee shop is expected to be popular with residents.

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 a coffee shop with indoor seating and drive thru service at 36500 Detroit Road. The vote was: "AYES" all. The Chair declared the motion passed.

5. VFW Post 7035, 36950 Mills Rd, Amend Special Use Permit, PL20250040

VFW Post 7035 is requesting a positive recommendation to City Council for approval to Amend their Special Use Permit for construction of a new 40 ft. x 24 ft. garage at 36950 Mills Road.

Mr. Barnes requested clarification regarding whether the existing garage on the property would remain.

Kerry Barvincak, Post Commander, VFW Post 7035, 36950 Mills Road, Avon, Ohio 44011.

Mr. Barvincak confirmed that the existing garage will remain in place.

George Zilka, 4827 Stoney Ridge Road, Avon, Ohio 44011.

Mr. Zilka raised a concern about drainage, noting that the proposed garage would be situated on lower ground and asked how drainage would be handled given the larger building footprint.

Mr. Barvincak responded that the drainage would be consistent with that of the existing garage.

Mr. Zilka indicated he was satisfied with that response.

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 construction of a new 40 ft. x 24 ft. garage at 36950 Mills Road. The vote was: "AYES" all. The Chair declared the motion passed.

6. Nelly Belly, 1010 Center Road, Final Development Plan, PL20250021

Bramhall Engineering on behalf of The Big Show, Ltd dba Nelly Belly is requesting approval of the Final Development Plan for a restaurant, repaving existing parking lot and outdoor activities at 1010 Center Road.

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

Mr. Appell stated that the Nelly Belly project previously presented a Special Use Permit to the Planning Commission in May 2025, which was ultimately approved by City Council. The project is now presenting its Final Development Plan for consideration.

Ms. Fechter, Planning Coordinator, noted that Mr. Appell has worked closely with the city to incorporate the changes requested by City Council into the updated plan set. She confirmed that all staff comments have been addressed and recommended approval.

Mr. Cummins, City Engineer, added that all engineering-related comments have also been resolved and likewise recommend approval of the Final Development Plan.

Mayor Jensen noted that when the project goes before City Council, members will likely inquire about the number of employees, the potential payroll, and possibly the expected occupancy for the establishment. He added that the project represents a welcome improvement to the site.

Mr. Appell responded that this information will be provided to Council.

Ms. Fechter expressed her appreciation to Mark and Melissa Nelson, stating that she believes the establishment will be a positive addition to the city's unique entertainment offerings.

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 restaurant, repaving of the existing parking lot and outdoor activities at 1010 Center Road. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mayor Jensen asked Ms. Fechter to follow up with Biggby Coffee to obtain information regarding the potential payroll and number of employees, as this is the type of information City Council would likely be interested in reviewing during their consideration of the project. Mr. Barnes had no comment.

Mr. Barnes had no comment.

Mr. Radcliffe had no comment.

Mr. Fitch had no comment.

Ms. Fechter stated that she would like to bring attention to an issue related to subdivision lighting, which recently came up for discussion during review of the photometric plans for the Villas of Nagel Farms and the Villas of Chester Commons. In working with Mr. Cummins, it became apparent that the current city code requires, what may be considered, an excessive number of streetlights for residential developments. For example, the recently approved Nagel Farms subdivision near Levin Furniture requires the installation of 69 streetlights. Ms. Fechter expressed interest in working with Mr. Cummins and Mr. Gasior to gather more information and explore the possibility of modifying the requirements regarding the number and placement of streetlights in new subdivisions. She hopes to present more specific findings or recommendations at the August meeting.

Mr. Cummins had no comment.

Mr. Gasior added that it may be appropriate to research the existing code further and consult with the city engineer to determine what adjustments might be necessary. He noted that relying solely on specific lighting levels—such as one or two foot-candles—may not be the most practical approach, as every development and lighting layout is unique. A one-size-fits-all rule could present challenges across different projects.

Ms. Clements had no comment.

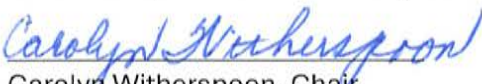
Mr. Streater had no comment.

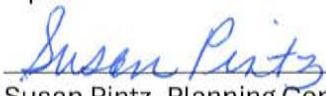
Chair Witherspoon had no comment.

No comments from the audience.

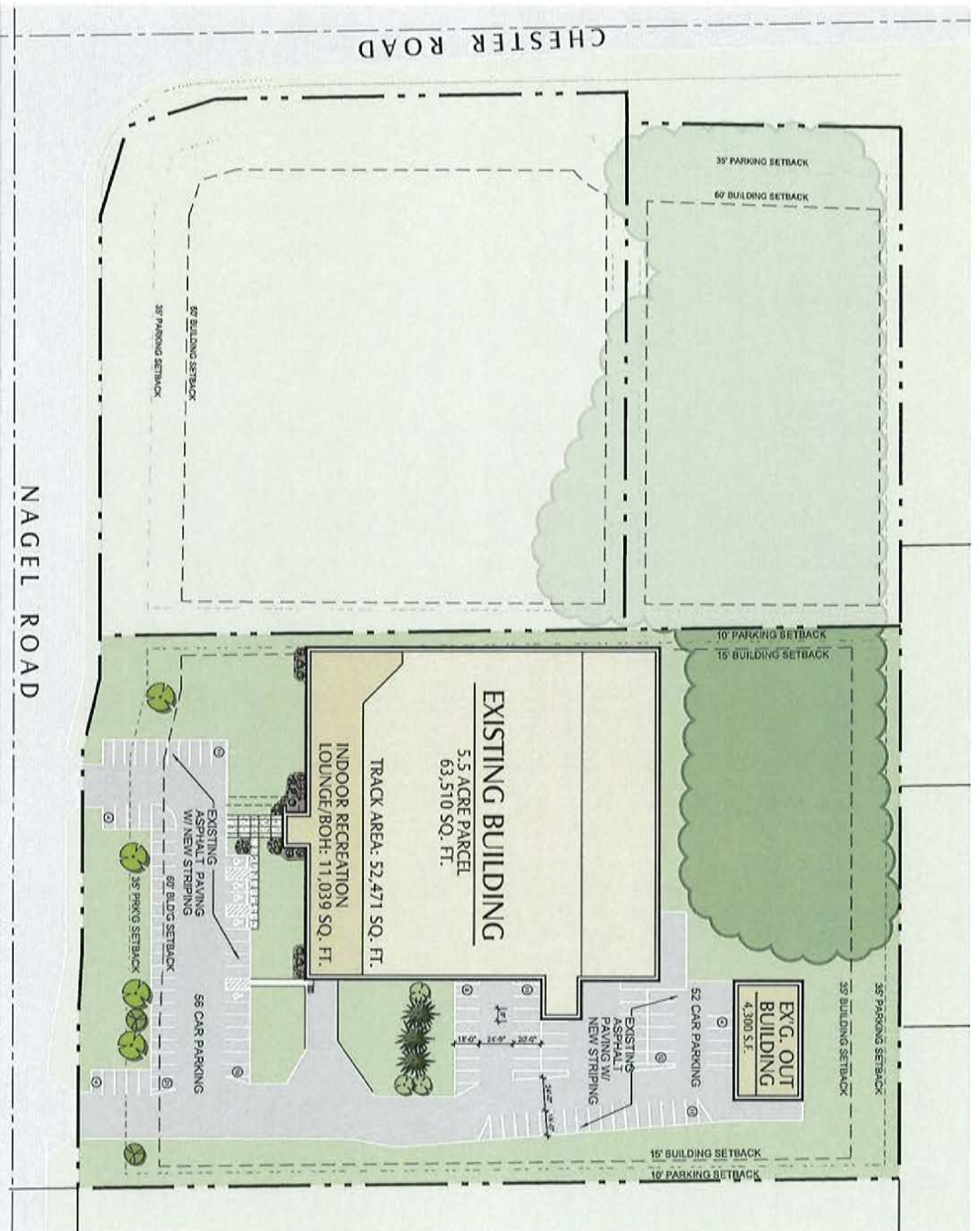
ADJOURN

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 7:40 p.m.


Carolyn Witherspoon, Chair
Planning Commission


Susan Pintz, Planning Commission and
Zoning Secretary

8-20-25
Date



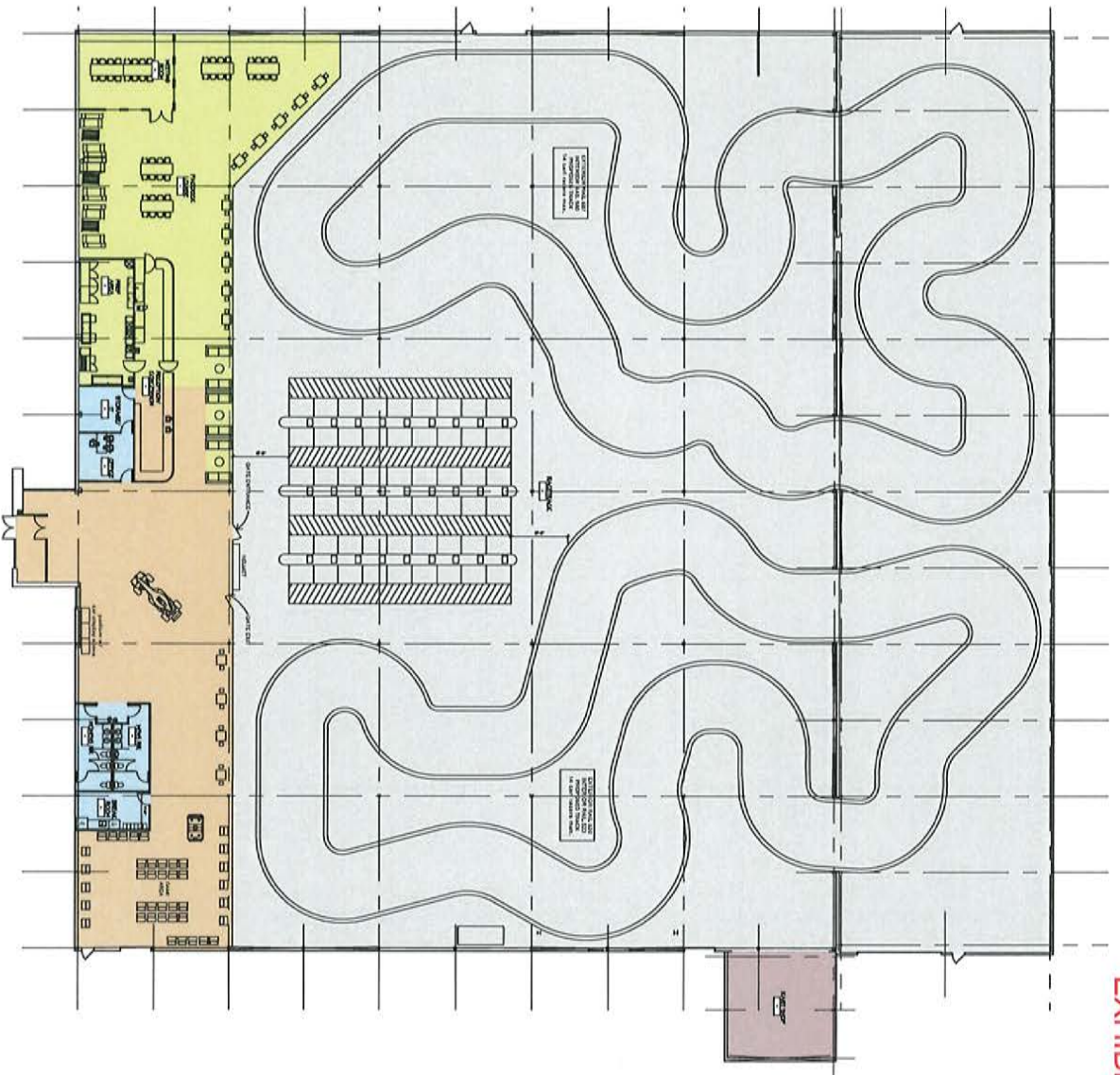
PROJECT SUMMARY

EXISTING ZONING: (REQUEST FOR SPECIAL USE PERMIT)	M-1
LOT SIZE:	5.5 ACRES
BUILDING AREA:	63,510 SF
EXISTING BUILDING:	
- Indoor recreation:	5,297 sf
- Lounge:	4,706 sf
- Back-of House:	1,036 sf
- Track	52,471 sf
CAR PARKING:	
REQUIRED:	133 SPACES
- Indoor recreation:	21 spaces
- Lounge:	94 spaces
- Back-of House:	3 spaces
- Track	15 spaces
PROVIDED:	108 SPACES

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NORTH ELEVATION

EXHIBIT 3 K1 SPEED PREMIER 1500 NAGEL LLC



INTERIOR AREA BREAKDOWN

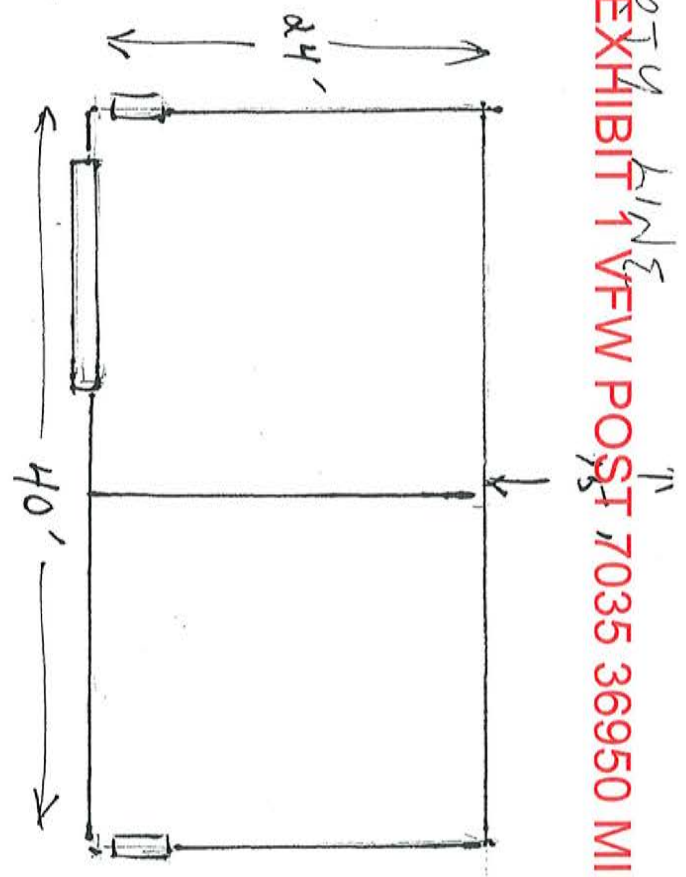
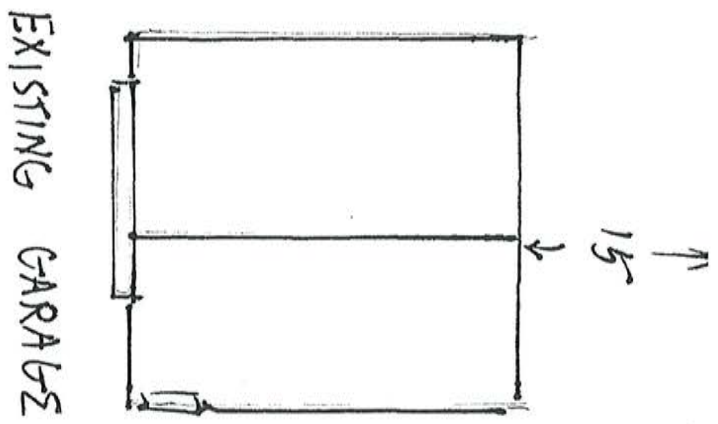
TOTAL INTERIOR AREA:	63,510 sq ft
Indoor Recreation Area:	
- lobby, reception, gameroom, podium	5,297 sq ft
Lounge Area: (92 seats)	4,706 sq ft
- lounge, meeting, concession, prep	
Back of House:	1,036 sq ft
- office, storage, rest rooms, utility	
Track Area: (16 people maximum)	51,622 sq ft
- track area of building	
Kart Shop:	
- repair shop	849 sq ft

TENANT AREA PLAN

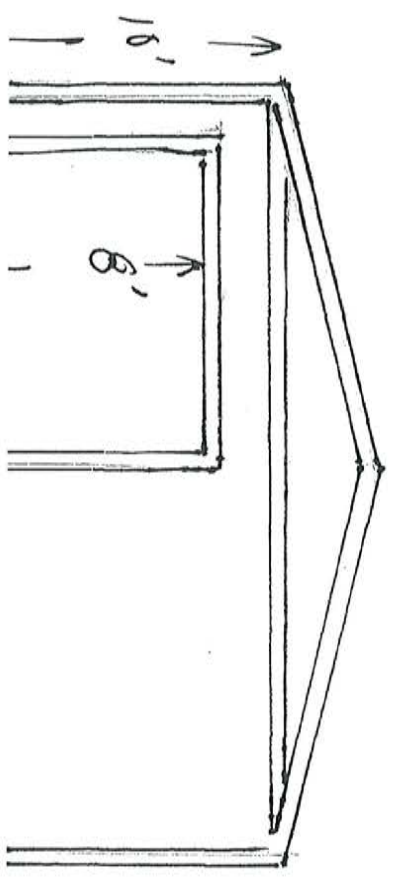
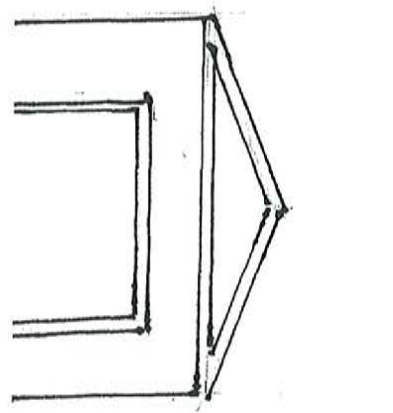
0 30'
1500 NAGEL ROAD
AVON, OHIO



PROPERTY LINE
EXHIBIT 1 VFW POST 7035 36950 MILLS RD



AVON VFW POST 7035
KERRY POST COMMANDER 440 380 7958



6/8/25

