

**AVON PLANNING COMMISSION
JULY 17, 2024, 7:00 P.M.-COUNCIL CHAMBERS
REGULAR MEETING MINUTES**

PUBLIC HEARINGS

1. Bradley Bartel, 34901 Detroit Road, Rezone from R1 to C1

Bradley Bartel is requesting a positive recommendation to City Council to Rezone a north portion of the 9.98-acre parcel at PPN 04-00-022-104-015 from R-1 Single Family Residential to C-1 Neighborhood Business.

Ms. Fechter requested this public hearing be removed from the agenda as the applicant has withdrawn their application.

2. Bradley Bartel, 34901 Detroit Road, Special Use Permit, Flag Lot

Bradley Bartel is requesting a positive recommendation to City Council for a Special Use Permit to create a Flag Lot on a portion of PPN 04-00-022-104-015 and PPN 04-00-022-104-016 at 34901 Detroit Road.

Ms. Fechter requested this public hearing be removed from the agenda as the applicant has withdrawn their application.

ROLL CALL

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

Present: Bill Fitch, Bryan Jensen, Mayor, Jim Malloy, Scott Radcliffe, Carolyn Witherspoon, Chair.

Staff: Ryan Cummins, City Engineer; Pam Fechter, Planning Coordinator, John Gasior, Law Director; Duane Streator, Safety Director; Susan Pintz, Planning Commission and Zoning Secretary

Absent: Jill Clements, Zoning Enforcement Officer

REVIEW & CORRECTION OF MINUTES

Mr. Malloy moved, seconded by Mayor Jensen, to dispense with the reading of the minutes of the regular meeting held on June 19, 2024, and to approve the minutes as published. The vote was: "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

None

1. **Philip and Jolene Amos, 32420 Schwartz Road, Lot Consolidation, PL20240035**

Kevin Hoffman of Polaris Engineering representing Philip and Jolene Amos is requesting to consolidate the 3.2282 acres of PPN 04-00-026-108-171 and 2.8709 acres of PPN 04-00-026-108-177 to create a 6.0139-acre parcel located at 32420 Schwartz Road.

Scott Doan, Northstar Homes, 1663 Harris Road, Sheffield, Ohio 44054. Mr. Doan stated Kevin Hoffman had a schedule conflict and could not attend the meeting, but Mr. Amos is in attendance.

Chair Witherspoon asked Mr. Doan if he wanted to make any statement about the Lot Split.

Mr. Doan said the project is straightforward. Mr. and Mrs. Amos would like to consolidate the parcels to build a new home.

Ms. Fechter said all city department comments have been addressed and she would recommend approval.

Mr. Cummins had no comments.

There were no other comments.

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

Mr. Malloy moved, seconded by Mayor Jensen, to approve the consolidation of the 3.2282 acres of PPN 04-00-026-108-171 and 2.8709 acres of PPN 04-00-026-108-177 to create a 6.0139-acre parcel located at 32420 Schwartz Road. The vote was: “AYES” all. The Chair declared the motion passed.

2. **InSite Real Estate, LLC, Miller Road, Final Development Plan**

Michael Weber representing InSite Real Estate Company, LLC is requesting approval of the Final Development Plan to construct a warehouse and distribution center on Miller Road.

Michael Weber, Insite Real Estate Company, LLC, 1400 16th Street, Suite 300, Oak Brook, IL 60523. Mr. Weber stated he had no presentation but would answer any questions.

Ms. Fechter said the city has been working with the applicant for an extended amount of time. She would recommend contingent approval. She said the actual site will not change but there are a few details that need to be coordinated with the other city departments before a final approval is completed.

Mr. Cummins had no comments at this time but would recommend any approval be contingent on final engineering approval.

Mayor Jensen asked Mr. Weber if this was the first step in the process and at some point, would he be able to give more information.

Mr. Weber replied yes.

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

Mr. Malloy moved, seconded by Mayor Jensen, to approve the Final Development Plan to construct a warehouse and distribution center on Miller Road contingent on final engineering approval. The vote was: “AYES” all. The Chair declared the motion passed.

COMMENTS

Mayor Jensen had no comment.

Mr. Malloy had no comment.

Mr. Fitch had no comment.

Mr. Radcliffe had no comment.

Ms. Fechter had no comment.

Mr. Cummins had no comment.

Mr. Gasior had no comment.

Mr. Streator had no comment.

Chair Witherspoon had no comment.

No comments from the audience.

ADJOURN

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

Carolyn Witherspoon, Chair
Planning Commission

Susan Pintz, Planning Commission and
Zoning Secretary

Date