



CITY OF AVON

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REGULAR MEETING MINUTES AVON PLANNING COMMISSION SEPTEMBER 17, 2025, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

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

PUBLIC HEARINGS

1. **Paul and Jaclyn Marvin, 3276 Nagel Road, Special Use Permit**

Paul and Jaclyn Marvin on behalf of Ruth Keller are requesting a positive recommendation to City Council for approval to create a Special Use Permit for the purposes of housing livestock.

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

Paul Marvin, 3276 Nagel Road, Avon, Ohio 44011.

Paul Marvin presented the application for a Special Use Permit to house two Nigerian dwarf goats. Mr. Marvin explained that the purpose of the application was related to his son's active involvement in 4H, with meetings often held at the Avon VFW, and his membership in the Forward Bound group. He clarified his understanding of the code, asserting they met the requirements for having such animals, as their pasture is 75 feet from the property line and the goats are housed 100 feet from their dwelling. Mr. Marvin articulated his interpretation of the code regarding noncommercial stables, believing their current setup complied with the necessary requirements. He mentioned submitting ample documentation to support their application, including information, pictures and videos of the goats, his son's 4H book, the pasture location, a letter of complaint from an adjacent neighbor and letters of support from some neighbors. Mr. Marvin addressed the clerical error in the letter of complaint, which was mistakenly addressed to the previous owner (Exhibit 1-Marvin Property Aerial).

Dave Cupar, 33603 Hawkesbury Court, Avon, Ohio 44011.

Mr. Cupar spoke in opposition, along with 15 neighbors who submitted an objection letter to the city, specifically to Planning Commission, regarding the Special Use Permit application submitted by Mr. and Mrs. Marvin. Mr. Cupar noted the 15 homeowners have lived in their homes for twenty plus years. He highlighted that the objections centered on several issues, with noise from the goats being a primary concern, disrupting the peace in a neighborhood known for its tranquility. Mr. Cupar stated that in 2023, City Council updated the ordinances to require a *Special Use Permit* for housing livestock within city limits. The purpose of bringing such matters before the Planning Commission is to ensure responsible city planning and to determine whether proposed uses are in alignment with the city's vision for future community well-being. In the current situation, concerns have been raised regarding the presence of Nigerian goats on the property located at 3276 Nagel Road, which has led to ongoing disturbances. For the past three months, adjacent neighbors have been subjected to the sounds of the goats, impacting their quality of life.

Mr. Cupar noted the Mast family, who previously lived at 3276 Nagel Road for over 30 years, have long maintained peace and tranquility on their property. However, the recent addition of livestock has altered the character of the neighborhood. Mr. Cupar noted that 18 residential homes directly abut this property, amplifying the potential for disruption. This situation requires the need for careful review and consideration when granting Special Use Permits, especially in established residential areas where community harmony has been preserved for decades.

Mr. Cupar expressed frustration that the Marvins had not filed for the Special Use Permit before constructing the pen, which had only been in place for a few months. He insisted on a greater setback distance, even questioning the accuracy of the measurements submitted by the Marvins. He also pointed out discrepancies in the Marvins' application, particularly regarding setback compliance. Mr. Cupar referenced the potential impact on property values, suggesting that ongoing noise and the presence of livestock could lead to a decline in neighborhood desirability.

Mr. Cupar emphasized that the pen was merely 75 feet from his property line, contrary to the 150 feet he believed was mandated based on his interpretation of code 668.03. This section, according to Mr. Cupar, involves animal pens and runways which have a required setback from any adjacent property line of 150 feet and cannot be located within 100 feet of any dwelling. He argued that the current setback was inadequate and even a 150 feet setback would not be sufficient, given the substantial noise produced by the goats, which are known to be one of the loudest breeds and constantly bleating. He noted visitors to his home refer to the noise of the goats. Mr. Cupar voiced concerns about the potential longevity of the problem, noting that the baby goats could live for another 10 to 15 years, thereby perpetuating disturbances. Mr. Cupar noted documentation substantiating sounds of goats which has also been provided.

Additionally, Mr. Cupar raised issues concerning the aspects of property ownership, given that the Marvins are relatives of Ruth Keller but not the deeded owners. He expressed skepticism about the legitimacy of the permit application under these circumstances. He noted a company named AFS Investment Co., LLC took ownership after the Mast Family and before the Ruth Keller Trust. He is not familiar with AFS Investment Co., LLC. Mr. Cupar emphasized the need for the Planning Commission to consider the future trajectory of the neighborhood, stressing the importance of resolving the situation appropriately to maintain neighborhood stability and safeguard property values. He also mentioned unrelated concerns regarding a citation related to motocross activities on the property, suggesting a pattern of behavior that undermines the tranquility the neighborhood once enjoyed. While this is not directly related to the Special Use Permit application for livestock, it is important context. According to city records, the Marvins have been cited not only for housing livestock without the required permit, but also for operating what appeared to be a motocross track.

Mr. Cupar stressed that this additional activity contributes to the overall noise disturbances experienced by the surrounding neighbors. He noted that he and many of the neighbors are not in support of what appears to be an emerging pattern of excessive noise in a previously quiet, residential area. He respectfully submitted these concerns, stressing that the request is being made in a spirit of cooperation and community interest. Mr. Cupar also shared that he grew up in a rural community and fully understands the appeal of keeping livestock and riding dirt bikes. However, he believes that such activities need to be appropriately regulated in residential areas to preserve neighborhood peace and quality of life.

Dan Kierce, 33607 Hawkesbury Court, Avon, Ohio 44011.

Mr. Kierce, who is opposed to the Special Use Permit, highlighted the noise impact the goats had on his family's quality of life. He expressed how the constant noise significantly affected his two autistic sons, disrupting what was once a peaceful environment. Mr. Kierce emphasized that his family cherished the peaceful quietness, which benefited his two autistic sons. They have been able to thrive since moving to a quieter neighborhood, which had been a sanctuary for his sons and a primary reason for choosing this area. Since moving to Hawkesbury Court five years ago, the neighborhood's tranquility has been integral to their well-being.

Mr. Kierce noted the presence of the goats introduced regular disturbances, making it challenging for his children to flourish as they once did, underscoring how the noise was not just a minor nuisance but a significant disruption in their daily lives. He mentioned, "We're hearing these goats constantly. We can hear them inside the house. We can hear the motorcycles inside the house." Such disruption has taken its toll on the family's serenity and directly impacts their quality of life.

Mr. Kierce further noted that Avon has always been a residential area without precedent for livestock, countering claims that new developments encroached on farm-designated areas. He stated, "This particular location, when you look up on that map, has always been a residential area. This isn't the case where someone slapped down a Ryan Homes subdivision next to a farm." Furthermore, he argued that introducing livestock has altered the neighborhood's character, which had been previously a peaceful haven.

Mr. Kierce acknowledged the Marvins as good people; Mr. Kierce stated that keeping goats was inappropriate for the neighborhood and undermined the environment his family relied upon for five years. Mr. Kierce expressed concern over the impact the livestock is having on the neighborhood's quiet enjoyment. He stated that residents should be able to sit out on their patios without being subjected to the constant bleating of goats, which has disrupted the peace and comfort that homeowners expect in a residential area. He further pointed out that the zoning regulations were established to protect the character and livability of the community. Allowing someone to violate these regulations and then come forward *after the fact* to apply for a Special Use Permit, he argued, sends the wrong message — one that suggests non-compliance may be excused or legitimized retroactively. Mr. Kierce emphasized the importance of upholding zoning standards and maintaining fairness for all residents who abide by the rules.

Gail Gorey, 3252 Nagel Road, Avon, Ohio 44011.

Ms. Gorey lives directly in front of the Marvins and stated that she has never heard the goats. She mentioned that she is outside frequently, often gardening, and yet remains unaware of any noise caused by the animals, implying that the sound may not be as disruptive as some claim. Ms. Gorey expressed her enjoyment at seeing the children outside playing and noted that the time taken for their activities, such as riding four-wheelers, is not excessive, generally lasting about a half-hour. Ms. Gorey shared her perspective that the presence and activities of the Marvin family, including the goats, do not detract from property values or disturb her sense of the neighborhood being a wholesome environment.

Mike Norman, 33605 Hawkesbury Court, Avon, Ohio 44011.

Mr. Norman confirmed the noise disruption, stating that the quality of life in his home has been negatively impacted by the noise, which is audible even with doors closed. He mentioned that it is not just the goats that contribute to the disruption, but also the noise from motorcycles, emphasizing that the Planning Commission should consider the existing laws put in place to address such disturbances. Mr. Norman stressed the need for action to restore the

neighborhood's tranquility and urged for common sense in enforcing the regulations. He concluded by reiterating that the concerns raised were not personal against the individuals involved but were focused on returning to a quieter living environment.

Jaclyn Marvin, 3276 Nagel Road, Avon, Ohio 44011.

Mrs. Marvin explained they were unaware of the Special Use Permit requirement. Initially, they assumed that because the goats weighed under 200 pounds, there was no requirement for registration. She mentioned that this misconception arose from her reading of the regulations, which indicated a 200-pound threshold for registration under city code. Mrs. Marvin addressed the citation issue, highlighting that the citations were originally sent to AFS Investment Co., LLC, leading to confusion since AFS Investment Co., LLC was located out of town. Consequently, the unopened letters were not dealt with until the police contacted Ruth Keller directly due to a lack of response. Furthermore, she emphasized their roles as executors of Ruth Keller's Trust, thereby granting them the legal authority to speak and make decisions on behalf of the property owner.

Mrs. Marvin described the ongoing tensions with neighbors, explaining how misunderstandings have led to disputes. She detailed several incidents where they felt they were being closely watched by neighbors. For example, she recounted situations where they were allegedly videotaped, such as when her husband was moving pallets on a weekend. This activity was perceived as construction without a permit, leading to complaints, yet it was simply to create a dry patch for people to access the woods. Moreover, she highlighted a particular misunderstanding regarding the setup of the goat pen and the subsequent necessity for a Special Use Permit, which was misconstrued by neighbors as a violation of zoning laws without their prior awareness of the requirement.

Upon moving in, Mrs. Marvin recounted the initial friendly interactions they had with their neighbors. Specifically, she mentioned that Mrs. Cupar extended a warm welcome by bringing over a flower and a card, highlighting the neighborly atmosphere at the beginning of their residence. Mrs. Marvin also shared how they discussed their mutual backgrounds, including how her son was involved in 4H projects and their family's long-standing ties to the Avon community, dating back to 1850. This initial goodwill, however, was soon overshadowed by conflicts related to property lines. A prevalent issue involved differing interpretations of the property boundary, which became especially contentious when the Marvins had their land staked to clarify lot lines and stated they own 7.1 acres in total of land. This action drew further scrutiny from neighbors, who perceived it as a contentious move. Additionally, misunderstandings arose over conversations about manure removal, which were later characterized by neighbors as hostile, though Mrs. Marvin asserted these interactions were misrepresented. She mentioned that actual conversations were captured by their security cameras, which did not align with the confrontational behavior claimed by others. Throughout these challenges, the Marvins felt as if their actions were under constant surveillance, contributing to the tense atmosphere with certain neighbors.

Mrs. Marvin also pointed out that despite the neighborhood tensions, they have received community support, with several neighbors actively expressing their willingness to support their position regarding the goats and the Special Use Permit. This support suggests a division of opinions within the community about the appropriateness and impact of the goats. She illustrated that, despite some neighbors' objections, there are others who do not find the goats to be a disturbance and are sympathetic to her son's involvement in 4H projects, suggesting that such community endeavors should be encouraged rather than hindered.

Mrs. Marvin stated that her son is present and that raising goats is his passion. She clarified that goats do not bleat every 30 seconds under normal conditions, and if they did, it would be a sign of severe distress. She extended an invitation to the commission to visit her property to observe the goats firsthand and confirm that they are healthy and not in distress. She had no further comments.

There were no other comments.

The Chair closed the public hearing at 7:22 p.m.

2. Nick Rak, Detroit Road, Flag Lot, Special Use Permit

Nick Rak is requesting a positive recommendation to City Council for approval to create a Special Use Permit for a Flag Lot (5.00 acres) from the Lot Split of PPN 04-00-002-102-243 on Detroit Road west of Long Road.

The Chair opened the public hearing at 7:22 p.m.

Nick Rak, 38335 Detroit Road, Avon, Ohio 44011.

Mr. Rak presented his request to split a 17.6834-acre property on Detroit Road to create a 5-acre flag lot and retain the remaining 12.638 acres. Mr. Rak, who lives directly across the street from the property, explained his preference to maintain large parcels rather than see the entire property developed into individual homes. This preference aligns with his vision of preserving the current aesthetic and character of the area. A member of the audience asked for clarification of the Flag Lot. Mr. Rak emphasized that the purpose of the Flag Lot is to allow for a single buildable parcel while keeping most of the land intact, which is shaped like a flag. Mr. Rak indicated that he has no immediate plans to develop the remaining parcel, ensuring that it remains unchanged for the foreseeable future. (Exhibit 1-Rak Lot Split Drawing).

Mr. Rak noted that he was actively engaged with the city regarding engineering requirements and addressing concerns related to the flag lot's access via Briar Lakes. He acknowledged the importance of working through these details to ensure compliance with city guidelines and to address any logistical challenges the split might present.

There were no other comments.

The Chair closed the public hearing at 7:25 p.m.

3. Carmella Fragassi, Chester Road, Rezone from R3 to C4

Carmella Fragassi is requesting approval to rezone PPN 04-00-009-000-103, on Chester Road, west of State Route 83, from R-3-Multi-Family Residential to C-4-General Business District.

The Chair opened the public hearing at 7:25 p.m.

There were no comments from the audience.

The Chair closed the public hearing at 7:25 p.m.

4. **Red Tail Golf Storage Building, 4400 Nagel Road, Amend Special Use Permit**

Carnegie Corporation on behalf of Caravon Golf Company is requesting a positive recommendation to City Council to approve an Amended Special Use Permit for the installation of an 8,400 sq. ft. golf cart storage building adjacent to the Red Tail Clubhouse.

The Chair opened the public hearing at 7:25 p.m.

Debbie Reed, Carnegie Management Corporation, 27500 Detroit Road, Westlake, Ohio 44145.

Ms. Reed presented on behalf of Caravon Golf Company and is requesting an amendment to the Special Use Permit to install an 8,400 square foot golf cart storage building at Redtail Golf Club (Exhibit 1-Red Tail Golf Cart Storage Building Drawing).

Gerald Phillips, 461 Windward Way, Avon Lake, Ohio 44012.

Mr. Phillips, an attorney representing Pete Restivo as a representative to a class, vocalized his objection to the application for an amended Special Use Permit for the Redtail Golf Storage Building. He presented an argument, asserting that Carnegie Management Corporation has consistently failed to comply with their existing Special Use Permit requirements for the past 25 years. He expressed frustration with the lack of action from the city, noting, "You do nothing about it. You approve amendments to the Special Use Permit, Ordinance 41-24." Mr. Phillips specifically highlighted the absence of required sidewalks, which were part of the stipulated conditions under one of their previous agreements. The Special Use Permit 54-99 required the installation of a sidewalk. If the sidewalk was not installed, a bond should have been posted equal to 150 percent equal to the estimated cost to ensure future completion. He stated that Mr. Presley should be contacted to confirm whether a bond had been posted. Mr. Phillips believes bond had not been posted with the city, which would be considered a violation. Mr. Phillips stated the city requires other residents to install sidewalks. Mr. Phillips asserted that Carnegie Management should not be permitted to amend their Special Use Permit unless they are in full compliance with its existing conditions.

Mr. Phillips raised significant environmental concerns by referencing alleged Clean Water Act violations at their other storage facility, arguing that these infractions are substantial and should preclude any approval of the current permit amendment until rectified. He insisted that the Planning Commission should not overlook such serious violations, commenting, "They violate the law, and you do nothing about it." Mr. Phillips outlined a pattern of Carnegie Management Corporation reportedly disregarded legal obligations, leading them not to fulfill past commitments. His argument underscored the necessity for strict adherence to existing regulations before considering any expansion of privileges for the company.

Moreover, Mr. Phillips emphasized the gravity of the situation by referencing both state and federal Notices of Violation (NOVs) that had been issued against Carnegie Management Corporation, affirming there are serious indications of non-compliance. He argued the severity of the documented breaches which should be rectified on priority before any further permit amendments are considered. Mr. Phillips sternly reminded the Commission of their legal responsibilities.

Mr. Phillips aimed to illustrate that Carnegie Management Corporations's actions were not just negligent but pose an ongoing risk to the environment, particularly regarding the wetlands and flood prone areas. He pointed out the clubhouse's location is in a wetland area, raising future development concerns. Furthermore, Mr. Phillips recounted historical issues like the improper handling and disposal of waste at their facilities which had significant legal and environmental

problems. These Clean Water Act violations, he claimed, were a recurring theme, as he noted, "They've been a nuisance."

Emphasizing the broader implications of these infractions, Mr. Phillips urged the Commission to thoroughly scrutinize Carnegie Management Corporation's track record and ensure alignment with city codes and laws, thereby safeguarding community and environmental welfare. He asserted the risk of setting a concerning precedent if the amendment was granted and warned that overlooking such issues signaled a disregard for regulatory compliance.

Peter Restivo, 4061 Nagel Road, Avon, Ohio 44011.

Echoing the sentiments of Mr. Phillips, Mr. Restivo expressed strong concern over environmental violations by Carnegie Management Corporation. Throughout his comments, Mr. Restivo emphasized the importance of the documented State and Federal Notices of Violation (NOVs), highlighting the ongoing non-compliance issues that he believes should be addressed before considering any permit amendments. Mr. Restivo stated firmly that such NOVs are severe indicators of regulatory breaches. His comments stressed the gravity of the situation, suggesting that the documented transgressions represent persistent and serious infringements of environmental standards that need addressing.

Mr. Restivo reiterated the necessity for ensuring that any improvements align with the city's environmental laws and obligations. He indicated that prioritizing adherence to existing laws would set a crucial precedent for maintaining environmental integrity within the community. His appeal was reinforced by references to specific examples of violations, which he noted as significant, emphasizing their potential for broad environmental impact if not promptly rectified.

He stated that until Carnegie Management Corporation complies with the Notices of Violation (NOVs), it should not be possible for any privileges to be expanded. Mr. Restivo noted that the original privileges granted under the Special Use Permit allowed for the construction of a golf course and the development of cluster lots. He expressed concern that the applicant has contaminated the water, filled wetlands in an area that experiences chronic flooding, and constructed a clubhouse on a wetland. He further noted the proposed addition of an 8,400-square-foot building to the clubhouse. Mr. Restivo emphasized that until these issues are resolved and the applicant is in full compliance, the amended Special Use Permit should not be approved.

There were no other comments.

The Chair closed the public hearing at 7:36 p.m.

5. Referral to City Council: Approval of Overview Map

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending City Council approval to the updates of the Overview Map for the City of Avon.

The Chair opened the public hearing at 7:36 p.m.

There were no comments from the audience.

The Chair closed the public hearing at 7:36 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 August 20, 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. Paul and Jaclyn Marvin, 3276 Nagel Road, Special Use Permit, PL20250048

Paul and Jaclyn Marvin on behalf of Ruth Keller are requesting a positive recommendation to City Council for approval to create a Special Use Permit for the purposes of housing livestock.

Pam Fechter, Planning Coordinator, clarified the process for Special Use Permits, noting that the Planning Commission serves as a recommending body. The Commission reviews the application and provides either a positive or negative recommendation to City Council. Once the recommendation is made, the matter is brought before City Council, where it is heard during two separate sessions before a final vote is taken. Ms. Fechter emphasized the importance of the audience understanding the full procedural steps involved in the approval of Special Use Permits (Exhibit 1-Marvin Property Aerial).

John Gasior, Law Director, addressed the ongoing discussion regarding a Special Use Permit for the housing of two Nigerian dwarf goats. He noted that the Planning Commission has not received specific information regarding the goats' location on the property or the site layout. While there have been mentions of 60-foot and 75-foot setbacks, Mr. Gasior stated that the applicable setback requirements are known internally in accordance with city code.

Mr. Gasior confirmed that a citation has been issued, and the matter is currently pending before the Avon Lake Municipal Court. He acknowledged that some residents have complained about the goats' bleating disrupting their peace, while others have reported no disturbances. He added that comments regarding motorbikes were raised during discussions but emphasized that those issues are unrelated to the Special Use Permit and will also be addressed by the Avon Lake Municipal Court.

Mr. Gasior clarified that the housing of goats is neither expressly permitted nor prohibited, but rather allowed through a Special Use Permit, which requires the City to impose reasonable conditions on the use. He stressed that the City does not have the authority to prohibit the use outright.

At this point, Mr. Gasior said he has not seen any proposed reasonable restrictions and is uncertain whether the Planning Commission has fully reviewed the letters of support and opposition. He reiterated that the zoning code clearly outlines setback requirements, and based

on Mr. Marvin's statement, the barn currently has a 60-foot setback. However, Mr. Gasior believes a 100-foot setback may be required.

Mr. Gasior advised Mr. Marvin on the practical steps required to ensure compliance, including relocating the goat pen or altering the existing structures to meet the 100-foot setback requirement. Alternatively, Mr. Gasior advised that Mr. Marvin might consider pursuing a variance from the Board of Zoning Appeals if the existing setback requirements proved too burdensome.

Mr. Marvin stated the pasture that exists is a 6-foot chain link panels that were submitted with his Planning Department application which also provided the location. He said the pen is mobile and could be moved to any location on the property. Mr. Marvin stated that he submitted a drawing indicating the location of the goat pen on his property, including specific measurements.

Mr. Gasior stressed to the Planning Commission the value of obtaining a comprehensive and definitive layout of where the goats would be housed on the Marvins' property. Such a survey map would not only reduce ambiguity regarding distances but would also enable the commission to make informed decisions about enforcing these distances or supporting any variance applications. Having a clear plan would be critical for the commission to strike balance between respecting the neighbors' concerns and allowing the Marvins to proceed with their son's 4H project.

Mr. Marvin stated that he has submitted a drawing showing the location of the goat pen on his property, noting that the pen is 75 feet from the property line. He also commented on the interpretation of the city code, specifically referencing Special Use Permit Section 618.02, which he believes implies that only animals over 200 pounds are required to be registered with the city. Mr. Marvin suggested that different interpretations of the code are possible.

Mr. Gasior responded that the city is not requesting Mr. Marvin to register livestock and clarified that while animals over 200 pounds must be registered, it does not exclude smaller animals from being considered for livestock. However, he emphasized that Section 618.02 is not the relevant code section in this case. His concern is with Section 1280.06(b), which governs farm-related uses in residential zones. That section requires that farm accessory structures—including shelters, pens, and stables—be located at least 100 feet from any dwelling and 100 feet from adjacent property lines.

Mr. Marvin stated the pen is approximately 170 feet from the nearest dwelling. He believes the structure being referred to as a dwelling is a pool room, separated from the main home by an airlocked breezeway. He described it as a three-season room that is enclosed but not climate-controlled.

Mr. Gasior indicated that this structure could be considered part of the dwelling, but that determination could be clarified. He reiterated that the reason for the Special Use Permit is to ensure compliance with Section 1280.06(b).

Mr. Marvin stated that he is willing to move the pen to be 100 feet or more from the property line to meet the code requirements. He reiterated his willingness to comply with setback rules.

Mr. Gasior asked whether there are other barn structures on the property. Mr. Marvin responded that there is a barn next to the goat pen used for storage, and a separate structure—for which he

obtained a permit—originally built to house his camper, boat, jeep, and classic car. This structure has a setback greater than 60 feet and is also used to house the goats.

Mr. Gasior restated that if farm animals are housed in a structure, the 100-foot setback applies under City Code 1280.06(b). He emphasized the need for a survey drawing showing accurate distances and property boundaries, so the Planning Commission and City Council can make informed decisions. He also noted that it is unclear at this time whether regulating noise will be necessary.

Ms. Fechter, Planning Coordinator, confirmed that the Planning Commission has received all letters—both in support and opposition—as well as videos of the goats, which demonstrate the noise level for review.

Mr. Marvin stated that he is willing to obtain a professional survey of the property that shows accurate boundaries and measurements.

Mayor Jensen emphasized the importance of finding a compromising solution. He suggested relocating the goat pen to a more suitable section, ideally away from neighboring properties and potentially closer to wooded areas to provide sound buffering, leveraging trees and brush. Mayor Jensen noted existing divisions concerning noise levels, as demonstrated by videos showing backgrounds occasionally louder than goat noises.

Mayor Jensen acknowledged that, while granting the Special Use Permit might not satisfy everyone, it is essential to determine a compliant rationale based on existing laws. He reassured Mr. Marvin of the goal to respect everyone's peace and community coexistence versus taking sides, thus being committed to issuing a fair recommendation for council review.

Mr. Marvin reiterated that he is agreeable to relocating the goat pen to comply with setback requirements. He also shared that his son is currently involved in a 4H program, which is the reason for their interest in raising and caring for goats. Mr. Marvin acknowledged that he initially misinterpreted the requirements of the Special Use Permit but has since gained a better understanding of the process. Despite his willingness to comply with the code, he expressed concern that harassment by neighboring residents may continue regardless of the outcome.

Mr. Fitch advised that the exact location of the goat pen should be clearly identified on a map, and that it should be confirmed to meet all applicable city code requirements.

Mayor Jensen stated this issue may not be resolved tonight and may require some additional information and review and be presented at the October Planning Commission meeting.

Mr. Gasior advised that Mr. Marvin may wish to reference the times of day the goats are outside to help establish reasonable parameters for the Special Use Permit. He reiterated that while goats are permitted under a Special Use Permit, such a permit allows the City to impose reasonable restrictions, particularly regarding setbacks and potential noise issues. Given the current lack of specific details, Mr. Gasior stated that it is difficult for the Planning Commission to take formal action at this time. He recommended that the application be treated as a First Presentation and asked the Commission to consider what reasonable restrictions they may want to include. The goal is to address the concerns raised—particularly regarding noise—and to prepare a recommendation for City Council for the October Planning Commission Meeting.

Chair Witherspoon noted that a detailed drawing showing the location and distances of the goat pen would be very helpful.

Mr. Fitch stated that when the Special Use Permit was initially presented, it hinged on the number of animals allowed based on acreage. It has since been determined that there is sufficient acreage. He emphasized that all requirements must still be met in accordance with the code.

Mr. Barnes inquired whether the goats are kept in the barn overnight.

Mr. Marvin responded that the goats are outside approximately 5–6 hours per day and are kept in a pen inside the barn at night.

Mr. Barnes then asked if any type of soundproofing could be added to the barn to help buffer the noise.

Mr. Marvin stated that he does not believe the goats can be heard when they are inside the barn.

Mr. Barnes acknowledged Mr. Marvin's response.

Mr. Cupar sought clarification from Mr. Gasior regarding the statute on setbacks. He referenced City Code 668.03 and questioned whether goats are considered fur-bearing animals, expressing his belief that they are.

Mr. Gasior stated he did not wish to engage in a debate over whether goats are classified as fur-bearing. He noted that Mr. Marvin has agreed to adhere to a 100-foot setback and to provide a survey map. Mr. Gasior further clarified that the code section Mr. Cupar referenced pertains to commercial property.

Mr. Cupar strongly asserted his interpretation that the code requires a 150-foot setback for uses involving commercial riding stables, fur-bearing animal hutches, and hutches of animals used for medical experimentation.

Mr. Gasior concluded by stating he would make a determination based on the law as written, which he interprets as requiring a 100-foot setback for the goat pen.

There were no other comments.

Chair Witherspoon declared this item a First Presentation.

2. Nick Rak, Detroit Road, Lot Split, PL20250049

Nick Rak is requesting approval of a Lot Split of 17.6834 acres to create a Flag Lot of 5.00 acres and a remainder parcel of 12.638 at PPN 04-00-002-102-243 on Detroit Road.

Ms. Fechter, Planning Coordinator, stated that there have been ongoing discussions with Mr. Rak regarding this property. Mr. Rak wished to present the item to the Planning Commission to determine whether there were any objections from the Commission or adjacent property owners. She referred to a map indicating that the lot extends to Detroit Road. Mr. Rak is seeking to create a flag lot off Briar Lakes Drive. The question being presented is whether a flag lot can be

created off Briar Lakes Drive, as it is not an improved, dedicated right-of-way. Therefore, discussions on this matter are still ongoing (Exhibit 1-Rak Lot Split Drawing).

Ms. Fechter explained that Mr. Rak's intent is to prevent future development of the parcel by designating one lot for a single-family home while leaving the remaining lot undeveloped. She noted that further discussions with Mr. Gasior and Mr. Cummins will take place over the next 30 days to determine what steps are necessary to move the project forward in preparation for a vote. Ms. Fechter recommended that this item be declared a First Presentation.

Nick Rak, 38335 Detroit Road, Avon, Ohio 44011.

Mr. Rak stated that he believes all applicable city code and engineering requirements can be met for the project. He requested that the item be postponed until the October Planning Commission meeting. He explained that there is an outstanding issue regarding the proposed flag lot, specifically the "pole" portion of the parcel, which extends around the pond located on the property. To address this, Mr. Rak indicated he would be willing to fill 10 feet of the pond to maintain the required 60-foot setback.

Mr. Radcliffe asked for clarification, confirming that the intent is to split the larger parcel into two pieces, which would then not be included in any future larger subdivision development.

Mr. Rak confirmed this, stating that he lives directly across the street to the south of the property on Detroit Road. He explained that the current owner allows him access to the property, and, having developed a fondness for it, he does not want to see it further developed. As a result, he is purchasing the property.

Mayor Jensen asked Mr. Rak to confirm whether he would be willing to grant the city a right-of-way to extend Briar Lakes Drive in the future, if needed.

Mr. Rak confirmed that he would be willing to do so.

Mr. Barnes sought clarification on whether the driveway for the proposed flag lot would come off Detroit Road.

Mr. Rak responded that, ideally, the driveway would come off Briar Lakes Drive.

There were no other comments.

The Chair declared this item a First Presentation.

3. Nick Rak, Detroit Road, Flag Lot, Special Use Permit, PL20250050

Nick Rak is requesting a positive recommendation to City Council for approval to create a Special Use Permit for a Flag Lot (5.00 acres) from the Lot Split of PPN 04-00-002-102-243 on Detroit Road west of Long Road.

There were no comments.

The Chair declared this item a First Presentation.

4. **Carmella Fragassi, Chester Road, Rezone from R3 to C4, PL20250042**

Carmella Fragassi is requesting a positive recommendation to City Council for the approval to rezone PPN 04-00-009-000-103, on Chester Road, west of State Route 83, from R-3-Multi-Family Residential to C-4-General Business District.

Carmella Fragassi, 948 Warwick Drive, Sheffield Lake, Ohio 44054.

Ms. Fragassi explained that she has owned the property for many years, which is zone R-3 Multi-Family Residential. Over the years, she has attempted to make the property more viable for development. Initially, she attempted to rezone the property to R-1 Residential Single Family, but the request was unsuccessful. Ms. Fragassi noted that the neighboring properties are zoned C-4 General Business District, making this rezoning request appropriate and sensible for the area. Ms. Fragassi humorously mentioned during her presentation that she might even consider opening a restaurant on the property if rezoned to C-4, highlighting her flexibility and willingness to adapt plans to suit the zoning requirements. This touch of humor demonstrated her practical approach to resolving the zoning issue and her openness to fostering commercial development in line with the area's business district character(Exhibit 1-Fragassi Property Aerial).

Pam Fechter, Planning Coordinator, provided additional context, confirming that Ms. Fragassi has indeed owned the parcel since the 1970s and attesting that rezoning to C-4 General Business District would align with the zoning of adjacent properties. She further explained the zoning challenges faced by Ms. Fragassi, noting that her previous attempt to rezone the property to R-1 Residential Single-Family was denied administratively. This denial was because surrounding properties are predominantly zoned R-3 Multi-Family Residential. However, developing the parcel as an R-3 standalone lot would not be feasible without it being combined with other parcels. Most of the surrounding parcels are zone C-4 and therefore she is requesting approval to rezone the C-4 zoning district.

There were no other comments.

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 to rezone PPN 04-00-009-000-103, on Chester Road, west of State Route 83, from R-3-Multi-Family Residential to C-4-General Business District. The vote was: "AYES" all. The Chair declared the motion passed.

5. **R7 Motors, Chester Road and Jaycox Road, General Development Plan, First Presentation, PL20250051**

Vocon, Inc., on behalf of R7 Motors, Inc., will present the First Presentation of the General Development Plan for a new Mercedes Benz and Porsche automotive dealership to be located at the southwest corner of Chester Road and Jaycox Road.

Denver Brooker, Principal of Vocon, Inc. and on behalf of R7 Motors, aka Rafih Auto Group. 3142 Prospect Avenue E, Cleveland, Ohio 44115.

Mr. Brooker is pleased to present the first presentation of the General Development Plan for a new Mercedes Benz and Porsche automotive dealership at the southwest corner of Chester Road and Jaycox Road. Mr. Brooker explained that the plan illustrates the proposed location and approximate size of two new buildings, setting up the property for future development. These

buildings are to house relocated dealerships currently based in North Olmsted, bringing the known luxury brands to Avon. Mr. Brooker noted that they are collaborating with the city concerning easements tied to potential widening or improvements to Chester Road, which they aim to finalize by the October meeting. Addressing logistical requirements, he mentioned the importance of the easements for potential road expansion, emphasizing a cooperative approach to working through related issues with the city to streamline future development (Exhibit 1-R7 Motors General Development Plan Drawing).

Ms. Fechter confirmed the ongoing collaboration with the development group, clarifying that they are aware of the city's intentions to conduct infrastructure enhancements, including plans to enlarge Chester Road. She noted that discussions are currently centered around finalizing easement locations that are necessary for future road expansions. As part of this collaborative effort, there is an ongoing process to relocate a gas line, emphasizing how critical these upgrades are to accommodate both current and anticipated future traffic needs associated with the dealership.

Ms. Fechter conveyed her excitement about introducing the dealership to the Avon community. She stressed the significance of integrating the dealership seamlessly into the city's landscape and infrastructure plans, emphasizing that this aligns well within Avon's broader development strategy. She expressed appreciation for the development group's cooperative spirit, noting their willingness to work through various logistical requirements in a manner that complemented the city's existing and planned infrastructure, all while ensuring smooth implementation of the dealership project. This proactive stance emphasizes a shared commitment to fostering economic growth while maintaining Avon's character and infrastructure standards. By foreseeing potential challenges and addressing them through strategic planning and collaboration, the city aims to support the dealership's needs without compromising Avon's development goals.

Mr. Cummins made no comments.

Mr. Radcliffe emphasized the necessity of road improvements to easily manage the anticipated dealership traffic, particularly for allowing truck deliveries without obstructing traffic by stopping in the middle of the road for unloading. This foresight reflects a proactive stance on ensuring smooth logistics and traffic flow, aligning with the city's broader objectives for infrastructural advancement and planning to accommodate future growth.

Chair Witherspoon declared this item a First Presentation.

6. Red Tail Golf Storage Building, 4400 Nagel Road, Amend Special Use Permit, 20240069

Carnegie Corporation on behalf of Caravon Golf Company is requesting a positive recommendation to City Council to approve an Amended Special Use Permit for the installation of an 8,400 sq. ft. golf cart storage building adjacent to the Red Tail Clubhouse.

Ms. Fechter, Planning Coordinator, stated all staff comments have been addressed.

Mr. Cummins, City Engineer, stated all engineering comments have been addressed.

Mr. Radcliffe inquired about the appearance of the proposed building. While he understands it is intended to serve as a storage facility for golf carts, he expressed interest in seeing how the building's design would align with the surrounding area.

Debbie Reed, Carnegie Management Corporation, 27500 Detroit Road, Westlake, Ohio 44145.

Ms. Reed stated she has a rendering that could be submitted. Ms. Reed provided assurances concerning the appearance of the proposed structure, explaining that the storage building will be a prefabricated metal construction designed to visually balance with the existing clubhouse. She detailed that the building would incorporate transom windows and a cupola, complemented by stone wainscoting up to three feet, and matching colors to those of the clubhouse. These specific design features aim to maintain a cohesive aesthetic with the surrounding architecture. Ms. Reed confirmed the building will not include any HVAC systems or restrooms. However, it will have electrical lines and a water line installed for the purpose of washing carts externally, ensuring practical functionality for golf operations without compromising the building's intended use strictly as a storage facility (Exhibit 1-Red Tail Golf Cart Storage Building Drawing).

Mr. Barnes inquired whether there is anything currently on the site that would need to be filled in, removed, or if any grading changes to the ground are necessary.

Ms. Reed responded that the only grading required would be for the concrete pad for the building.

Mr. Barnes then asked if the building would include any restrooms, water lines, or sewer connections. He also inquired whether the facility would be used for storage during the winter months when the golf carts are not in use.

Ms. Reed confirmed the building will not include any HVAC systems or restrooms. However, it will have electrical lines and a water line installed for the purpose of washing carts externally, ensuring practical functionality for golf operations without compromising the building's intended use strictly as a storage facility.

Mayor Jensen addressed Mr. Gasior about the letters that were received just prior to the meeting this evening.

Mr. Gasior stated that he had not yet had an opportunity to fully review the submitted letters. However, based on a brief review, they appear to be similar to letters submitted in the past. He noted that the dispute between Mr. Restivo and Carnegie Management Corporation has been ongoing since 2021, involving multiple instances of litigation, including cases with the City of Avon. Mr. Gasior emphasized that the City of Avon has prevailed in those matters. At this time, he is not aware of anything in the most recent submission of documents that would interfere with the Commission's ability to make a recommendation.

Mr. Radcliffe asked Mr. Gasior if he could take the time to review the submitted documents and, in the meantime, consider designating this request as a First Presentation.

Mr. Gasior responded that he would try to do so, noting that anything involving Mr. Restivo and Carnegie Management Corporation tends to be convoluted. He explained that a Special Use Permit was originally established in 1999 for the golf course, clubhouse, and tennis courts. Since then, additional items such as an outdoor bar, restrooms (on two separate occasions), a bocce ball court, and a short game practice green have all been added under Special Use Permits, without concern.

Mr. Gasior mentioned there is a reference to a path that was supposed to be constructed as part of the tunnel under Nagel Road. A cash bond was posted for this purpose, but the path was to be installed by the city only if and when the need arose—likely around 2001. While he has not yet discussed the bond with the current Finance Director, Mr. Presley, he did speak with the former Finance Director, Bill Logan. Mr. Gasior suggested the path may not have been installed because the city has not determined it to be necessary at this time.

While Mr. Gasior appreciated Mr. Radcliffe's suggestion to delay, he noted that all other Special Use Permits have previously been granted. He stated he would review the documents regardless and recommended that the Commission proceed with a vote and make a recommendation. If he later identifies anything problematic in the documents, he would advise City Council accordingly.

Chair Witherspoon asked whether the project should be made contingent upon legal review.

Mr. Gasior confirmed that such a contingency would be acceptable.

Ms. Fechter then asked Mr. Gasior whether, if the project were made contingent upon legal review, could the Planning Commission still refer the matter to City Council, or if a delay would be required.

Mayor Jensen recommended that the Planning Commission proceed with a vote and allow City Council to make the final decision.

Peter Restivo, 4061 Nagel Road, Avon, Ohio 44011.

Mr. Restivo addressed Mr. Gasior, acknowledging that Mr. Gasior had not yet read the submitted documents and requested that he do so before the Special Use Permit is approved.

Mr. Gasior confirmed that he would review the documents prior to the request being presented to City Council.

Mr. Restivo emphasized that the Planning Commission has its own responsibilities independent of past approvals. He expressed that, given the circumstances, a more thorough review of the current project is warranted.

Mr. Gasior acknowledged that he is aware of a previous violation involving Carnegie Management Corporation.

Mr. Restivo asked how the violations are being addressed.

Mr. Gasior responded that, to his knowledge, the matter is being handled. He noted that he is aware of correspondence between Ryan Cummins, Emily Hanson, and the Ohio EPA regarding the issue. He explained that one complaint was reviewed and resulted in action being taken, while the other complaint falls outside the City's jurisdiction.

Gerald Phillips, 461 Windward Way, Avon Lake, Ohio 44012.

Mr. Phillips raised what he believed to be an important and relevant issue. He stated that at the former storage facility, farm equipment was being washed and cleaned and expressed concern that no information had been provided regarding how the washing of golf carts—potentially involving chemical residues—would be handled at the new facility. He recommended that the

Special Use Permit not be approved until a clear plan is in place to prevent another Clean Water Act violation.

Mr. Gasior responded that it is the responsibility of Carnegie Residential Development to comply with the law, and if they fail to do so, they will be cited. He emphasized that it is not the City's role to assume a violation will occur.

Mr. Phillips expressed disagreement with Mr. Gasior's position.

Mr. Gasior replied that Mr. Phillips may not be fully aware of the facts related to this specific issue.

Mr. Phillips also clarified that the bond previously mentioned had nothing to do with a sidewalk, but rather was related to the tunnel, as outlined in Ordinance 211-00. He asserted that these are separate matters and indicated his belief that Mr. Gasior's interpretation was incorrect.

There were no other comments.

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

Mr. Radcliffe moved, seconded by Mayor Mr. Fitch, to approve a positive recommendation to City Council to approve an Amended Special Use Permit for the installation of an 8,400 sq. ft. golf cart storage building adjacent to the Red Tail Clubhouse. The vote was: "AYES" all. The Chair declared the motion passed.

7. Referral to City Council: Approval of Overview Map

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending City Council approval to the updates of the Overview Map for the City of Avon.

Ms. Fechter, Planning Coordinator, stated that this update has been in the work for some time. A comprehensive review of the ordinances dating back to 2017 has been completed, and we believe all relevant changes have now been incorporated. She requested a recommendation be made to City Council to formally adopt the updated map as the official version.

Mr. Cummins, City Engineer, noted that the version currently displayed on the screen has been further updated to include the accepted addresses for the Autumn Grove subdivision. He stated that a finalized version of the map, dated September 17, 2025, will be emailed to the Planning Department. This is the version intended to be presented to City Council (Exhibit 1-Overview Map).

There were no other comments.

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 to approve the updates of the Overview Map for the City of Avon. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mayor Jensen jokingly remarked that if anyone is looking for something to do once a month on a Wednesday, they are welcome to come out and attend the meetings.

Mr. Barnes stated, Go Guardians.

Mr. Radcliffe had no comment.

Mr. Fitch had no comment.

Ms. Fechter had no comment.

Mr. Cummins had no comment.

Mr. Gasior had no comment.

Ms. Clements had no comment.

Mr. Streator had no comment.

Chair Witherspoon had no comment.

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 8:32 p.m.



Carolyn Witherspoon, Chair
Planning Commission

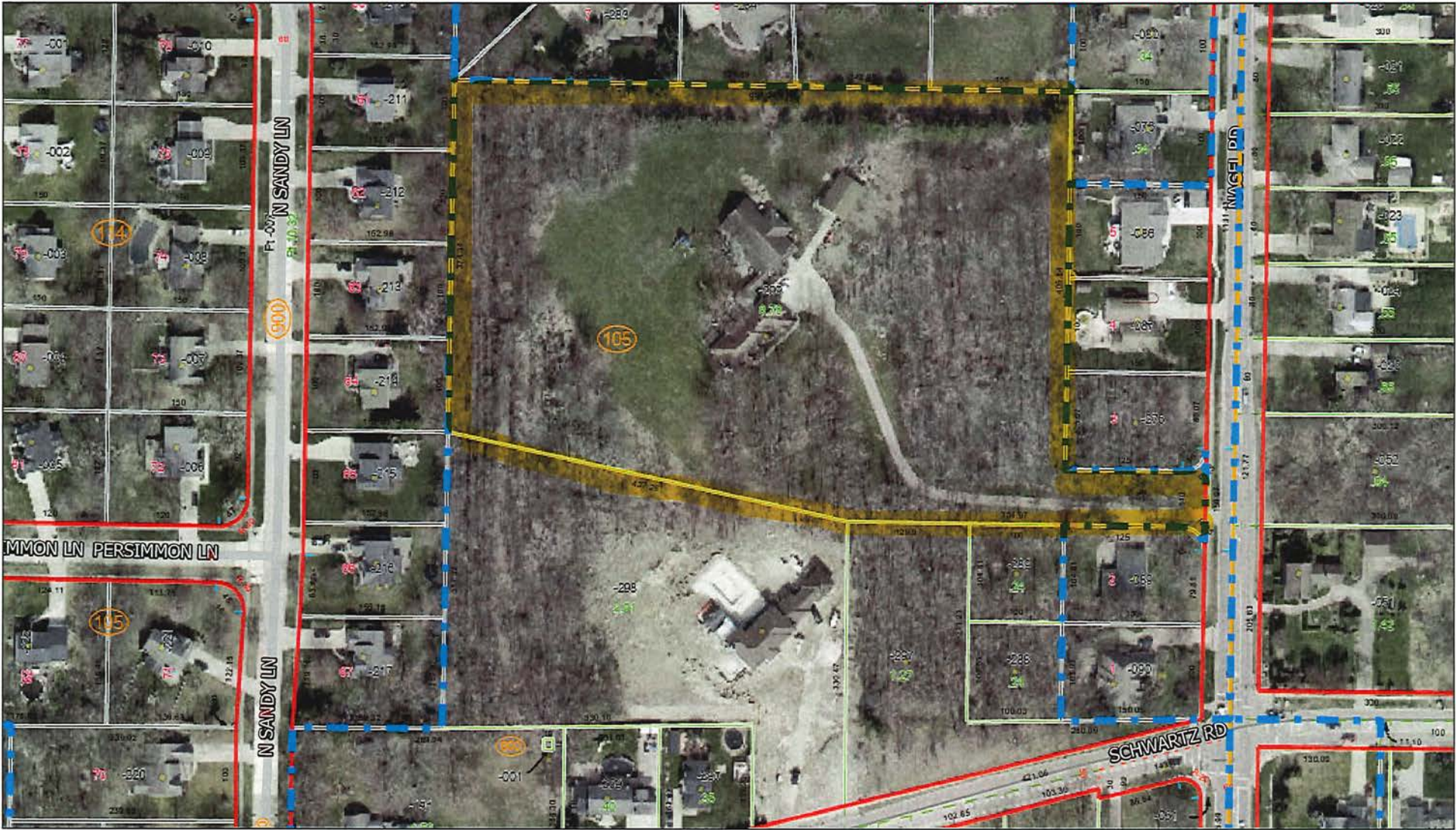


Susan Pintz, Planning Commission and
Zoning Secretary

10-15-25
Date

3276 Nagel Road

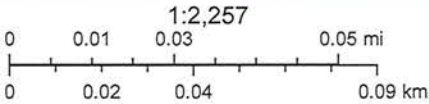
EXHIBIT 1 MARVIN 3276 NAGEL ROAD-SUP



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Medium Symbols	Parcel Line
Arrow Medium	Right-of-way Line
Tip Medium	Right-of-way Parcel Line
Boundaries	PLSS Boundaries
Dashed Parcel Line	Original Lot Lines
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Google Maps

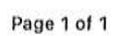


Google

Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft

Live traffic ▼

Fast    Slow



Plat of Lot Split

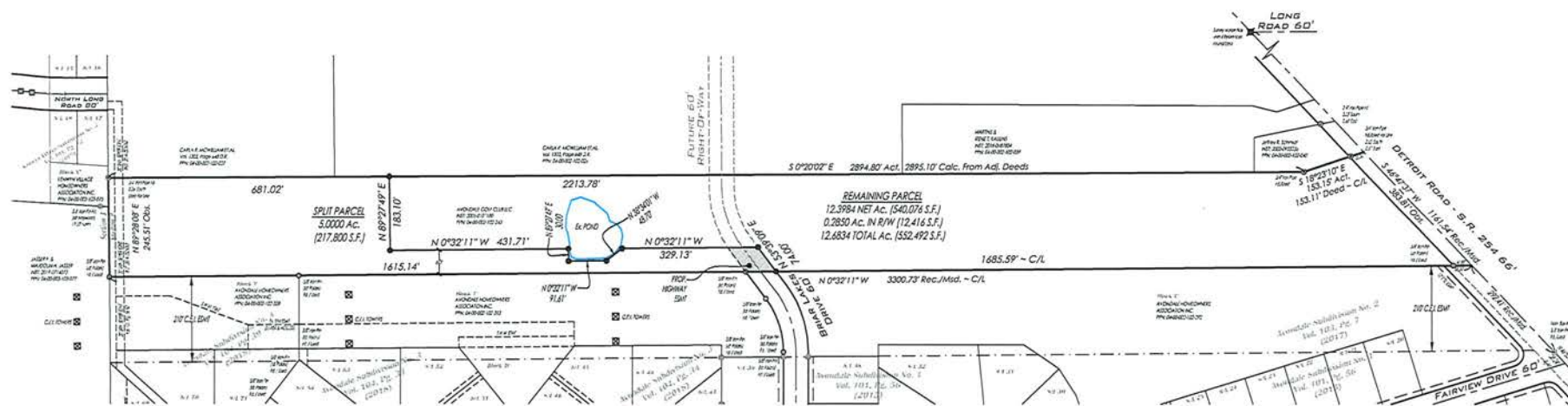
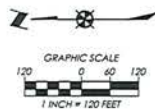
P.p.n. 04-00-002-102-243

Being the same land described in Instrument No. 2005-0107180

Situated in the City of Avon, County of Lorain, and State of Ohio,

and further known as being part of Original Section No. 2, Original Avon Township, Being Township No. 7 North in the 16th Range West of Townships in the Connecticut Western Reserve.

August, 2025 Scale 1"=120'



Boundary Monument Legend:

- MON. BOX ASSEMBLY FOUND (AS NOTED)
- MON. BOX ASSEMBLY WITH 5/8" x 30" IRON PIN SET W/LD. CAP POLARIS 7388
- EMPTY MON. BOX ASSEMBLY FOUND (AS NOTED)
- STONE FOUND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- 5/8" IRON PIN FOUND W/LD. CAP POLARIS 7388 (IF NOT NOTED)
- 5/8" x 30" IRON PIN SET W/LD. CAP POLARIS 7388
- DRILL HOLE FOUND (AS NOTED)
- DRILL HOLE SET
- P.K. NAIL FOUND (AS NOTED)
- P.K. NAIL SET

Survey Abbreviations:

- (A.F.N.) = AUTOMATIC FILE NUMBER
- (A.C.T.) = ACTUAL DISTANCE
- (C.A.L.C.) = CALCULATED DISTANCE
- (C.L.) = CENTERLINE
- (C/M) = CALCULATED & MEASURED
- (C.S.R.) = CITY SURVEY RECORDS
- (D.E.D.) = DEED DISTANCE
- (D.R.) = DEED RECORD
- (D/M) = DEED & MEASURED
- (D.O.C.) = DOCUMENT NUMBER
- (B.A.C.K.) = BACKSIGHT
- (F.O.) = FOUND
- (I.N.G.) = INSTRUMENT NUMBER
- (M.S.) = MEASURED DISTANCE
- (M.O.N.B.O.X.) = MONUMENT BOX ASSEMBLY

- (O.B.S.) = OBSERVED DISTANCE
- (O.L.) = ORIGINAL LOT LINE
- (O.R.) = ORIGINAL RECORD
- (P.L.) = PROPERTY LINE
- (P.M.) = PLAT & MEASURED
- (P.P.N.) = PERMANENT PARCEL NUMBER
- (P.C.) = POINT OF CURVATURE
- (P.T.) = POINT OF TANGENCY
- (P.O.B.) = PLACE OF BEGINNING
- (P.P.O.B.) = PRINCIPAL PLACE OF BEGINNING
- (R.E.C.) = RECORD DISTANCE
- (R.M.) = RECORD & MEASURED
- (R.P.) = RECORDED PLAT
- (R.W.) = RIGHT-OF-WAY
- (T.R.N.) = TURNED ANGLE
- (S/L) = SUBLOT

Survey References:

- COUNTY TAX MAPS (AS NOTED)
- COUNTY RECORD DEEDS (AS NOTED)
- COUNTY RECORD PLATS (AS NOTED)
- COUNTY ROAD RECORDS (AS NOTED)
- SURVEY PERFORMED BY (AS NOTED)

DATE: 8/5/2025
SCALE: 1"=120'
FOLDER: 34600-0004
DWG: 001
TAB: 001

Boundary Certification:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. THE DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. ALL OF WHICH ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IRON MONUMENTS OR PINS AS INDICATED WERE FOUND OR SET AS SHOWN HEREON. THE TERM CERTIFY AS USED IN THIS STATEMENT IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THE SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS REVEALED BY A EXAMINATION OF THE SAME. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE OD07 CORS/VRS SYSTEM NAD83 (2011) DATUM. ALL IRON PINS SET ARE 5/8" INCH DIAMETER BY 30-INCH LONG REBAR WITH IDENTIFICATION CAP "POLARIS 7388" AS SHOWN HEREON ().

Michael P. Spellacy
MICHAEL P. SPELLACY
OHIO PROFESSIONAL SURVEYOR #8169
DATE: 8/5/2025

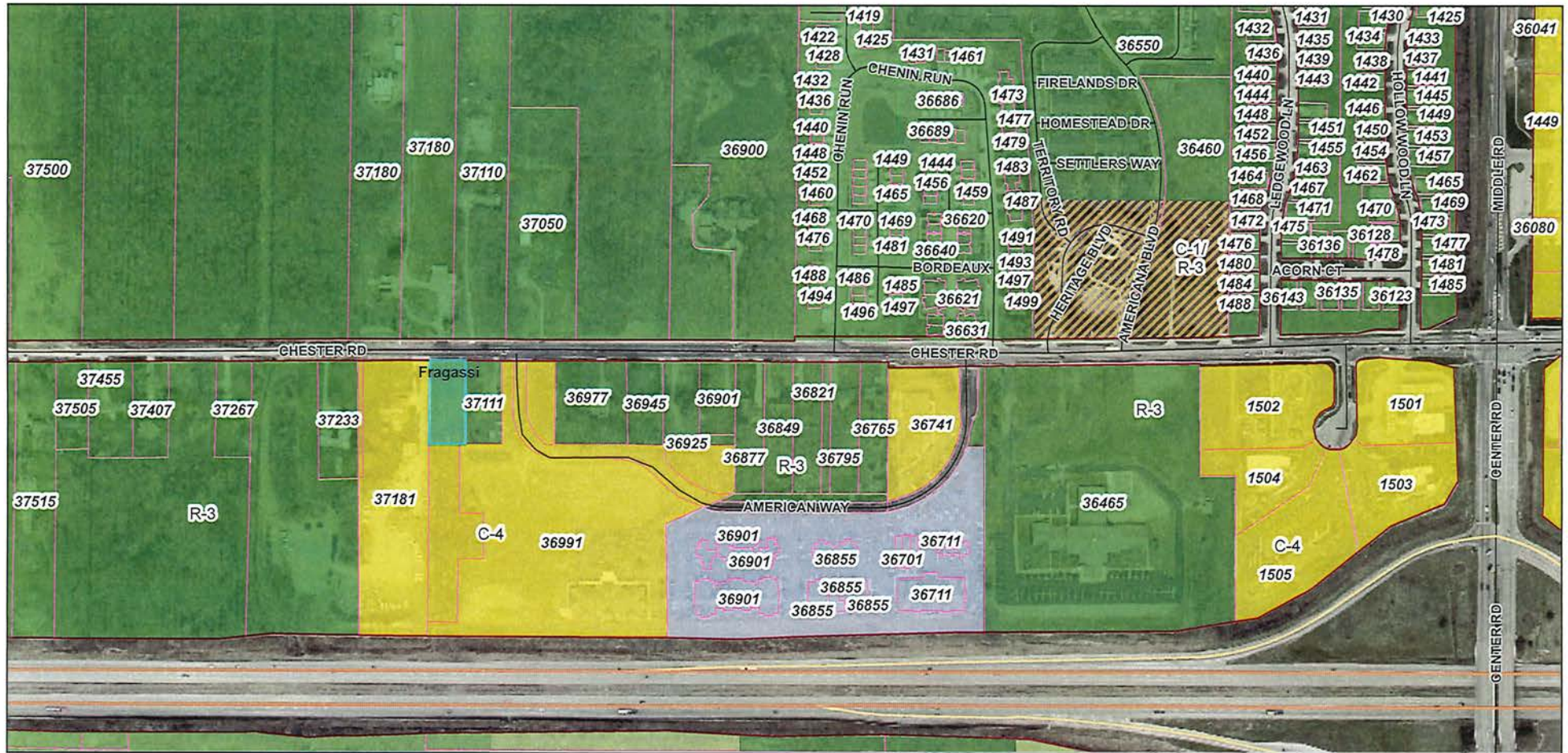


POLARIS ENGINEERING
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34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polaris-es.com

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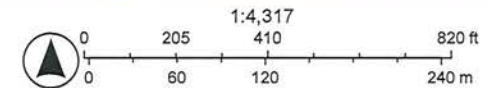
Avon GIS Viewer

EXHIBIT 1 FRAGASSI REZONE



7/14/2025, 10:03:40 AM

- | | |
|--|---|
| <ul style="list-style-type: none"> Interstate Ramp Centerline Right of Way Parcel (Address Labels) Parcel NO Zoning Labels | <ul style="list-style-type: none"> Zoning C-1/R-3 NEIGHBORHOOD BUSINESS/MULTI-FAMILY RESIDENTIAL OVERLAY C-4 GENERAL BUSINESS DISTRICT O-1 PLANNED OFFICE DISTRICT R-1 SINGLE FAMILY RESIDENTIAL R-2 SINGLE & DOUBLE FAMILY RESIDENTIAL R-3 MULTI-FAMILY RESIDENTIAL |
|--|---|



CITY OF AVON, LORAIN COUNTY, OHIO

PLOTTED: 5/15/2025 1:51:04 PM

vocon.

 Cleveland,
 3142 Prospect Avenue
 Cleveland, OH 44115

 New York,
 530 5th Avenue, 10th Floor
 New York City, NY 10036

vocon partners llc

I hereby certify that this drawing, specification, report or report was prepared by me or under my direct supervision and that I am a duly registered architect or professional engineer in the state in which this project is located. I warrant that the drawing, specification, report or report was prepared by me or under my direct supervision and that I am a duly registered architect or professional engineer in the state in which this project is located.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Date: _____
 Project Name: _____
 Drawing Number: _____
 Revision Number: _____

PROPOSED NEW
GENERAL DEVELOPMENT
PLAN FOR:

R7 MOTORS, INC.

CITY OF AVON, LORAIN
COUNTY, OHIO

JOB NUMBER: 24010001

DRAWING RELEASE:

Rev. Date Description

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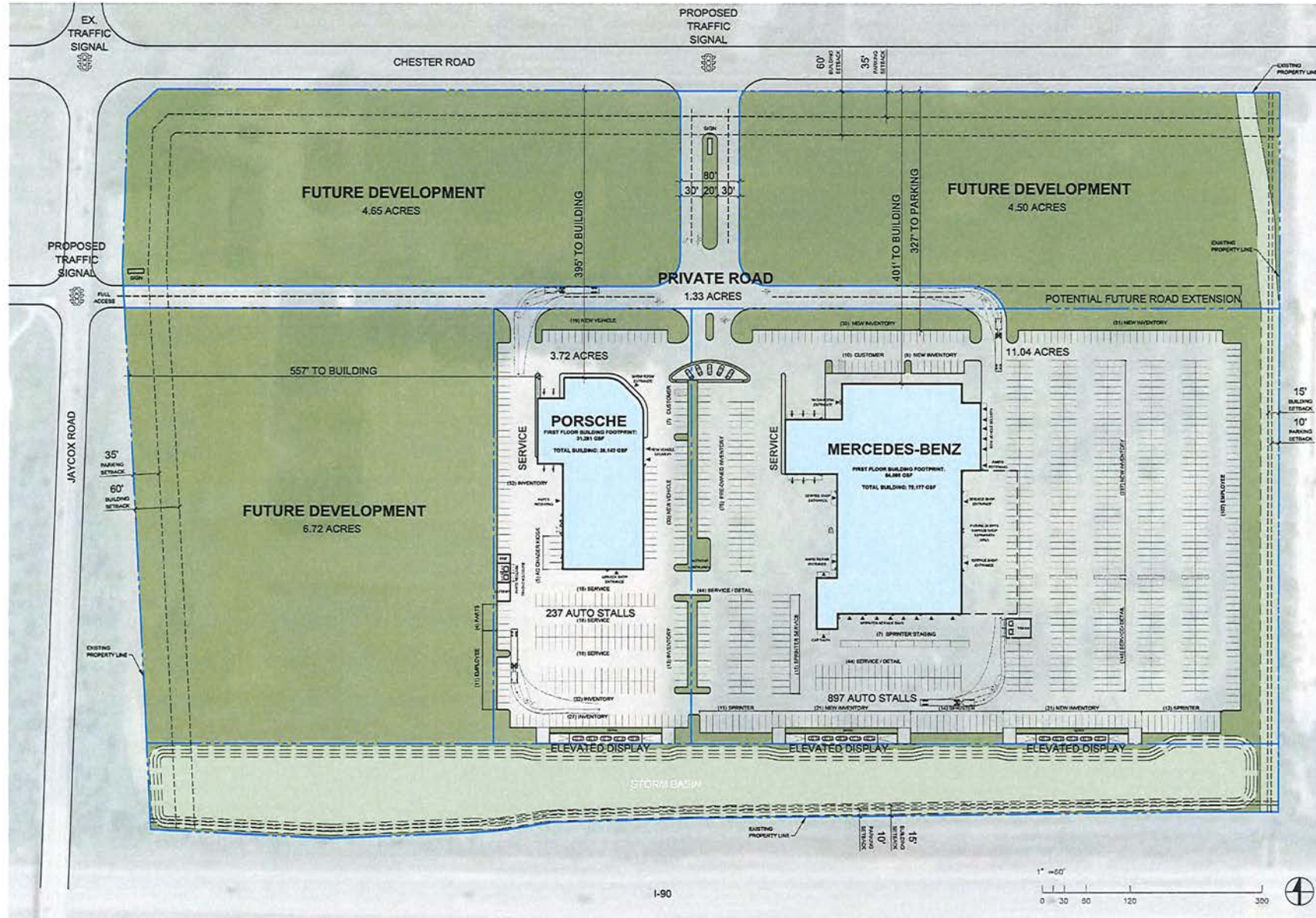
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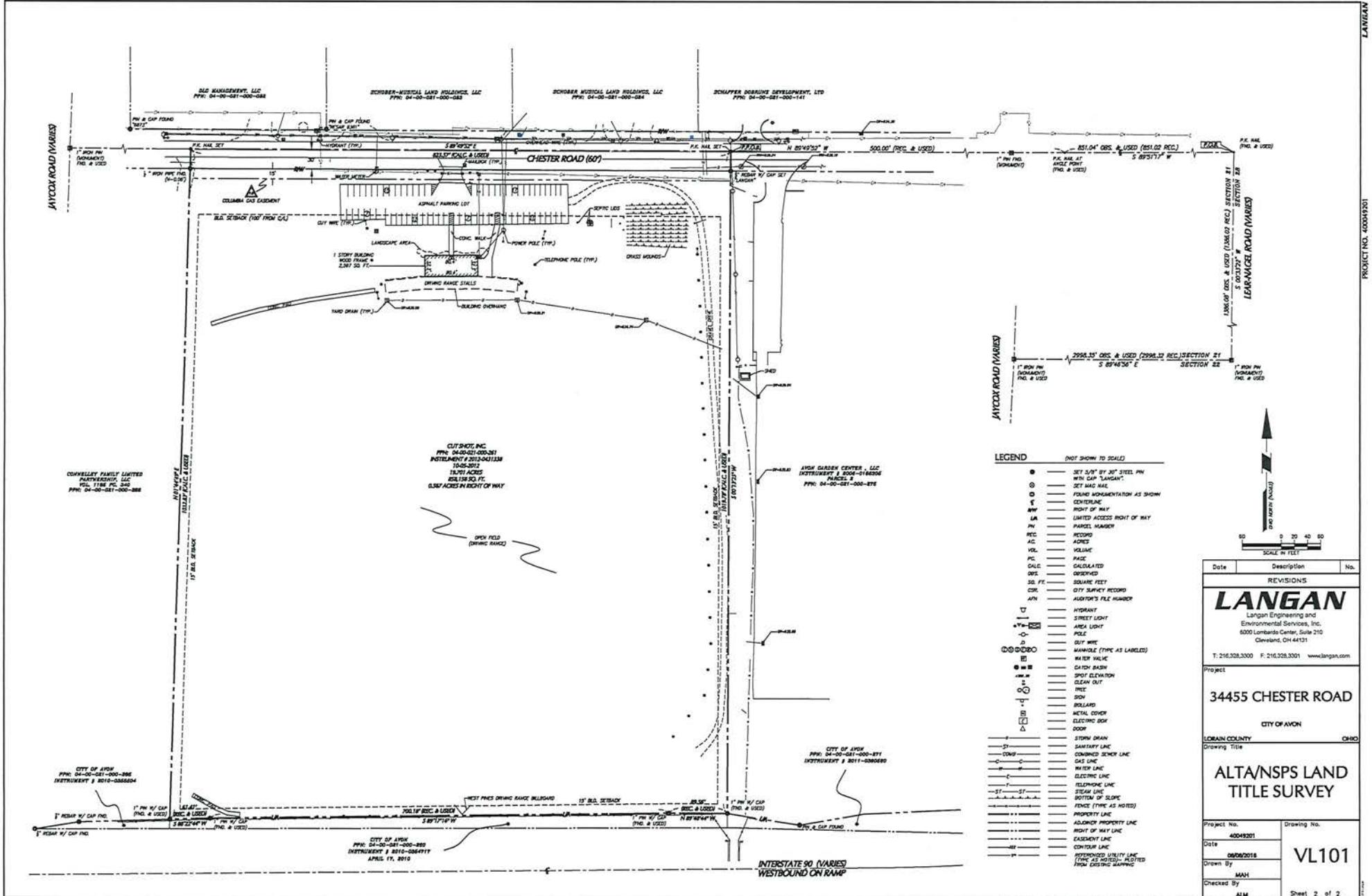
SHEET TITLE

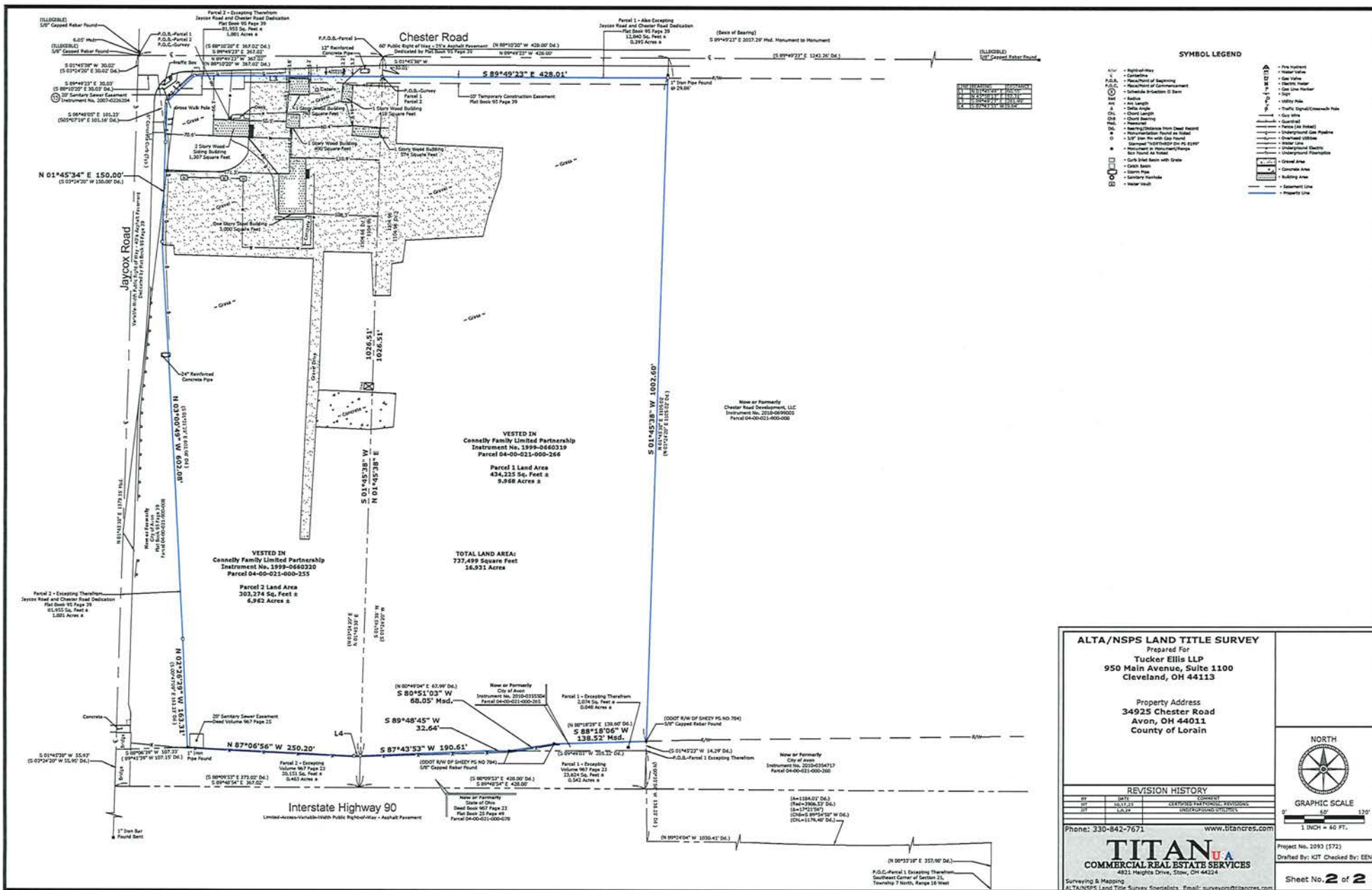
GENERAL DEVELOPMENT SITE PLAN

SHEET NUMBER

002

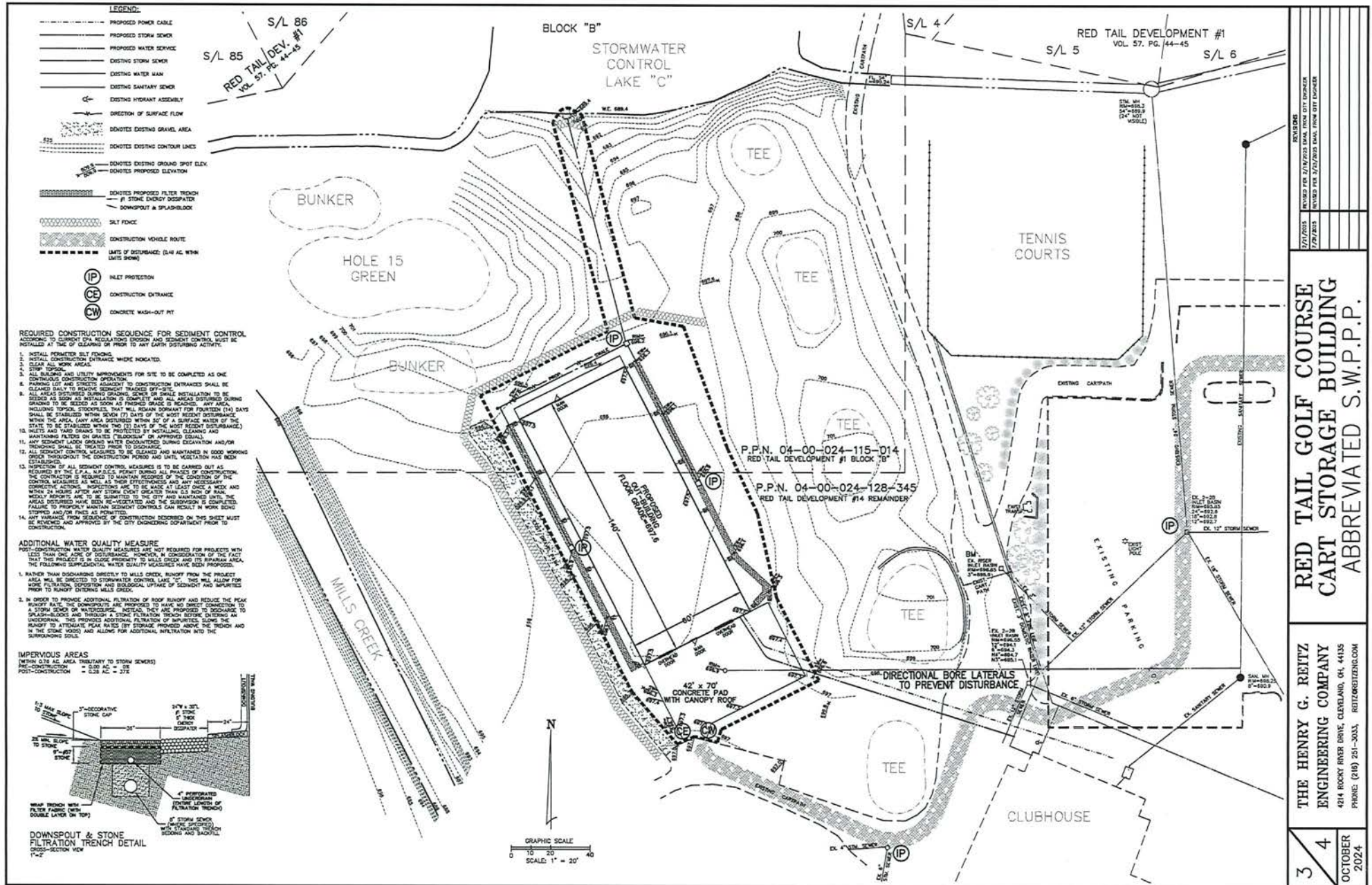
ALTA SURVEY EXHIBIT 1-R7 MOTORS-GDP



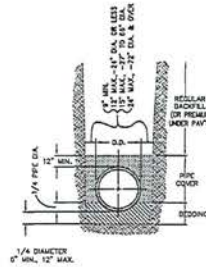




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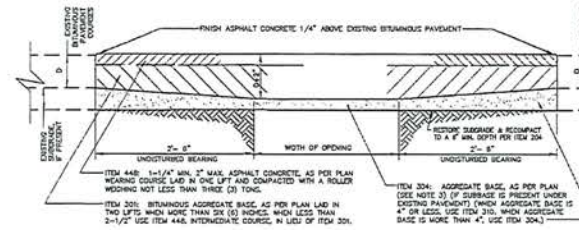


TYPICAL TRENCH DETAIL



PROVIDE BACKFILL SHALL CONSIST OF COURSE INTERLOCKING AGGREGATE NO. 57, 6, 67, 68, 7, 75, 8 OR Limestone screenings.
PIPE COVER SHALL CONSIST OF COURSE INTERLOCKING AGGREGATE NO. 57, 6, 67, 68, 7, 75 OR 8.
SECOND SHALL CONSIST OF COURSE INTERLOCKING AGGREGATE NO. 57, 6, 67, 68, 7, 75 OR 8 PER 8" OR SMALLER DIAMETER PIPE FOR 8" OR LARGER DIAMETER PIPE NO. 4 AGGREGATE MAY ALSO BE USED.

ASPHALT PAVEMENT REPAIR DETAIL



NOTES:
1. TRENCH BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 603.08, TYPE 1, CONDUIT OR TYPE 12 CONDUIT WHEN NOT UNDER PAVEMENT OF THE DIST. CONSTRUCTION AND MATERIAL SPECIFICATIONS AND SHALL, TO THE EXTENT POSSIBLE, EXIST THE SAME PHYSICAL PROPERTIES AS THE SOUND SUBGRADE MATERIAL ADJACENT TO THE TRENCH, UNLESS OTHERWISE SPECIFIED OR APPROVED BY THE ENGINEER. GRANULAR BACKFILL MATERIAL SHALL BE LIMITED TO SANDY STONE PER 100.0 IN LIEU OF THE ABOVE. TRENCH BACKFILL MATERIAL SHALL BE LIMITED TO SANDY STONE PER 100.0 IN LIEU OF THE ABOVE. TRENCH BACKFILL MATERIAL SHALL BE LIMITED TO SANDY STONE PER 100.0 IN LIEU OF THE ABOVE.
2. WHERE THREE (3) INCHES OR LESS OF ITEM 204, AS PER PLAN IS REQUIRED, USE SCREENING GRADED IN ACCORDANCE WITH TOLLS EXCEPT THAT THE MINIMUM PERCENT PASSING THE NO. 100 SIEVE SHALL BE FIVE (5) PERCENT.
3. BASE MATERIAL TO BE PLACED IN LAYERS NOT TO EXCEED 4" THICKNESS (LESS DEPTH BY USE OF MECHANICAL COMPACTION OR OTHER APPROVED COMPACTION).

AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)

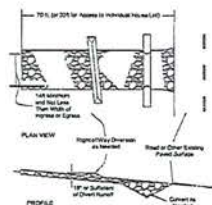
SWPP-2

NO.	DESCRIPTION	DATE	BY	CHKD
1	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024
2	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024
3	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024
4	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024
5	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024
6	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024
7	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024
8	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024
9	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024
10	AGGREGATED STORMWATER POLLUTION PREVENTION PLAN (SWPP)	10/1/2024	SWPP-2	10/1/2024

NOTES: SWPP-2

Stabilized Construction Entrance

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED TO PREVENT EROSION AND TO PROVIDE A STABLE SURFACE FOR THE CONSTRUCTION EQUIPMENT TO OPERATE ON.
2. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED TO PREVENT EROSION AND TO PROVIDE A STABLE SURFACE FOR THE CONSTRUCTION EQUIPMENT TO OPERATE ON.
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10. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED TO PREVENT EROSION AND TO PROVIDE A STABLE SURFACE FOR THE CONSTRUCTION EQUIPMENT TO OPERATE ON.



NO.	DESCRIPTION	DATE	BY	CHKD
1	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024
2	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024
3	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024
4	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024
5	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024
6	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024
7	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024
8	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024
9	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024
10	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-11	10/1/2024

NOTES: SWPP-11

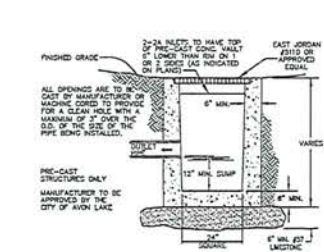
Stabilized Construction Entrance

1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED TO PREVENT EROSION AND TO PROVIDE A STABLE SURFACE FOR THE CONSTRUCTION EQUIPMENT TO OPERATE ON.
2. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED TO PREVENT EROSION AND TO PROVIDE A STABLE SURFACE FOR THE CONSTRUCTION EQUIPMENT TO OPERATE ON.
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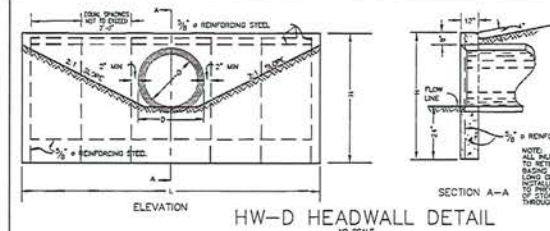
NO.	DESCRIPTION	DATE	BY	CHKD
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3	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-12	10/1/2024
4	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-12	10/1/2024
5	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-12	10/1/2024
6	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-12	10/1/2024
7	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-12	10/1/2024
8	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-12	10/1/2024
9	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-12	10/1/2024
10	STABILIZED CONSTRUCTION ENTRANCE	10/1/2024	SWPP-12	10/1/2024

NOTES: SWPP-12

2-2A & 2-2B INLET DETAIL



NOTES: 2-2A & 2-2B INLET DETAIL



NOTES: HW-D HEADWALL DETAIL

DIMENSIONS			QUANTITIES ONE HEADWALL		
DIAMETER	L	H	CONCRETE (CU YDS)	WEIGHT (TON)	
8"	3'-0"	4'-0"	0.34	1.07	
10"	3'-0"	4'-0"	0.57	1.16	
12"	3'-0"	4'-0"	0.83	1.22	
14"	3'-0"	4'-0"	1.13	1.35	
16"	3'-0"	4'-0"	1.48	1.49	
18"	3'-0"	4'-0"	1.87	1.61	
20"	3'-0"	4'-0"	2.29	1.72	
22"	3'-0"	4'-0"	2.74	1.83	
24"	3'-0"	4'-0"	3.21	1.94	
26"	3'-0"	4'-0"	3.70	2.05	
28"	3'-0"	4'-0"	4.20	2.16	
30"	3'-0"	4'-0"	4.71	2.27	

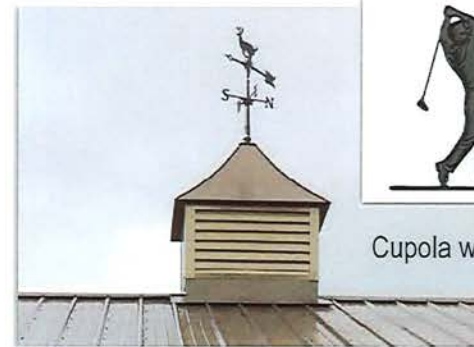
RED TAIL GOLF COURSE CART STORAGE BUILDING DETAIL SHEET

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PHONE: (216) 281-3033, REITZ@REITZENG.COM

EXHIBIT 1-RED TAIL GOLF CART STORAGE BLDG-SUP



Cedar wrapped posts with stone bottoms



Cupola w/Golfer Topper



Transom Windows

NOTES: Pictures above are for material reference only; colors of the metal siding and stonework will match, as close as possible, to the Club House.

EXHIBIT 1 CITY OF AVON OVERVIEW MAP

