



CITY OF AVON

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REGULAR MEETING MINUTES AVON PLANNING COMMISSION NOVEMBER 19, 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. Culvers, 1439 Center Rd, Amend Special Use Permit

McCon Building Corporation on behalf of Culver's is requesting a positive recommendation to city council to Amend the Special Use Permit for the addition of a second drive-thru service lane and extension of the existing outdoor patio.

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

There were no comments from the audience.

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

2. Hampton Inn, Hotel, 33040 Just Imagine Drive, Special Use Permit

AP Hotel Hospitality LLC is requesting a positive recommendation to city council to create a Special Use Permit for a 119-room hotel at 33040 Just Imagine Drive.

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

There were no comments from the audience.

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

3. Premier Development, Nagel Road, Rezone

Premier Development Partners on behalf of Premier 1500 Nagel LLC is requesting a positive recommendation to city council to rezone PPN 04-00-021-000-264 to add C-4 (General Business District) overlay to the current M-1 (General Industrial) zoning district.

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

There were no comments from the audience.

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

4. Grande Esplanade, Mills Road-Nagel Road, Preliminary Plat

H-9 LLC on behalf of Hilliard Partnership LLC is requesting approval of the Preliminary Plat for a residential subdivision consisting of 60 single family homes on PPN 04-00-025-000-577.

Ms. Fechter, Planning Coordinator, announced that the public hearing about this item has been canceled. She added that a new public hearing notice will be mailed when the item is scheduled for a future agenda.
Public hearing not held.

ROLL CALL

Present: Bryan Jensen, Mayor, Bill Fitch, 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 October 15, 2025, and approve the minutes as published.

The vote was:

Mayor Jensen, "yes", Mr. Barnes "yes", Mr. Fitch "abstain", Mr. Radcliffe "yes", Mrs. Witherspoon "yes"

4-Yes

1-abstention

The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

Ms. Fechter requested Grande Esplanade Subdivision be added to the agenda as item 12a, as an Informal Presentation.

Mr. Radcliffe moved, seconded by Mayor Jensen, to add Grande Esplanade Subdivision to the agenda as Item 12a. The vote was "AYES" all. The Chair declared the motion passed.

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

1. Central South Ltd, Glendenning Street, Sanitary Sewer, PL20250041

Central South Ltd. is requesting a positive recommendation to City Council for approval of the installation of the Sanitary Sewer at Glendenning Street.

Gary Smitek, Central South, Ltd., 36715 Avalon Court, Avon, Ohio 44011.

Mr. Smitek represented Central South Limited, explaining this was a sewer extension that is part of the sewer master plan in Avon for the three parcels being split at the end of Glendenning Street. He stated that the sewer follows the master plan, and he believed everything was in order with the city engineer (Exhibit 1-Central South Ltd Drawing).

Ms. Fechter, Planning Coordinator, confirmed that all staff comments had been addressed.

Mr. Cummins, City Engineer, confirmed that all engineering comments had been addressed as well.

Mayor Jensen asked if the property to the south (the beet farm) would change or affect the current plans.

Mr. Smitek indicated that nothing was changing now and any future changes wouldn't affect the current sewer plans.

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 for approval of the installation of the Sanitary Sewer at Glendenning Street. The vote was: "AYES" all. The Chair declared the motion passed.

2. Culver's, 1439 Center Rd, Minor Modification, PL20250072

McCon Building Corporation, on behalf of Culver's, is requesting approval of the minor modification for the site improvements including a second drive-thru service lane and extension of the existing outdoor patio.

Tyler Smith, Engineer, Kimley Horn of Michigan, 3000 Town Center, Southfield, MI 48075.

Doug Leher, McCON Building Corporation, 1209 Joseph Street, Dodgeville, WI 53533.

Mr. Smith explained that the proposal was to add a double drive-thru side by side to the current single drive-thru, with a net reduction in impervious area by adding more grass (Exhibit 1-Culvers Drawing).

Ms. Fechter, Planning Coordinator, stated that all comments have been addressed and recommended approval of the project. She noted that although the number of parking spaces has been reduced, the plan still meets all applicable requirements. She also remarked that Culver's is a very busy restaurant in the community and has an efficient operation that moves customers in and out smoothly.

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

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 the minor modification for the site improvements including a second drive-thru service lane and extension of the existing outdoor patio. The vote was: "AYES" all. The Chair declared the motion passed.

3. Culver's, 1439 Center Rd, Amend Special Use Permit, PL20250073

McCon Building Corporation on behalf of Culver's is requesting a positive recommendation to City Council to Amend the Special Use Permit for the addition of a second drive-thru service lane and extension of the existing outdoor patio.

Tyler Smith, Engineer, Kimley Horn of Michigan, 3000 Town Center, Southfield, MI 48075.

Doug Leher, McCON Building Corporation, 1209 Joseph Street, Dodgeville, WI 53533.

Ms. Fechter, Planning Coordinator, explained that Culver's previously received a special use permit under Ordinance 100-17, which did not at that time require a special use permit for a drive-thru. The current request seeks to amend the special use permit for the addition of outdoor seating with an expanded patio, as well as for the drive-thru (Exhibit 1-Culver's Exhibit).

Mr. Barnes inquired about the size of the proposed patio.

Mr. Smith responded that it would mirror the existing patio, looking identical but located on the opposite side of the sidewalk.

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 for approval to Amend the Special Use Permit for the addition of a second drive-thru service lane and extension of the existing outdoor patio. The vote was: "AYES" all. The Chair declared the motion passed.

4. R7 Motors, Chester Road and Jaycox Road, Lot Split, PL20250063

Vocon, Inc., on behalf of R7 Motors, Inc. is requesting approval to split 36 combined acres of PPN: 04-00-021-000-255, 266 and 261 into 6 parcels (Parcel 1, 3.4785 acres, Parcel 2, 4.4560 acres, Parcel 3 6.9662 acres, Parcel 4, 4.5272 acres, Parcel 5, 1.3132 acres and Parcel 6 5.8853 acres) 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, Vocon, 3142 Prospect Avenue E, Cleveland, Ohio 44115.

Mr. Brooker explained that they were splitting the property into two parcels, one for Mercedes Benz and one for Porsche. The other four parcels are associated with three future development sites, and the sixth parcel (Lot 5, the smallest) is the common road that will serve all five development parcels (Exhibit 1-R7 Motors Lot Split Drawing).

Ms. Fechter, Planning Coordinator, explained that the General Development Plan was presented at the October Planning Commission meeting. In connection with that plan, the Applicant is requesting approval to proceed with the proposed lot splits. A Dedication Plat is also on the agenda, which includes required road improvements associated with the development. She requested that approval of the lot splits be made contingent upon the execution and recording of the Dedication Plat, along with completion of any necessary legal or engineering adjustments to ensure consistency between the subdivision plat and the dedication plat. Once the Dedication Plat is recorded, it will then be presented to City Council.

Mr. Cummins, City Engineering, agreed with Ms. Fechter's recommendation. He noted that engineering plans were recently submitted and will undergo review, and the dedication plat has been distributed to the relevant parties for comment. Because coordination will be needed across these documents and reviews, he also recommended contingent approval pending final legal and engineering authorization.

Mr. Barnes asked whether the proposed lot splits were intended for expansion of existing car dealerships or for other types of development.

Mr. Brooker responded that the parcel immediately south of Chester Road could support a variety of uses—such as a restaurant or medical office—depending on what type of business can be secured. The larger parcel at the southwest corner of Chester Road could become a future dealership or another standalone outparcel development separate from the two existing dealerships.

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 lot split of 36 combined acres of PPN: 04-00-021-000-255, 266 and 261 into 6 parcels (Parcel 1, 3.4785 acres, Parcel 2, 4.4560 acres, Parcel 3 6.9662 acres, Parcel 4, 4.5272 acres, Parcel 5, 1.3132 acres and Parcel 6 5.8853 acres) for a new

Mercedes Benz and Porsche automotive dealership to be located at the southwest corner of Chester Road and Jaycox Road contingent upon final engineering and legal approval along with the approval and recording of the Dedication Plat. The vote was: "AYES" all. The Chair declared the motion passed.

5. R7 Motors, Chester Road, Dedication Plat

R7 Motors is requesting a positive recommendation to City Council for approval of their Dedication Plat granting the city additional right of way for public use, utility easements, including gas and electric, and drainage easements along the south side of Chester Road immediately adjacent to their proposed development.

Mr. Cummins, City Engineer, explained that this is the dedication plat prepared by the city based on future plans for widening that section of Chester Road east of Jaycox. The land would be dedicated by the Applicant to the city to facilitate those future improvements as part of their overall development strategy for the site (Exhibit 1 Dedication Plat).

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 the Dedication Plat granting the city additional right of way for public use, utility easements, including gas and electric, and drainage easements along the south side of Chester Road immediately adjacent to their proposed development. The vote was: "AYES" all. The Chair declared the motion passed.

6. Hampton Inn Hotel, 33040 Just Imagine Drive, General Development Plan, PL20250067

AP Hotel Hospitality LLC is requesting approval of the General Development Plan for a 66,500 sq. ft., 119 room hotel at 33040 Just Imagine Drive.

James Gerish, AP Hotel Hospitality, 2001 Crocker Road, Westlake, Ohio 44145.

Stephen Berry, Architectural Design Inc., 374 Boardman-Poland Road, Suite 201, Youngstown, Ohio 44512.

Mr. Berry presented the project, explaining they were before the Planning Commission in October for the General Development Plan for the Emerald Event Center expansion, which is planned in conjunction with a new Hampton Inn Hotel that will be connected to it. The expansion involves combining two lots that will house the hotel on the left as shown on the plan and the current event center to the right, which is also attached to the existing Residence Inn. It will become three buildings according to the building code separated by firewalls to create one structure. The hotel is planned to be a five-story building, while the existing Residence Inn is a four-story building (Exhibit 1 Hampton Inn Drawing-GDP).

Ms. Fechter, Planning Coordinator, noted that with the drawing showing lot lines, she had a discussion with the Applicant about performing a Lot Consolidation, which would eliminate the need for variances for setbacks. She requested that any approval of the General Development Plan be contingent upon completion of the Lot Consolidation and once it is signed it will be up to date. This consolidation would ensure that there are no discrepancies requiring variances for building setbacks once completed.

Mr. Barnes asked about the number of stories the new hotel would have in relation to the Residence Inn next door.

Mr. Berry confirmed that the proposed Hampton Inn would be a five-story building, adding an additional level compared to the neighboring four-story Residence Inn. To illustrate this, Mr. Berry shared renderings that were presented to the commission, showing them the proposed building design and confirming the height differences (Exhibit 2-Hampton Inn Renderings)

Ms. Fechter emphasized the importance of the Lot Consolidation to ensure that the development adheres to city zoning codes without needing additional variances due to lot boundaries.

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 the General Development Plan for a 66,500 sq. ft., 119 room hotel at 33040 Just Imagine Drive contingent upon the completion of the Lot Consolidation. The vote was: "AYES" all. The Chair declared the motion passed.

7. Hampton Inn, Hotel, 33040 Just Imagine Drive, Special Use Permit, PL20250069

AP Hotel Hospitality LLC is requesting a positive recommendation to City Council to create a Special Use Permit for a 119-room hotel at 33040 Just Imagine Drive.

James Gerish, AP Hotel Hospitality, 2001 Crocker Road, Westlake, Ohio 44145.

Stephen Berry, Architectural Design Inc., 374 Boardman-Poland Road, Suite 201, Youngstown, Ohio 44512.

Ms. Fechter, Planning Coordinator, explained that the city had a moratorium for quite a while on hotels, motels, extended stays, and similar uses. Recently, hotels and motels were taken out of the moratorium but made subject to special use permits, which is why the Applicants are requesting a special use permit to operate a hotel.

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 for approval to create a Special Use Permit for a 119-room hotel at 33040 Just Imagine Drive. The vote was: "AYES" all. The Chair declared the motion passed.

8. Emerald Event Center, Hampton Inn Hotel, 33040 Just Imagine Drive, Final Development Plan, PL20250068

AP Hotel Hospitality, LLC is requesting approval of the Final Development Plant for the 7,395 sq. ft. expansion of the Emerald Event Center and construction of a 66,500 sq. ft., 119 room hotel at 33040 Just Imagine Drive.

James Gerish, AP Hotel Hospitality, 2001 Crocker Road, Westlake, Ohio 44145.

Stephen Berry, Architectural Design Inc., 374 Boardman-Poland Road, Suite 201, Youngstown, Ohio 44512.

Mr. Berry noted that they had received an engineering review of the civil plans, and their civil engineer is close to completing the required revisions. He stated that everything is feasible, and they expect to hold a meeting the following day to finalize the details before submitting the updated plans back to the city (Exhibit 1-Emerald Event-Hampton Inn FDP).

Ms. Fechter, Planning Coordinator, requested that the approval also be made contingent upon the lot consolidation. She explained that the development had previously received variances for parking and for the building height to match the existing Residence Inn. She noted that the actual building and parking lot configuration would remain unchanged.

Mr. Cummins, City Engineer, asked that approval be contingent on the final engineering approval.

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 the Final Development Plant for the 7,395 sq. ft. expansion of the Emerald Event Center and construction of a 66,500 sq. ft., 119 room hotel at 33040 Just Imagine Drive contingent upon engineering and legal approval and completion of the Lot Consolidation. The vote was: "AYES" all. The Chair declared the motion passed.

9. Premier Development, Nagel Road, Rezone, PL20250064

Premier Development Partners on behalf of Premier 1500 Nagel LLC is requesting a positive recommendation to City Council for approval to rezone PPN 04-00-021-000-264 to add C-4 (General Business District) overlay to the current M-1 (General Industrial) zoning district.

Spencer Piszczak, Premier Development Partners, 5605 Granger Road, Cleveland, Ohio 44131.

Ms. Fechter, Planning Coordinator, explained that the parcel previously housed a skilled manufacturing facility located at the corner of Chester Road and Just Imagine Drive. The site included a structure described as a "rusty old hut," which has since been demolished. She stated that the request is to rezone the highlighted section with a C-4 overlay on the existing M-1 parcel. This proposed change aligns with the City's Future Land Use Map, which designates the area as "Future Area 13" and recommends a more commercial-oriented overlay.

Ms. Fechter noted that this adjustment supports the City of Avon's long-term vision. The 2001 zoning code anticipated the need for such updates, and by 2007 the city had already recognized that certain areas were not ideally zoned and might require rezoning. The commercial overlay has long been contemplated to better align the parcel with the City's growth strategy and development needs.

Mr. Cummins, City Engineer, recused himself from reviewing this item, noting that Chagrin Valley Engineering currently has a business relationship with Premier Development.

Ms. Fechter stated the city hired Bramhall Engineering to review the rezoning of lots within the general development plan.

Mr. Barnes asked what type of business might be established in the area if the parcel is rezoned, and whether there is anything specific planned.

Mr. Piszczak responded that they aim to attract high-quality retail or office users. He noted that they have been in discussions with several interested parties over the past few years, and that the corner will certainly see significant improvement compared to recent years (Exhibit 1-Premier Rezone Exhibit).

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 for approval to rezone PPN 04-00-021-000-264 to add C-4 (General Business District) overlay to the current M-1 (General Industrial) zoning district. The vote was: "AYES" all. The Chair declared the motion passed.

10. Premier Development, Nagel Road, Lot Split, PL20250065

Premier Development Partners on behalf of Premier 1500 Nagel LLC is requesting approval to split PPN 00-40-021-000-264 into Parcel A: 3.6679 acres and Parcel B: 1.4209 acres.

Spencer Piszczak, Premier Development Partners, 5605 Granger Road, Cleveland, Ohio 44131.

Ms. Fechter, Planning Coordinator, stated that all comments had been addressed and recommended approval.

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 lot split of PPN 00-40-021-000-264 into Parcel A: 3.6679 acres and Parcel B: 1.4209 acres. The vote was: "AYES" all. The Chair declared the motion passed.

11. Premier Development, Nagel Road, General Development Plan, PL20250066

Premier Development Partners on behalf of Premier 1500 Nagel LLC is requesting approval of the General Development Plan for a future business development site.

Spencer Piszczak, Premier Development Partners, 5605 Granger Road, Cleveland, Ohio 44131.

Ms. Fechter, Planning Coordinator, noted that the General Development Plan shows a portion of the parcel designated for commercial drive-thru use; however, this is only a placeholder, as no tenant has been confirmed for that location. She added that all comments on the General Development Plan have been addressed.

Mr. Piszczak confirmed that this was correct.

Mr. Radcliffe expressed concern about the road that is shown extending to Chester Road, noting that the area is narrow and near a curve, which could create traffic issues.

Mr. Piszczak explained that they plan to remove the existing driveway located approximately 20 feet to the south and have shifted the proposed driveway, so it aligns with the Cleveland Clinic driveway. He acknowledged and agreed with Mr. Radcliffe's concerns (Exhibit 1 Premier GDP).

Ms. Fechter emphasized the importance of aligning the access point with Cleveland Clinic Boulevard to accommodate potential future signalization and to improve overall traffic flow and safety on Nagel Road.

Mr. Radcliffe stressed the need to carefully manage traffic along Chester Road in both directions, noting that the area is already busy and will require thoughtful planning as the development moves forward.

Ms. Fechter added that a traffic study will be required as part of the final development plan.

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 the General Development Plan for a future business development site. The vote was: "AYES" all. The Chair declared the motion passed.

12. Preserve at Riegelsberger, Riegelsberger Road and Center Road, Preliminary Plat, PL20230054

Polaris Engineering on behalf Drees Homes is requesting approval of the Preliminary Plat for a residential subdivision consisting of 69 single family homes at the northeast corner of Riegelsberger Road and Center Road (PPN 04-00-014-107-023, 024 and 268).

First Presentation was held on August 20, 2025.

Second Presentation was held on October 15, 2025.

Kevin Hoffman, Polaris Engineering, 34600 Chardon Road, Willoughby Hills, Ohio 44094.

Mr. Hoffman explained that between the October meeting and this meeting, they fine-tuned the calculations and were working with Mr. Cummins. They added the conceptual roundabout onto the development plan and preliminary plans. He noted they have answered outstanding drainage questions pertaining to the Greenvue Subdivision's stormwater management basin outlet and are working with neighbors on drainage issues along the property line, which will be addressed with the final improvement plans.

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

Mr. Cummins, City Engineer, provided a detailed explanation of the drainage plan for the Preserve at Riegelsberger development. He explained that Drees is proposing to collect water that would normally go into the farm field during a 100-year flood events by installing a 42-inch storm sewer to collect drainage from French Creek. This sewer would be a part of a comprehensive system designed to manage stormwater flooding, which is a significant issue in the area. Mr. Cummins discussed additional setups along Riegelsberger Road intended to collect floodwater effectively. The calculations presented by Drees indicated that the development's impact on floodplain elevations of French Creek would be negligible, essentially showing zero change. This is a critical factor, as maintaining natural water flow and preventing flooding is a primary concern for developments in this area. The development is planned to feature three interconnected ponds, which collectively create about 20 acre-feet of storage. This capacity is significantly more than the standard 6-7 acre-feet that would typically be required for such developments, illustrating a commitment to handle substantial storm events effectively (Exhibit 1-Preliminary Plan Page 1-7).

Mr. Cummins mentioned that additional storage is designed to manage water during 100-year events, which are extreme storm scenarios that can cause significant flooding if not properly managed. The design is purposeful in aiming to prevent flood impact not only on the development site itself but also on surrounding areas. Furthermore, he noted that calculations showed a potential reduction in floodplain elevations within Dechant Ditch as it flows west towards State Route 83. Specifically, the 100-year flood elevation in that area could decrease by 6-12 inches, which is a significant improvement that could alleviate flooding concerns for neighboring properties.

Despite this progress, Mr. Cummins highlighted that developers still need to complete the FEMA process and obtain necessary wetland permits before returning for the final engineering approval. This entails submitting their plans for federal review to ensure compliance with national standards for floodplain management and wetlands protection. Additionally, Mr. Cummins acknowledged ongoing coordination with Greenview Subdivision residents, addressing drainage issues that could affect their properties once the infrastructure is completed. The project aims to be proactive in mitigating impacts and ensuring sustainable development practices.

Mr. Fitch inquired if the ponds are stepping ponds.

Mr. Cummins responded the ponds are interconnected and will work as one unit. The far west pond has the day-to-day outlet control structure. In middle pond there is an emergency overflow.

Shannon Laurenzi, 3575 Kensington Drive, Avon, Ohio 44011.

Mr. Laurenzi read a statement prepared by Tony Moore, Councilman, Ward 3. She stated that Mr. Moore requested the statement be read for the record.

Statement of Tony Moore (Read by Shannon Laurenzi)

My name is Tony Moore, Ward 3 Councilman. I regret that I am unable to be here in person this evening -I am attending my daughter's high school soccer banquet -but I appreciate the Commission allowing this statement to be entered into the record. I want to restate my opposition to approving the preliminary plat for the Riegelsberger Preserve currently. I've been present at the last two meetings to express these concerns, and nothing presented so far has resolved them.

Floodplain & Stormwater Concerns

This development sits in one of the most flood-sensitive corridors in Avon. French Creek and the surrounding drainage system are already stressed, as residents know from repeated heavy rain events.

Basement backups, flooded yards, and water overtopping near the Riegelsberger bridge are not theoretical risks -they're well-documented realities in this area. The field north of Riegelsberger currently acts as a natural basin. Replacing it with 69 homes, roads, and hard surfaces will only increase runoff volume unless proven otherwise. I believe it is premature and potentially unsafe to move this project forward.

Infrastructure & Traffic Limitations

Beyond water, we must acknowledge the strain this project would place on existing infrastructure. Riegelsberger Road was not designed to carry the volume of traffic 69 additional homes will generate. Residents already struggle with the intersections at:

- Riegelsberger & Route 83, and
- Riegelsberger & Jaycox, where high bridge guardrails create a significant visibility hazard as vehicles approach the crest.

Adding more traffic to these already sensitive intersections -without a plan for improvements - raises legitimate safety concerns.

Responsible Planning Requires Timing

I want to be clear: I am not against development. I am for responsible development. But this project still has major unanswered questions, and approving a preliminary plat now would signal that these concerns are secondary.

I respectfully ask the Planning Commission to pause this proposal until:

- FEMA certifications and modeling are complete and verified,
- A cumulative stormwater assessment reflects today's rainfall conditions
- Traffic and sightline hazards at both key intersections are addressed, and
- The city has had the opportunity to strengthen the infrastructure that this corridor needs. This is not a "no," but a responsible "not yet."

Avon has one opportunity to get this right, and the residents who live in this area -many who have dealt with flooding for years -deserve thoughtful planning that protects their homes and safety.

Thank you for including this statement in the record tonight.

End of statement

Jim Brady, 3332 Center Road, Avon, Ohio 44011.

Mr. Brady, owner of Sunbeam Gardens, presented his concerns regarding the potential impacts of the new development across the street from his property on flooding. Mr. Brady described how the city previously assisted with cleaning the ditch that runs through his property, which had been a much-needed improvement. However, he emphasized that the current ditch capacity might not suffice if the proposed development proceeds. His primary concern is the introduction of concrete homes replacing the existing trees and plants, which naturally help absorb water. Mr. Brady fears that the pond system being proposed in the development plans would not be sufficient to manage the volume of water once those natural absorbers are replaced with impervious surfaces. He argued that this could exacerbate flooding issues on his property and surrounding areas. In addition to flooding concerns, Mr. Brady raised questions about the proposed traffic management plan for the development. With the increased number of homes, he doubted the adequacy of the current infrastructure to handle additional traffic. His remarks underscored the need for comprehensive planning to ensure that both water and traffic management systems can support the proposed changes. He highlighted the potential risk to his greenhouse crops, expressing worry that flooding might cause significant damage to his business, and disclosed that he would hold the city accountable if such events resulted in material losses.

Aaron Miller, 35906 Hanamar Drive, Avon, Ohio 44011.

Mr. Miller raised significant concerns regarding the anticipated traffic impact on Route 83, focusing particularly on the existing challenges of congestion when attempting to turn into Hanamar Drive. He highlighted that the current situation, which accommodates only about two cars before causing a substantial traffic backup, already presents a problem. Mr. Miller emphasized his worry that with the new development, a trend might emerge where residents opt to bypass the planned roundabout by cutting through his neighborhood via Hanamar Drive, an action he believes would further intensify the current traffic congestion in the area. Despite the proposed development plans, he questioned how effectively these issues are being addressed, especially given the anticipated additional traffic strain from 69 new homes. Expressing his frustration, he underscored the perceived inadequacy of the existing traffic flow solutions.

Mr. Cummins acknowledged that, in relative terms, this development will have minimal impact on the operation of State Route 83. He noted that while the roundabout may help facilitate smoother traffic on Riegelsberger Road, it does not fully address congestion concerns on Hanamar Drive. The traffic study was conducted according to ODOT standards. Regarding improvements to the Hanamar Drive intersection, he explained that this section of State Route 83 has been studied in the past for potential enhancements. While he considers such improvements a valid consideration for the future, he emphasized that no plans are currently in place.

Mr. Miller reiterated how the current setup allowed only about two cars to turn before creating a substantial traffic backup. He expressed his worry that with the new development, residents might bypass the planned roundabout by cutting through the neighborhood via Hanamar Drive, further exacerbating congestion.

Mr. Cummins admitted that the roundabout would indeed make it easier to get out of Riegelsberger Road, but it did not adequately address the issue on Hanamar Drive, underscoring the challenges of managing residential growth in areas already dealing with significant traffic problems.

Calliope Voiklis, 35454 Reigelsberger Road, Avon, Ohio 44011.

Ms. Voiklis expressed her significant concerns regarding the preliminary development plan for the Preserve at Riegelsberger Subdivision, which includes a proposed Queen Anne stub that abuts the west side of her property. On October 15, 2025, she formally made the City of Avon, the engineers, and the builder aware of her concerns regarding the Preliminary Development Plan for the subdivision. Ms. Voiklis outlined that there is already an existing Queen Anne stub on the east side of her property. The development plans propose a future road that would connect these stubs, which Ms. Voiklis stressed would bring the road within approximately 75 feet of an existing pond to her property, an area she regards as potentially hazardous. She stated with the addition of 69 homes that would bring the total to over 200 homes in the neighborhood.

Ms. Voiklis articulated her apprehension about the road's proximity to her pond, emphasizing the serious risk it could pose, particularly as a drowning hazard for children. The pond is described as an "enchanted area" that draws interest from children, elevating the risk of accidents. It is set far back from the house, lacking full visibility, which could make it challenging to supervise and ensure the safety of children who might be drawn to the area, especially unsupervised. This concern is intensified by the natural allure of the pond, which regularly attracts a variety of wildlife including ducks, deer, cranes, fish, turtles, frogs, snakes, geese, and even bald eagles. Such wildlife not only adds to the enchantment of the area but also increases its appeal to young visitors, making it a focal point of fascination for children.

Recognizing these potential hazards, Ms. Voiklis is requesting the elimination of the proposed Queen Anne stub from the development plans. Her request underscores a strong desire to protect her property and the safety of children who may unwittingly be drawn to the area by minimizing the risk of an access point so close to the pond. The introduction of a road so near to this natural feature without appropriate safety measures could increase the likelihood of unforeseen accidents, a prospect Ms. Voiklis clearly aims to prevent.

Ms. Voiklis's request for the elimination of the stub was supported by the mention of a previous discussion where city staff acknowledged the importance of such connectivity for safety forces. However, she remains firm in her stance, highlighting that the proposed connectivity poses more immediate risks to children's safety than any perceived transport benefits. Ms. Voiklis's testimony reflects her broader concern for the well-being of the community, advocating for careful consideration of public safety over infrastructural connectivity.

Ken Laugel, 35911 Hanamar Drive, Avon, Ohio 44011.

Mr. Laugel, whose house is situated near the pond, voiced significant concerns about the water table in the area. He had recently experienced issues in his basement, where contractors discovered the water table nearly at ground level just inches below the surface. This led him to worry that the new development proposal, with its deep foundations required for 69 homes, could severely impact the already precarious underground water conditions. As his property requires a continuously running sump pump to prevent flooding, he expressed fear that the additional construction would raise the water table further, resulting in more severe basement flooding.

Mr. Hoffman explained that it will be a wet extended-retention basin, meaning it will maintain a permanent pool of water at the bottom, with additional stormwater storage capacity above that permanent level. He added that aeration devices—such as a fountain or another above-water system—will be installed to help minimize algae growth.

Mr. Laugel addressed the projected traffic impacts, strongly contesting the evaluation findings from the ODOT-based study. He criticized the study's assumption that the addition of these homes would have minimal impact on existing traffic flow, specifically pointing out that residents would likely use Hanamar Drive as a primary route for entering and exiting. This, he argued, would exacerbate current traffic congestion and pose safety risks for the neighborhood. Mr. Laugel emphasized his alignment with the broader community concerns on both water and traffic issues, urging for a more thorough re-evaluation of the development's potential impacts.

Shannon Laurenzi, 3575 Kensington Drive, Avon, Ohio 44011.

Mrs. Laurenzi expressed disbelief about the ODOT study findings regarding traffic impact, stating that the results of the study seemed implausible to her. She challenged the conclusion that the new development would have minimal impact on the current traffic conditions, particularly on Hanamar Drive. She insisted that the planned roundabout might exacerbate traffic congestion rather than alleviate it for Hanamar Drive. Mrs. Laurenzi raised the concern that the continuous flow of traffic from the roundabout could lead to increased difficulties for residents trying to access or leave Hanamar Drive, as the roundabout may facilitate smoother traffic on Riegelsberger Drive, yet fail to address congestion on Hanamar Drive. Additionally, she requested a second opinion on the matter, suggesting that a fresh evaluation might provide more insight into the potential traffic implications of the development.

Mr. Cummins responded that the traffic consultant was hired by the developer. There was also an independent review by Mr. Cummins staff at Chagrin Valley Engineering and found that it meets all ODOT requirements, which is based on recent traffic studies, counts and the like. The addition of 69 new homes, relative to the traffic already existing on State Route 83, does not have a significant impact. Mr. Cummins acknowledged the traffic concerns and stated that while the roundabout might facilitate smoother traffic on Riegelsberger Drive, it did not provide a clear resolution to the congestion concerns on Hanamar Drive. He noted that the study conducted as per ODOT standards showed minimal impact on the operation of State Route 83 but recognized that the impact on Hanamar Drive might differ. He added that improving the Hanamar Drive intersection has been considered in the past, suggesting it as a valid consideration moving forward despite the lack of a current plan.

Mr. Hoffman defended the project, noting that the plans comply with city ordinances and that the development would improve drainage. He explained that agricultural land typically has a high runoff rate, and based on engineering standards, he believes the completed project will represent an improvement in managing stormwater.

Mayor Jensen added that the planning will be scrutinized and supervised at every step to ensure commitments are met, emphasizing the critical nature of adhering to planned specifications to avoid further issues.

Mr. Barnes raised questions about alternative versions of the plan, asking whether any options had been considered that omitted the Queen Anne Way stub or did not connect to Hanamar Drive.

Mr. Hoffman responded that there was a version without the Queen Anne Way stub, but city staff requested its inclusion to maintain connectivity.

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 Preliminary Plat for a residential subdivision consisting of 69 single family homes at the northeast corner of Riegelsberger Road and Center Road (PPN 04-00-014-107-023, 024 and 268).

The vote was:

Mayor Jensen, "yes", Mr. Barnes, "no", Mr. Fitch, "yes", Mr. Radcliffe, "yes", Mrs. Witherspoon, "yes"

4-Yes

1-Nay

The Chair declared the motion passed.

12 a. Grande Esplanade, Mills Road-Nagel Road, Preliminary Plat- Informal Presentation

H-9 LLC on behalf of Hilliard Partnership LLC is requesting approval of the Preliminary Plat for a residential subdivision consisting of 60 single family homes on PPN 04-00-025-000-577.

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

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

Mr. Restivo presented a conceptual plan for the Grand Esplanade development, which focused on establishing a critical connection between St. Theresa and Mills Road, thereby creating a secondary thoroughfare to Nagel Road. This significant roadway extension was emphasized as an essential infrastructure enhancement to alleviate traffic congestion within the city. He noted by providing an alternative route, he argued that it would benefit residents and improve overall traffic flow across Avon, which already faced substantial traffic challenges (Exhibit 1-Preliminary Plat).

The proposed development detailed in Mr. Restivo's plan consisted of 60 lots spread across 60 acres. Of note was the inclusion of 17 acres of lakes. These lakes were not just aesthetic features but critical components of the project's stormwater management system, designed with the capacity to hold approximately 42 acre-feet of water, which equates to about 15 million gallons. Mr. Restivo underscored the importance of this substantial water retention capacity, highlighting its potential as a major retention area at Avon's southern border. This would be instrumental in addressing flooding issues that have historically plagued the area.

Mr. Restivo argued that creating a reservoir of this scale could significantly mitigate flooding by capturing and storing stormwater runoff before it could accumulate and overflow into developed areas. This was particularly crucial given Avon's history of flooding, which has been exacerbated by the flat topography and the historical filling in of wetlands that once helped manage excess water. He portrayed the Grand Esplanade's water management strategy as a forward-thinking response to Avon's systemic flooding vulnerabilities.

Mr. Restivo emphasized his commitment to ensuring the development process remained straightforward. He expressed a willingness to invest in necessary design costs but with a preference for avoiding excessive revisions. Mr. Restivo's aim was to maintain a clear and focused development strategy, which he believed would ultimately result in a coherent and effective solution to both traffic and flooding concerns within Avon.

Mr. Phillips highlighted the project's alignment with the city's master street plan, emphasizing how it aims for a more connected roadway network. The goal is to ease traffic on Nagle Road by creating an alternative route through St. Teresa and Mills Road. This strategic extension is presented as a significant infrastructure enhancement, designed to alleviate the current congestion within the city. By providing an alternative

avenue, residents would have improved city access, enhanced overall traffic flow and aligned with Avon's broader plans for connectivity and urban mobility.

Mr. Phillips noted that extending St. Teresa Boulevard to Mills Road would provide a compelling benefit to the community, enabling a bypass for residents trapped within subdivisions who need to reach their destinations without crowding onto Nagle Road. The development anticipates that connecting St. Teresa to Mills Road will offer residents a smoother travel experience, reducing travel time and the overall traffic burden on the main arterial roads. This plan reflects the city's desire to adopt a modern approach to urban planning that supports sustainable traffic solutions. Additionally, the project is set to align with Avon's sanitary sewer improvements. By expanding the sewer network through St. Teresa, the development seeks not only to manage the current load effectively but also to accommodate future growth in a sustainable manner. This aspect of the project underscores a comprehensive approach to urban development, ensuring that new infrastructure capabilities match the projected increases in residential and commercial activity. Previous issues were discussed concerning a double strip related to Red Tail Subdivisions 15 and 16, which had violated code 1246.04 prohibiting reserve strips that control access to streets or public lands unless they are under city control. This project reflects on past planning missteps by integrating lessons learned into current proposals, aiming to prevent similar issues from arising. By carefully considering these past mistakes, the development intends to maintain a well-coordinated infrastructure that supports orderly urban growth while addressing connectivity challenges effectively.

Chair Witherspoon declared this item a First Presentation.

COMMENTS

Mayor Jensen had no comment.

Mr. Fitch had no comment.

Mr. Barnes had no comment.

Mr. Radcliffe had no comment.

Ms. Fechter, Happy Thanksgiving

Mr. Cummins had no comment.

Mr. Gasior had no comment, Happy Thanksgiving.

Ms. Clements had no comment.

Mr. Streater had no comment.

Chair Witherspoon had no comment.

Audience comments.

John Slagter, Attorney, Tucker Ellis, 950 Main Ave, Suite 1100, Cleveland, Ohio 44114.

Mr. Slagter, serving as legal counsel for Carnegie Residential Development Corporation, raised his objections to the Grand Esplanade development plan. He cited multiple reasons for these objections, including procedural irregularities concerning the notices issued for the public hearing. According to Mr. Slagter, there was a significant issue with the fact that his client received notice of the public hearing, which was then canceled, yet subsequently, an informal presentation seemed to push through, sidestepping the process he believes should warrant a formal hearing instead. Mr. Slagter expressed concern about the undue haste to advance this development without resolving critical preliminary issues.

Mr. Slagter brought up substantial concerns regarding the property's financial and legal status. He indicated that the property is subject to a court order necessitating its sale by public auction on December 17, 2025. He reported the property taxes are delinquent, with unpaid taxes exceeding \$105,000 dollars which includes \$34,000 dollars in penalties. In addition to these outstanding taxes, he identified judgments against the property amounting to \$4,300,000 dollars and another of \$1,700,000 dollars, which also includes penalties and interest \$1,200,00 with the debts accruing at a 16 percent high-interest rate, from 2022 to present at \$2,500,000 million dollars which is

\$411,000 dollars per year in interest and penalties and payment of attorney's fees contributing to significant financial liabilities on the property totaling approximately 8.6 million in liability. These are public information data.

Mr. Slagter further alleged violations of city codes, particularly regarding soil disturbance activities, suggesting that the development commenced without adhering to the necessary legal requirements such as creating a stormwater plan and obtaining a wetlands delineation before starting such activities. He highlighted that under Section 1050 of the city's code, a stormwater management plan must be established before any soil-disturbing activities commence, a requirement that he claims was overlooked by the developer. Additionally, Mr. Slagter raised pertinent concerns about activities possibly beginning without conducting a proper wetlands delineation, which would be crucial for compliance with both city ordinances and broader environmental regulations aimed at safeguarding sensitive ecological zones.

Mr. Slagter elaborated on how these actions raise significant concerns, especially considering the developer's stated focus on mitigating flooding issues in the area. By disregarding such foundational environmental protections designed to manage stormwater effectively and preserve natural wetlands, Mr. Slagter argues that the developer's actions could undermine their credibility and responsibility in addressing Avon's broader environmental challenges. These issues were brought to the forefront in a broader context of accountability and transparency, emphasizing that any development should adhere to legal frameworks that reinforce public trust and ecological sustainability. With these allegations, Mr. Slagter sought to ensure that all activities associated with the property are conducted under stringent regulatory scrutiny, thereby guaranteeing that environmental and community interests are protected in the course of future development endeavors. Mr. Slagter requested this plan be properly vetted and reviewed.

Mr. Phillips stated that Carnegie Residential Development was cited for a wetland violation under the Clean Water Act related to the maintenance facility. He added that the development should only proceed once compliance has been achieved.

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 8:34 p.m.



Carolyn Witherspoon, Chair
Planning Commission



Susan Pintz, Planning Commission and
Zoning Secretary

12-17-25

Date

GLENDENNING SANITARY SEWER EXTENSION

SITUATED IN ORIGINAL AVON TOWNSHIP SECTION 11
CITY OF AVON, LORAIN COUNTY, OHIO

SPECIFICATIONS

THE LATEST EDITION OF THE STANDARDS AND SPECIFICATIONS OF THE CITY OF AVON, THE OHIO DEPARTMENT OF TRANSPORTATION, AND THE OHIO DEPARTMENT OF PUBLIC SAFETY SHALL GOVERN THIS PROJECT.

FLOOD ZONE DESIGNATION

THE SUBDIVISION IS DEPICTED OUTSIDE THE 0.2% ANNUAL FLOOD FLOOD HAZARD ZONE AS SHOWN ON PLAN FROM PANEL 2000201410, EFFECTIVE DATE 8/17/2008.

SHEET INDEX

DESCRIPTION	SHEET NO.
TITLE SHEET	1.0
SURVEY MAP	2.0
SDPS SPECIFICATIONS	3.0
SDPS WATER POLLUTION PREVENTION PLAN	3.1
SDPS EROSION CONTROL PLAN	3.2
SDPS DETAILS	3.3
SANITARY SEWER PLAN & PROFILE	4.0 - 4.1
GENERAL NOTES	5.0
DETAILS	6.0 - 6.1

UTILITY PROVIDERS/AGENCIES

CITY OF AVON
2000 AVON BOULEVARD
AVON, OHIO 44011
(440) 521-1000
CITY OF AVON
2000 AVON BOULEVARD
AVON, OHIO 44011
(440) 521-1000
CITY OF AVON
2000 AVON BOULEVARD
AVON, OHIO 44011
(440) 521-1000
CITY OF AVON
2000 AVON BOULEVARD
AVON, OHIO 44011
(440) 521-1000

DEVELOPER

CENTRAL SOUTH LTD
2000 AVON BOULEVARD
AVON, OHIO 44011
(440) 521-1000

ENGINEER

DALE HAYWOOD P.L.L.C.
2000 AVON BOULEVARD
AVON, OHIO 44011
(440) 521-1000

APPROVALS

CITY ENGINEER

PLANNING COORDINATOR

CHIEF BUILDING OFFICIAL



CERTIFICATION

DALE HAYWOOD P.L.L.C. P.E. OFFICE
HAYWOOD CIVIL ENGINEERING & LAND SURVEYING, LLC
10/10/2025



DATE: 10/10/2025



PROPOSED SANITARY SEWER
EXTENSION
SITUATED IN THE CITY OF AVON
COUNTY OF LORAIN & STATE OF OHIO

TITLE SHEET

SHEET
1.0

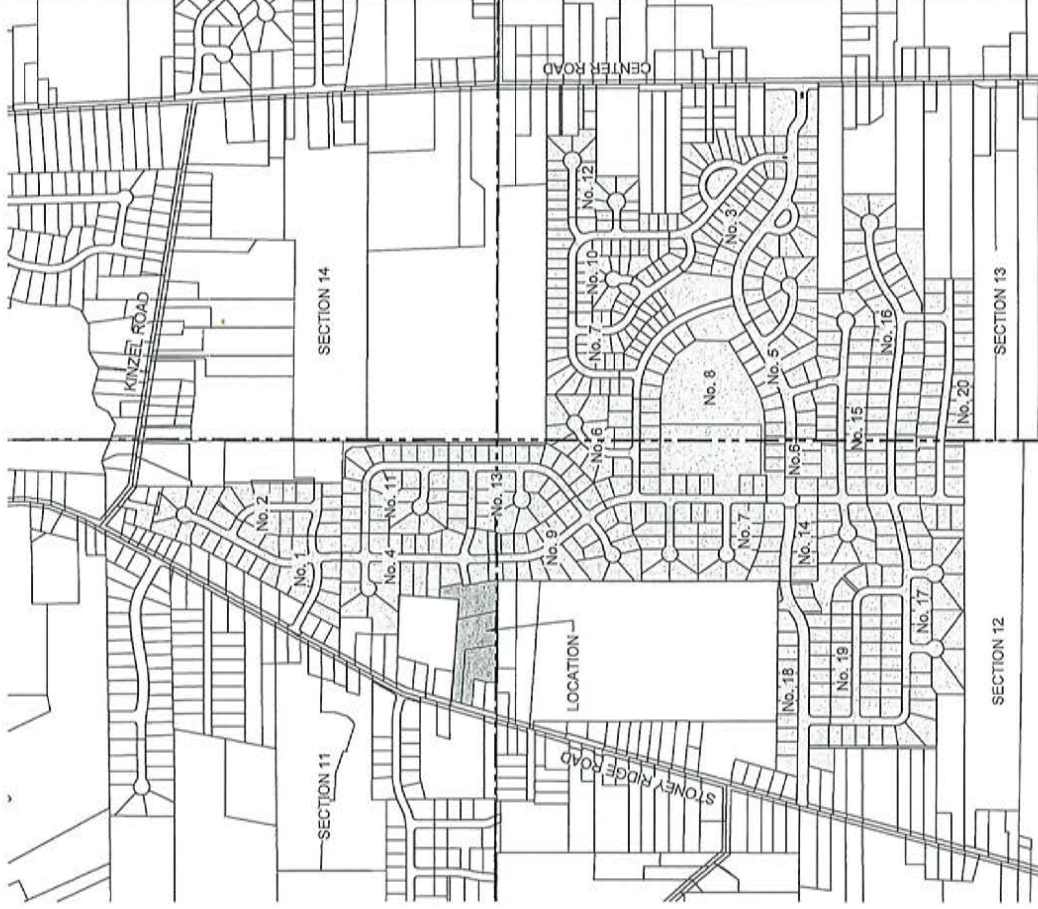
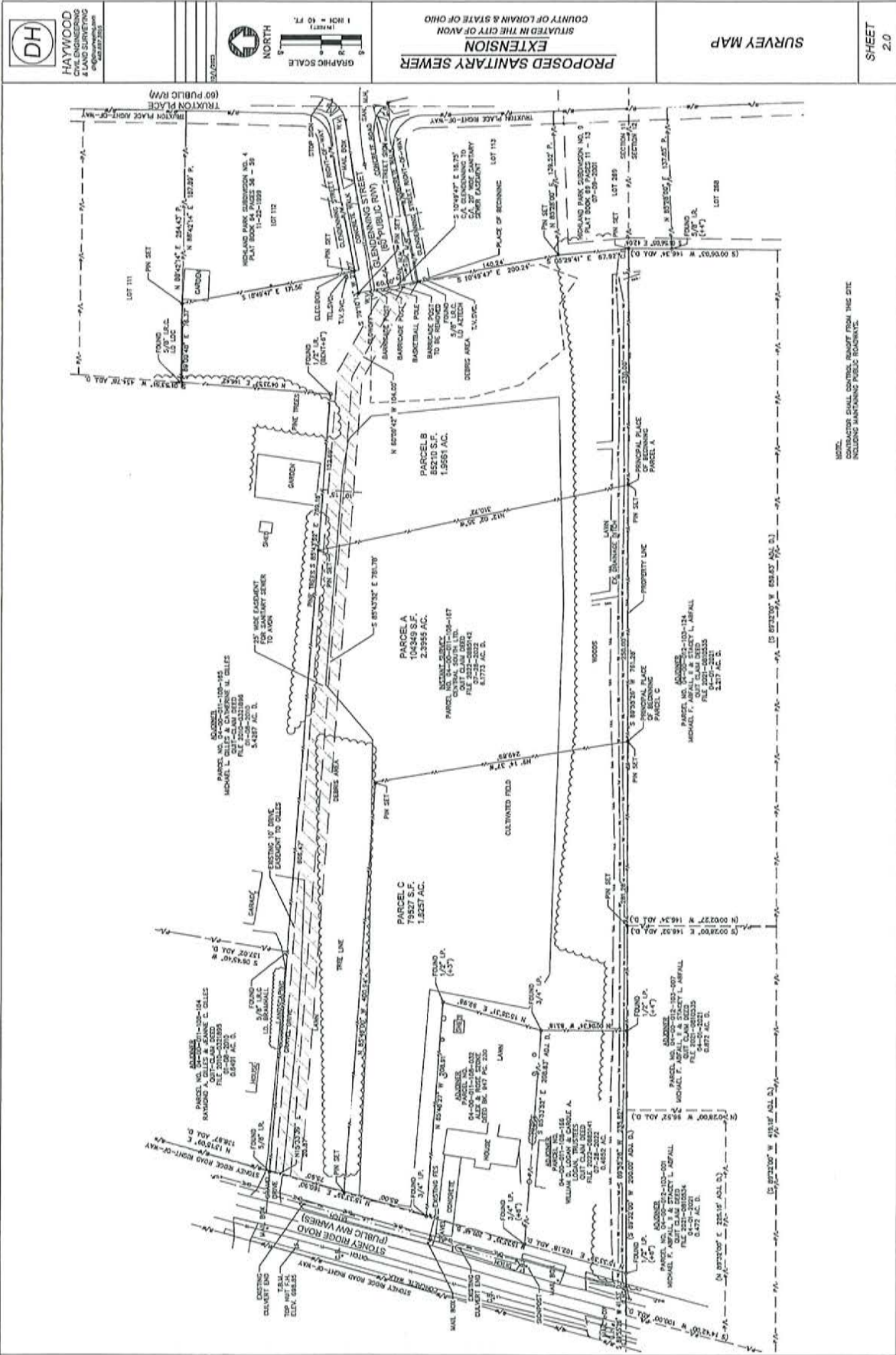


EXHIBIT 1 CENTRAL SOUTH LTD-GLENDEENING SANITARY SEWER EXTENSION



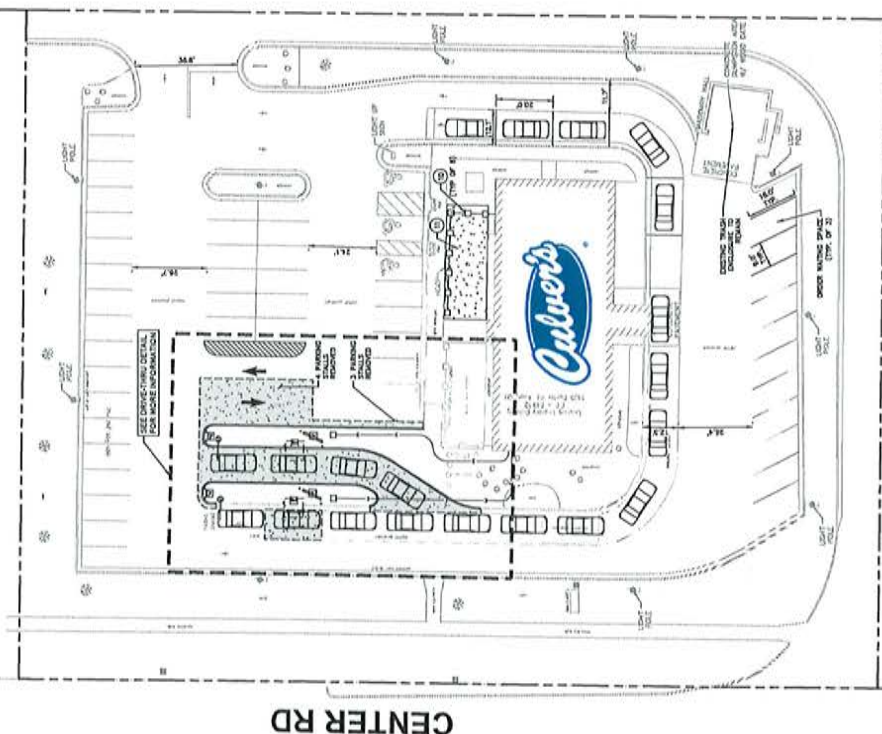
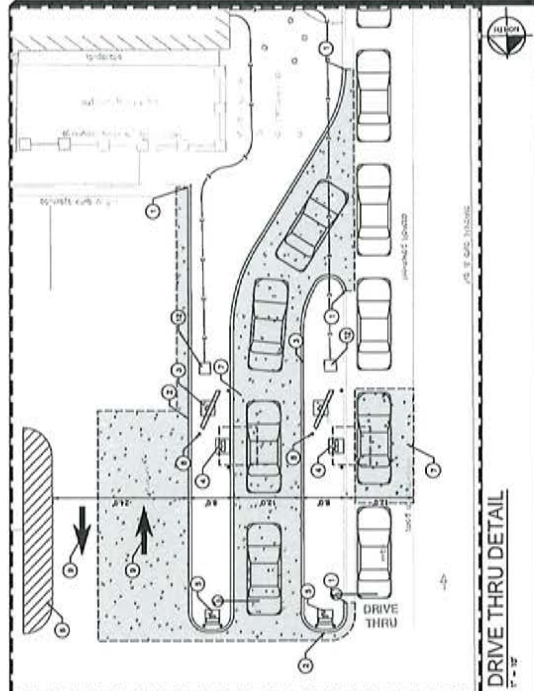
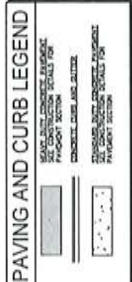
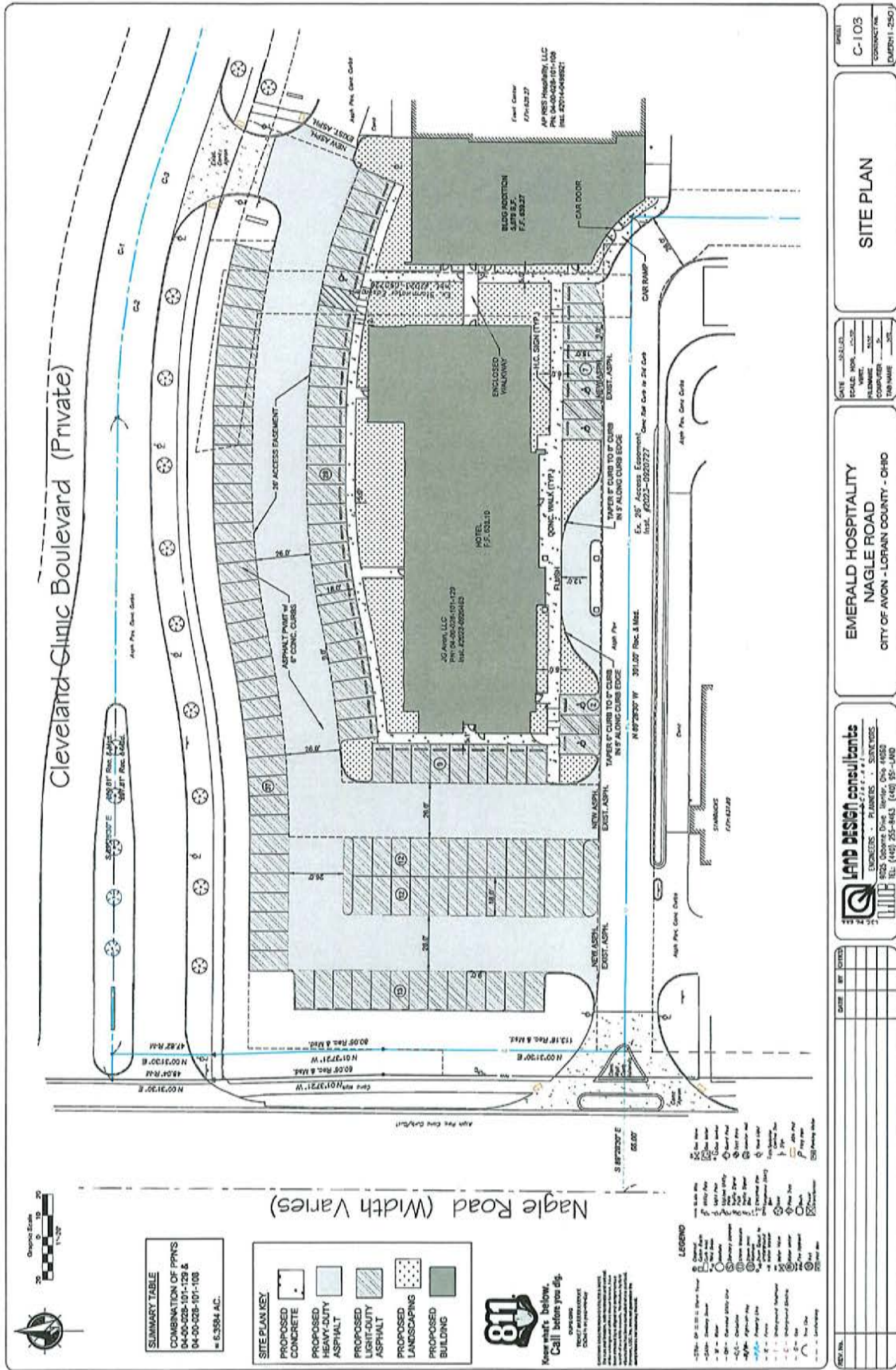
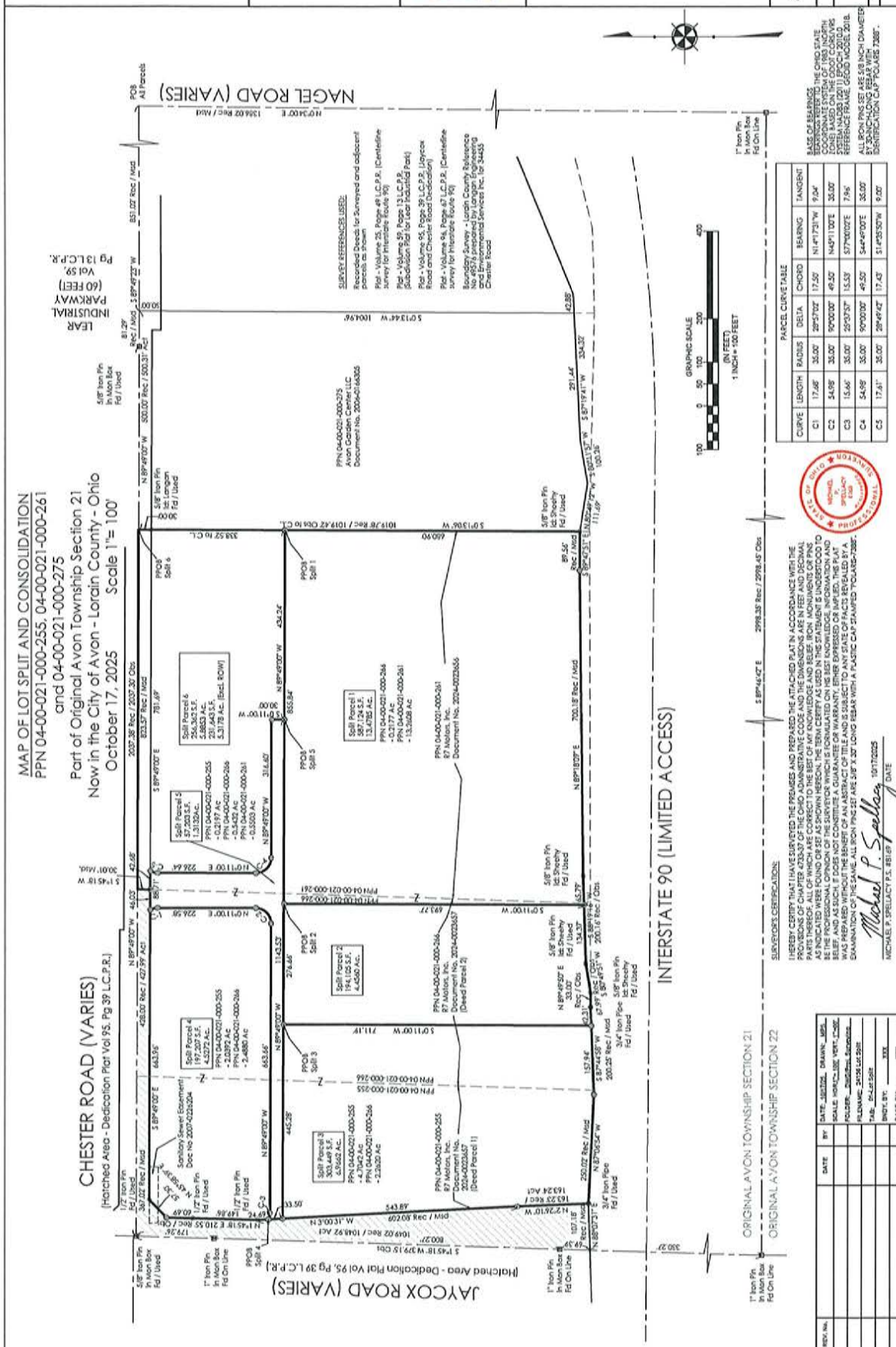
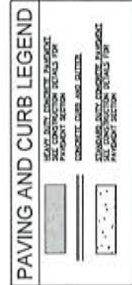


EXHIBIT 1 CULVER'S SPECIAL USE PERMIT SITE PLAN

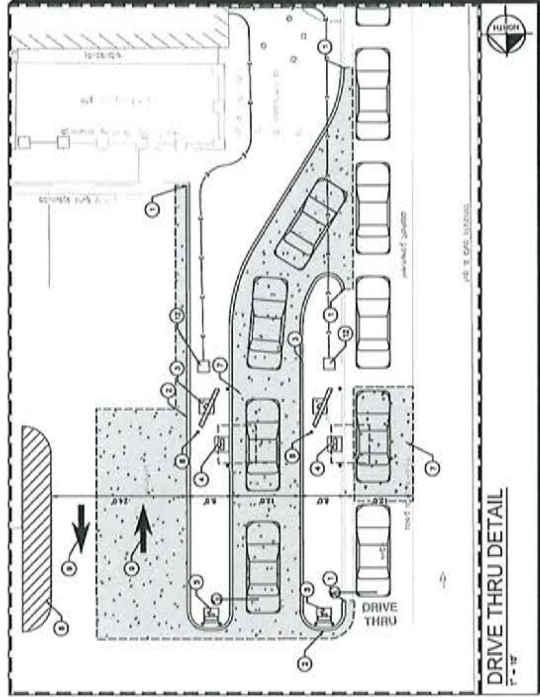




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SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, GROUND LOCATIONS, PRIOR TO BEGINNING ANY CONSTRUCTION.
4. PUMP HOUSE TO BE PAINTED PULV. AND NOT DIMENSIONED ON THIS PLAN SHOULD BE PAVEMENT TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR DIMENSION SIGN DETAILS. SEE SET PLAN FOR SITE ELECTRICAL DIMENSIONS.
6. ALL PROPOSED ON-SITE STORMING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

[illegible]

1445 CENTER RD
0400016102066
ZONED: C-4

CENTER RD

SITE PLAN



CULVER'S
DRIVE-THRU
IMPROVEMENTS
1439 CENTER RD,
AVON, OH 44011

ORIGINAL ISSUE: 10/03/2025	C3.0
KHA PROJECT NO. 168274036	
SHEET NUMBER	

CHESTER ROAD
DEDICATION PLAT

CITY OF AVON, LORAIN COUNTY, OHIO

SHEET 1 _____ TITLE SHEET
 SHEET 2 _____ PROPOSED R/W DEDICATION
 SHEET 3 _____ PROPOSED EASEMENTS

THE INTENT OF THIS PLAT IS TO DEDICATE A TOTAL OF 1.6507 ACRES FROM P.P.#/4-00-021-000-255, P.P.#/4-00-021-000-261, & P.P.#/4-00-021-000-266, TO THE CITY OF ANTON FOR PUBLIC USE. ADDITIONALLY, THE INTENT OF THIS PLAT IS TO ESTABLISH A 20' WIDE GAS EASEMENT AND A DRAINAGE ADJACENT. THE GAS EASEMENT IS INTENDED TO BE PARALLEL AND IMMEDIATELY ADJACENT TO THE PROPOSED R/W DEDICATION.



THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ARE RESERVED HEREIN NOTED ON THE PLAT FOR PUBLIC UTILITY PURPOSES ABOVE AND BEYOND THE SURFACE OF THE GROUND.

BASIS OF BEARING FOR THIS PLAT IS NORTH 88°49'02" WEST AS THE CENTERLINE OF CHESTER ROAD
 (VARIABLE WIDTH) AS EVIDENCED BY MONUMENTS FOUND AND IS THE SAME AS CALCULATED AND
 REPRODUCED FROM THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3401 BY TIES TO THE
 C.O.G.T. VORS NETWORK AND ARE LISTED TO NORTHEAST ANGLES ONLY.

2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 26

SURVEYOR'S CERTIFICATE

[illegible]

RYAN A. SHEFFER
P.S. NO. 8458

ACCEPTANCE & DEDICATION

IT IS KNOWN THAT THE UNDERSIGNED REPRESENTATIVE OF RTV MOTORS INC. AND ITS SUBSIDIARIES AND ASSIGNS HEREIN REFERRED TO AS THE GRANTOR, HEREBY CERTIFIES THAT THE UNDERSIGNED REPRESENTATIVE OF RTV MOTORS INC. HAS THE RIGHT AND AUTHORITY TO EXECUTE THIS INSTRUMENT AND TO CONVEY THE EASEMENT AND EGRESS PLAT OF THE SAME AND HERETO APPURTENANCES TO PUBLIC USE, AS SUCH, ALL RIGHTS BORN HEREON AND DESIGNATED AS HIGHWAY, INDIVIDUAL PROPERTY OWNERS OVER WHICH SAID EASEMENTS ARE TO BE RESPONSIBLE FOR THE NORMAL MAINTENANCE OF THE EASEMENT AREAS SUCH AS BURNING, LEAF LITTER, AND THE LIKE, SHALL BE THE RESPONSIBILITY OF THE GRANTOR. THE GRANTOR, BY THE SPECIAL POWER OF ATTORNEY HEREIN, HEREBY AGREES TO WAIVE ANY AND ALL RIGHTS OF THE GRANTOR TO REVOKE OR REVOKE THE EASEMENT, ANY EXPANSION OF THE EASEMENT AREA SHALL BE SUBJECT TO CITY CODES, ANY UTILITY CONNECTIONS, DRIVEWAY INSTALLATION, AND FUTURE DEVELOPMENT OF THE CITY OF MOBILE. ANY VIOLATION OF ANY OF THE FOREGOING SHALL BE THE RESPONSIBILITY OF THE CITY OF MOBILE.

THE UNDERSIGNED FURTHER AGREE THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH OR OTHER APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF AVALON. CHIO OWNERS OR ASSIGNS TAKING TITLE FROM THE UNDERSIGNED SHALL BE LIMITED TO THE INVESTMENT.

PERMANENT GAS EASEMENT

[illegible][illegible][illegible]

PERMANENT DRAINAGE EASEMENT

AND DOES HEREBY GRANT UNTO THE CITY OF AVON "PERMANENT DRAINAGE EASEMENT" AREAS AS SHOWN HEREON FOR PURPOSES OF INGRESS AND EGRESS TO FACILITIES AND TO MAINTAIN, REPLACE OR REMOVE PIPE, MANHOLES, STRUCTURES, DITCHES, SWALES AND/OR OTHER APPURTENANCES AS DEEMED NECESSARY BY THE CITY OF AVON.

TEMPORARY CONSTRUCTION EASEMENT

AND DOES HEREBY GRANT UNTO THE CITY OF AVON AND APPROVED CONTRACTORS, FOR A PERIOD OF 2 YEARS FROM RECORDING, A "TEMPORARY CONSTRUCTION EASEMENT" (20) FEET IN WIDTH PARALLEL WITH AND IMMEDIATELY ADJACENT ON THE SOUTHERLY "PERMANENT GAS EASEMENT" (20) FEET IN WIDTH, FOR GRADING AND CONSTRUCTION PURPOSES.

OWNER'S CERTIFICATION

[illegible]

THE UNDERSIGNED REPRESENTATIVE OF R7 MOTORS, INC., OWNER OF THE LANDS EMBRACED WITHIN THIS DEDICATION HEREBY ACKNOWLEDGE THIS PLAT TO BE MY FREE ACT AND DEED AND HEREBY ACCEPT THIS DEDICATION PLAT.

BY _____ DATE _____
COUNTY OF _____ SS _____
I BEING A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TO _____, the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he was the same as therein free and true owner, and that he executed the same for the purposes and consideration therein expressed. I have hereunto set my hand and official seal.

AT _____, OHIO, THIS DAY OF _____ 20____

NOTARY PUBLIC	COMMISSION EXPIRES

MORTGAGE RELEASE

WE IT KNOW THAT THE UNDERSIGNED REPRESENTATIVE OF MORGES-BENZ FINANCIAL SERVICES USA LLC, THE MORTGAGEE OF THE LANDS EMBRACED WITHIN THIS DEDICATION DOES HEREBY JOIN IN THE ABOVE DEDICATION AND RELEASE FROM THE OPERATION AND LIEN OF THE MORTGAGE HELD BY IT, ON SAID PREMISES AS RECORDED IN LORAIN COUNTY RECORDS OF MORTGAGES IN INSTRUMENT NUMBER 202-00223658 AND 202-00230669, CHESTER ROAD (NORTH VAREB).

THE UNDERSIGNED REPRESENTATIVE OF MERCEDES-BENZ FINANCIAL SERVICES USA LLC, THE MORTGAGEE OF THE LANDS EMBRACED WITHIN THIS DEDICATION HEREBY ACKNOWLEDGE THIS AT TO BE MY FREE ACT AND DEED AND HEREBY ACCEPT THIS DEDICATION.

BY _____ DATE _____
COUNTY OF _____ SS
STATE OF _____

NOTARY PUBLIC _____

MUNICIPAL APPROVALS

THIS DEDICATION IS ACCEPTED AND APPROVED BY THE COUNCIL PRESIDENT OF THE CITY OF
 LONDON, THIS _____ DAY OF _____, 20____

ANNUAL REPORT 2010

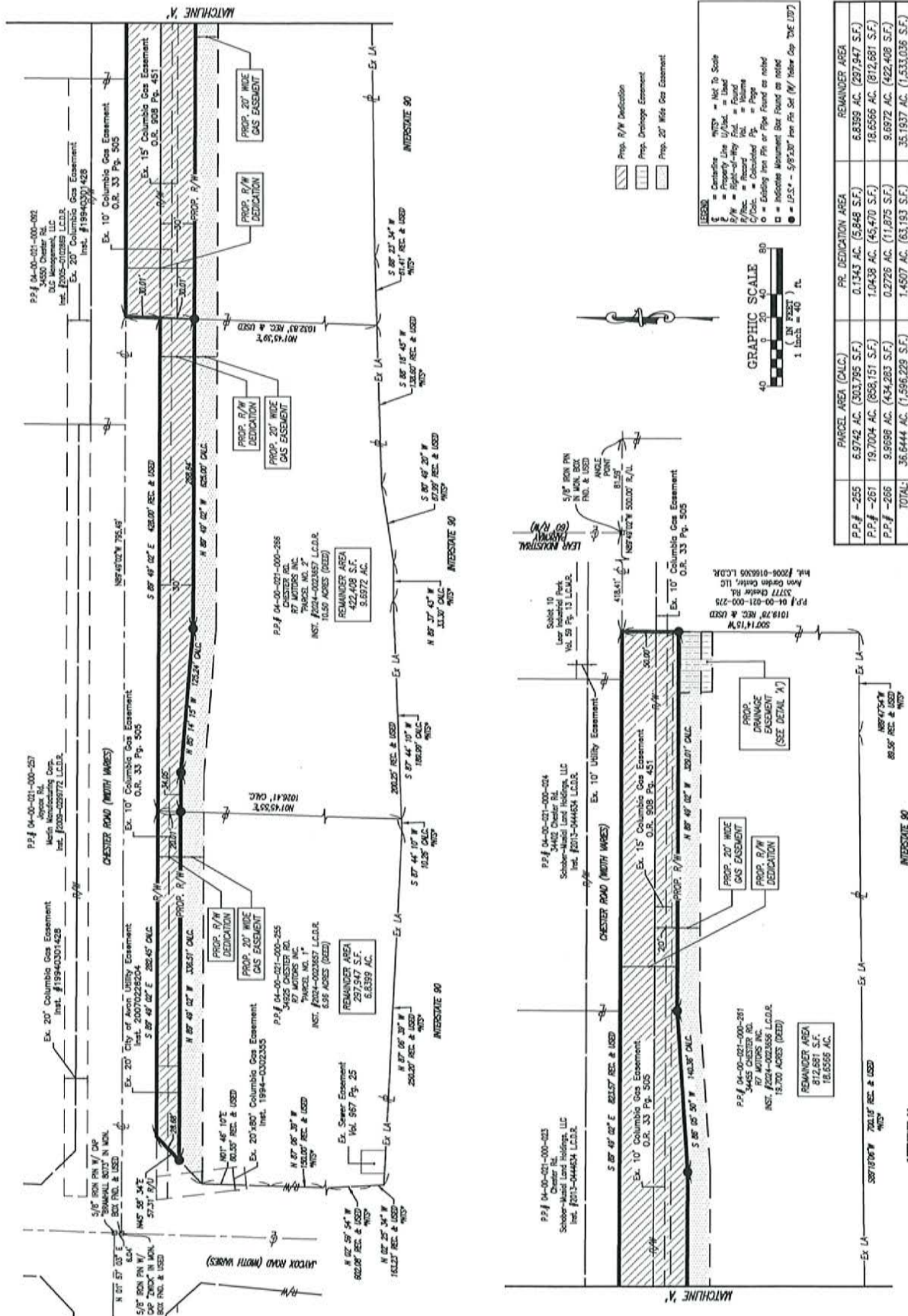
THIS DEDICATION IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION CHAIRPERSON OF THE CITY OF AVON, THIS _____ DAY OF _____, 20____.

[illegible]

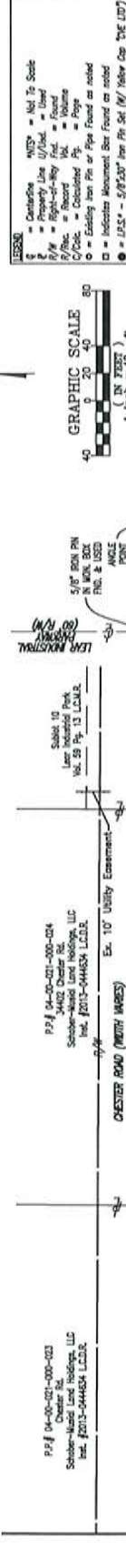
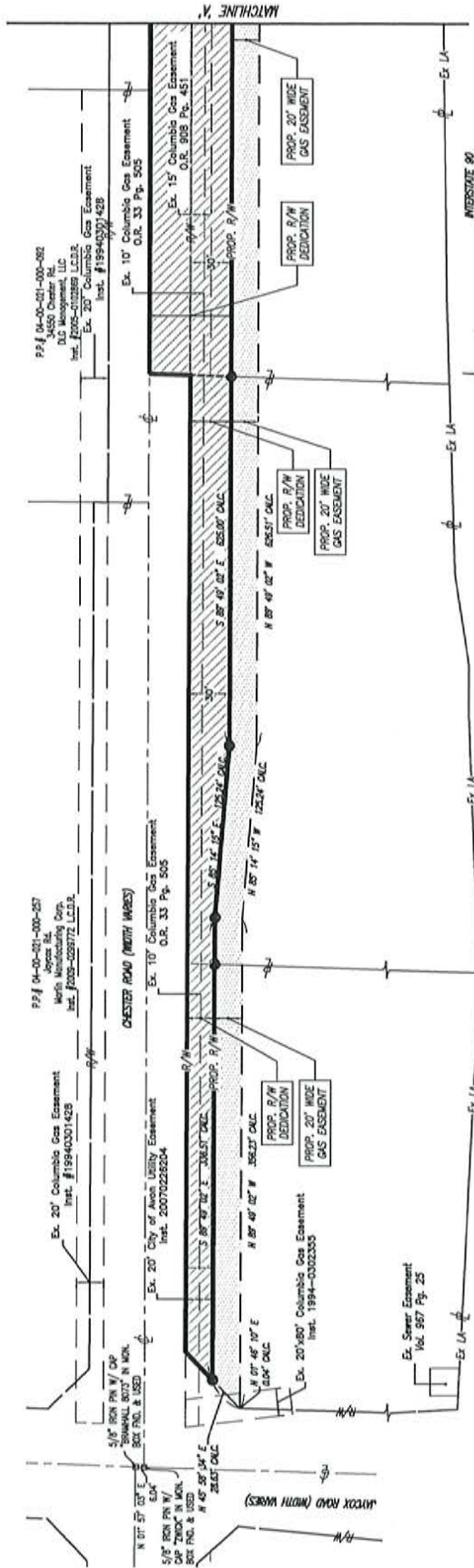
THIS DEDICATION IS ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF ANOKA
 _____ DAY OF _____, 20____

RYAN E. CUMMINS, P.E., CITY OF AVON CONSULTING ENGINEER

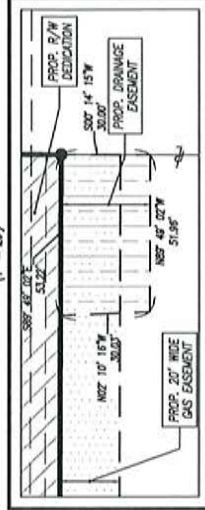
DESIGNED BY:	CLS
CHECKED BY:	CLS
DRAWN BY:	BAS
DATE:	NOVEMBER 2024
SCALE:	1" = 40'
PROJECT NUMBER	22287
Drawing Name	
SHEET:	1
TOTAL SHEETS:	3

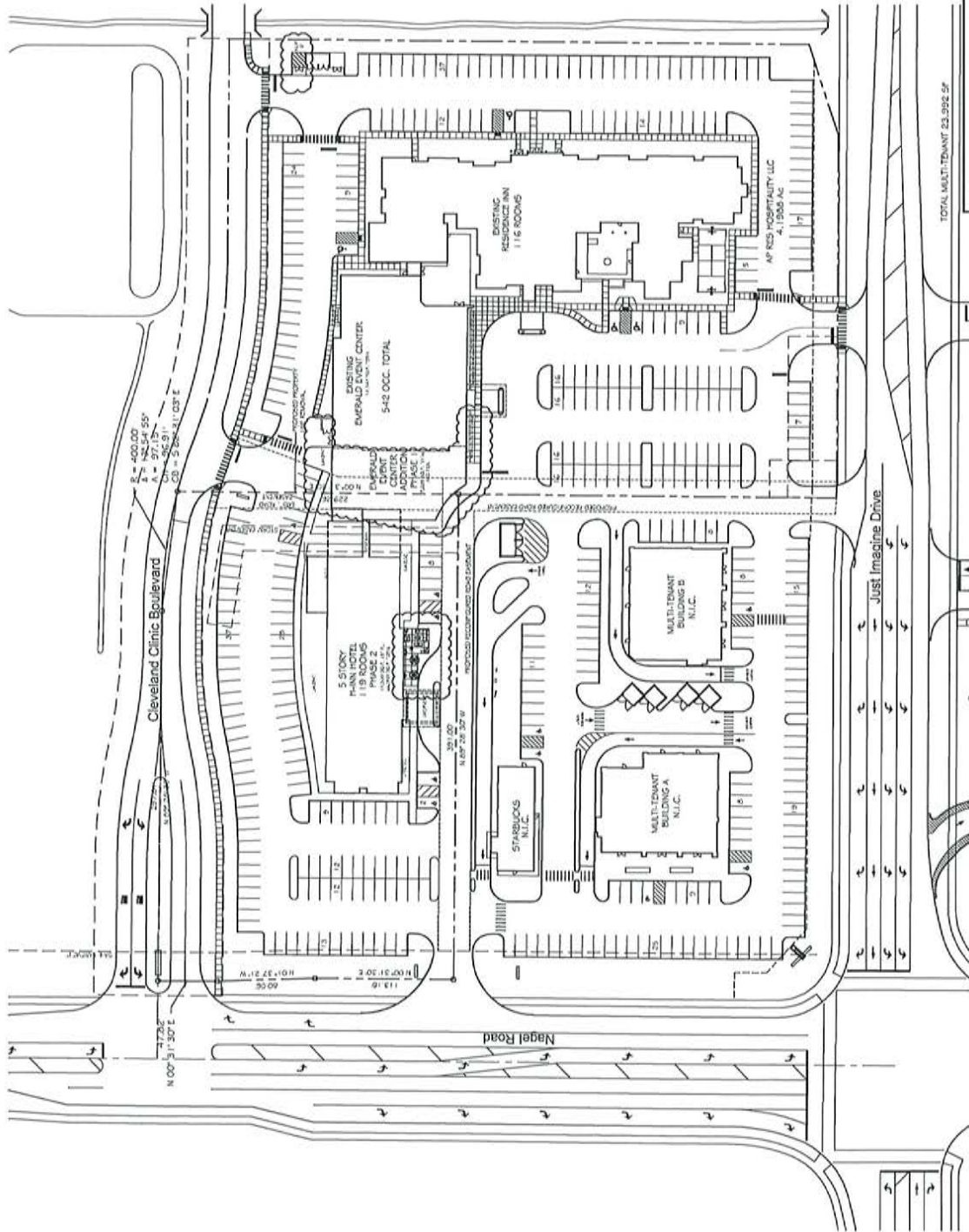


	PARCEL AREA (CALC.)	PR. DEDICATION AREA	REMAINDER AREA
P.P.# - 255	5.9742 AC. (303,795 S.F.)	0.1343 AC. (5,848 S.F.)	5.8399 AC. (297,947 S.F.)
P.P.# - 261	19.7004 AC. (868,151 S.F.)	1.0438 AC. (46,470 S.F.)	18.6566 AC. (812,681 S.F.)
P.P.# - 266	9.9988 AC. (434,283 S.F.)	0.2726 AC. (11,975 S.F.)	9.6972 AC. (422,408 S.F.)
TOTAL:	35.6444 AC. (1,596,228 S.F.)	1.4507 AC. (63,933 S.F.)	35.1937 AC. (1,533,036 S.F.)



	PR. GAS EASEMENT AREA	PR. DRAINAGE EASEMENT AREA
P.P.#-265	0.1435 AC. (6,250 S.F.)	0.0000 AC. (0 S.F.)
P.P.#-267	0.3792 AC. (16,518 S.F.)	0.0362 AC. (1,578 S.F.)
P.P.#-266	0.1966 AC. (8,564 S.F.)	0.0000 AC. (0 S.F.)
TOTAL:	0.7193 AC. (31,332 S.F.)	0.0362 AC. (1,578 S.F.)





TOTAL MULTI-TENANT 23,992 SF

PROPOSED SITE PLAN
SCALE: 1" = 40'-0"



Emily Hanson, Chief Building Official
Ryan Cummins, City Engineer
Pam Fechter, Planning Coordinator

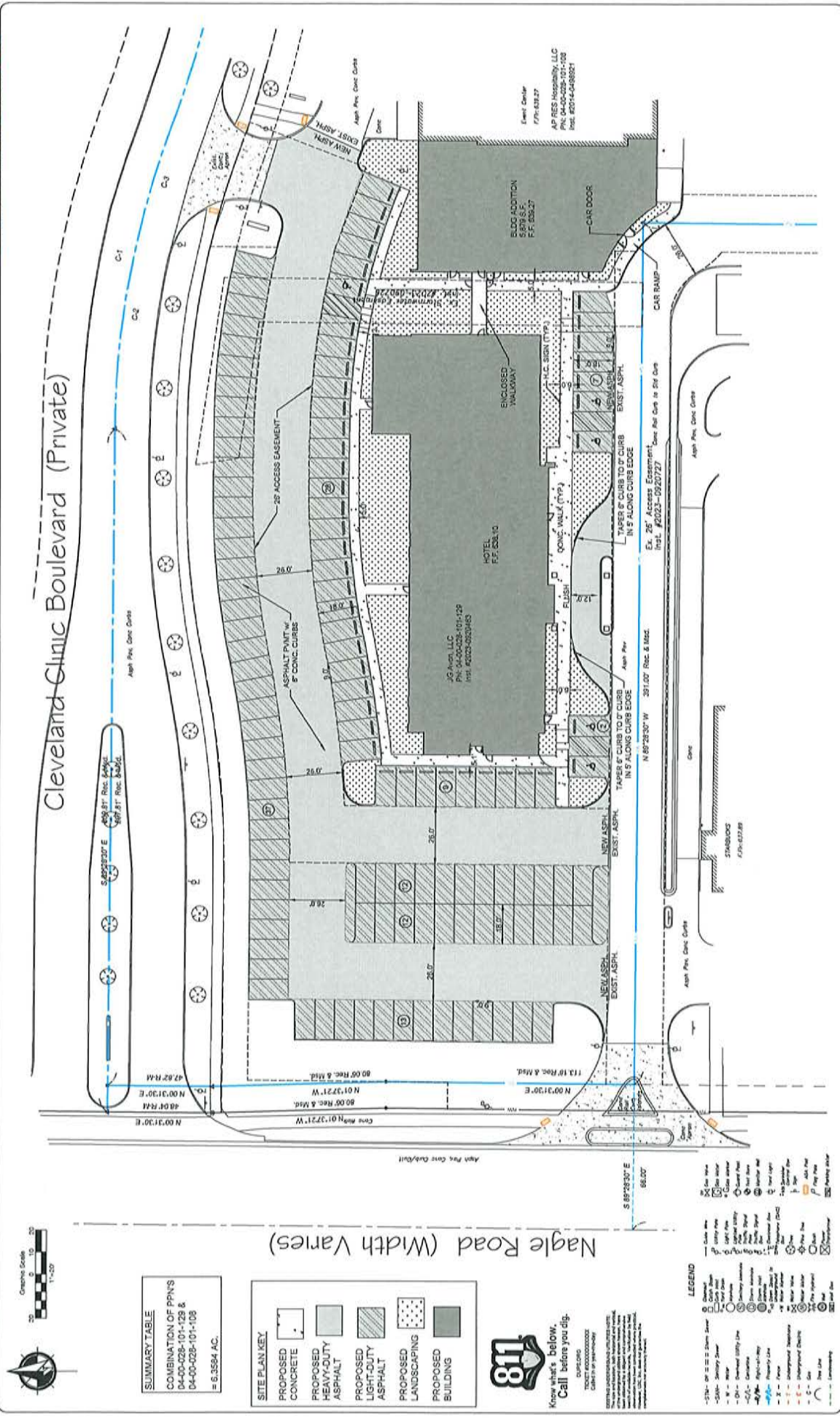
AS100

HAMPTON INN HOTEL BY HILTON /
EMERALD EVENT CENTER ADDITION
33040 Just Imagine Drive
Avon, OH 44011



stephen berry /
ARCHITECTURAL DESIGN INC
ARCHITECTURE, PLANNING, DESIGN, PHOTOGRAPHY
324 boardman - parkland road - suite 201 - youngstown, ohio, 44512
330 728 6000 studio - 3stephen@architect.com - www.stephenberrydesign.com

FOR 1. UNDESIGNED
UTILITY / SITE, ROAD
25% SUBMITTAL
DATE 10/10/24
25% SUBMITTAL



SUMMARY TABLE

COMBINATION OF PPNs
04-00-028-101-129 &
04-00-028-101-108
= 6.3584 AC.

SITE PLAN KEY

[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED HEAVY-DUTY ASPHALT
[Symbol]	PROPOSED LIGHT-DUTY ASPHALT
[Symbol]	PROPOSED LANDSCAPING
[Symbol]	PROPOSED BUILDING



Know what's below.
Call before you dig.

811
TOLL FREE 1-800-4-A-DAIRY
CALL 811 OR VISIT 811.NC

LEGEND

[Symbol]	Existing Building
[Symbol]	Existing Parking
[Symbol]	Existing Driveway
[Symbol]	Existing Walkway
[Symbol]	Existing Utility Line
[Symbol]	Existing Easement
[Symbol]	Existing Right-of-Way
[Symbol]	Existing Street
[Symbol]	Existing Sidewalk
[Symbol]	Existing Stormwater
[Symbol]	Existing Sewer
[Symbol]	Existing Gas
[Symbol]	Existing Water
[Symbol]	Existing Electric
[Symbol]	Existing Telecommunications
[Symbol]	Existing Other

REV. NO.	DATE	BY	CHKD.

LAND DESIGN consultants
ENGINEERS • PLANNERS • SURVEYORS
8025 Osbourne Drive, Mentor, Ohio 44060
TEL: (440) 255-5463 FAX: (440) 951-1400

EMERALD HOSPITALITY
NAGLE ROAD
CITY OF AVON - LORAIN COUNTY - OHIO

SHEET
C-103
CONTRACT NO.
PAPER# 1-250

EXHIBIT 2 HAMPTON INN GDP-RENDERING



Hampton Inn
Avon, OH

View 1

stephen berry /
ARCHITECTURAL DESIGN INC
© Copyright 05/05/25

EXHIBIT 2 HAMPTON INN GDP-RENDERING



Hampton Inn
Avon, OH

View 2

stephen berry /
ARCHITECTURAL DESIGN INC
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EXHIBIT 2 HAMPTON INN GDP-RENDERING



Hampton Inn
Avon, OH

View 3

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ARCHITECTURAL DESIGN INC
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EXHIBIT 2 HAMPTON INN GDP-RENDERING



Hampton Inn
Avon, OH

View 4

stephen berry /
ARCHITECTURAL DESIGN INC
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EXHIBIT 2 HAMPTON INN GDP-RENDERING

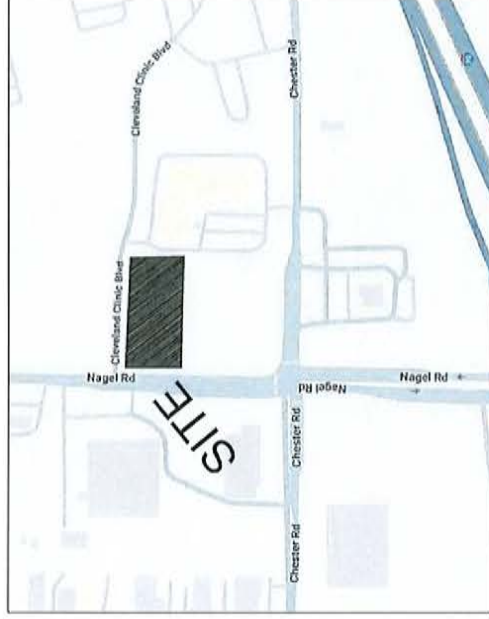


Hampton Inn
Avon, OH

View 5

CONSTRUCTION PLANS
FOR
EMERALD HOSPITALITY
CITY OF AVON - LORAIN COUNTY - STATE OF OHIO

PREPARED BY:
LAND DESIGN consultants
ENGINEERS - PLANNERS - SURVEYORS
3925 Osborn Drive Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 591-LAND



LOCATION MAP
NTS

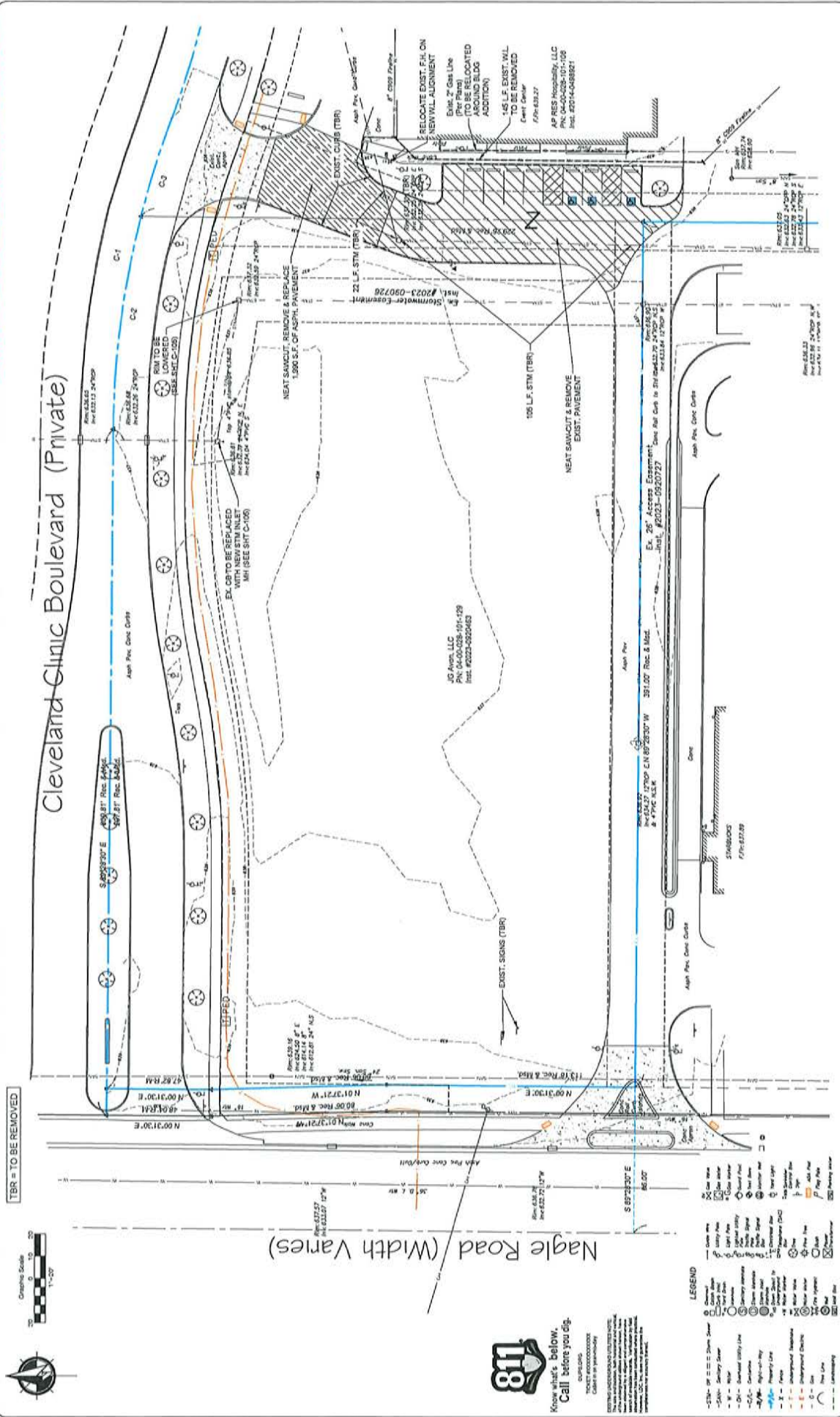
INDEX OF SHEETS

DESCRIPTION	SHEET
TITLE	C-101
EXISTING CONDITIONS & DEMOLITION PLAN	C-102
SITE PLAN	C-103
SITE UTILITY PLAN	C-104
SITE GRADING & SWP3 PLAN	C-105
SWP3 NOTES	C-106
SWP3 DETAILS	C-107
CIVIL DETAILS	C-108 TO C-114
GENERAL NOTES	C-115

OWNER/DEVELOPER:
EMERALD HOSPITALITY
2001 CROCKER RD, STE 300
WESTLAKE, OH 44145
CONTACT: JIM GERISH, CEO
PHONE: (440) 259-5848

ENGINEER:
LDC, INC.
9025 OSSORNE DR
MENTOR, OHIO 44060
CONTACT: MICHAEL ELLMAN, P.E.
PHONE: (440) 255-8463

**THIS IS A DRAFT FOR
REVIEW AND COMMENT**



EMERALD HOSPITALITY
NAGLE ROAD
CITY OF AVON - LORAIN COUNTY - OHIO

LAND DESIGN consultants
ENGINEERS • PLANNERS • SURVEYORS
9025 Osborn Drive, Mentor, Ohio 44060
TEL: (440) 255-8463 (440) 851-1400

EXISTING CONDITIONS & DEMOLITION PLAN

SHEET
C-102
CONTRACT NO.
BUMENH-2501

DATE: 02/12/20
SCALE: 1"=20'
FILE NO.:
PLAN NAME:
COMPUTER:
DRAWN BY: J. HARRIS

DATE: 02/12/20
SCALE: 1"=20'
FILE NO.:
PLAN NAME:
COMPUTER:
DRAWN BY: J. HARRIS

EXHIBIT 1 PREMIER REZONE

Avon GIS Viewer



10/1/2025, 7:38:42 AM

- ☐ Right of Way
- ☐ Ramp
- ☐ Interstate
- ☐ Centerline
- ☐ Parcel
- ☐ NO



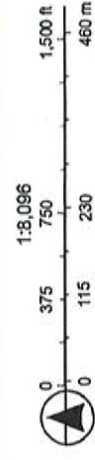
EXHIBIT 1 PREMIER REZONE

Avon GIS Viewer



10/1/2025, 7:40:11 AM

- ☐ Right of Way
- ☐ Interstate
- ☐ Ramp
- ☐ Centerline
- ☐ Parcel
- ☐ NO
- ☐ Zoning Labels
- ☐ Zoning
- ☐ C-1 GENERAL BUSINESS DISTRICT
- ☐ C-4M-1 GENERAL BUSINESS/INDUSTRIAL OVERLAY
- ☐ C-4M-1/O-2 GENERAL BUSINESS/GENERAL INDUSTRIAL/PLANNED OFFICE RESEARCH PARK OVERLAY
- ☐ C-4/O-2 PLANNED OFFICE RESEARCH PARK/ GENERAL BUSINESS OVERLAY
- ☐ M-1 GENERAL INDUSTRIAL
- ☐ O-1 PLANNED OFFICE DISTRICT
- ☐ R-1 SINGLE FAMILY RESIDENTIAL



GENERAL DEVELOPMENT PLAN FOR NAGEL ROAD SITE DEVELOPMENT

CITY OF AVON - LORAIN COUNTY - OHIO

DESIGNED BY:

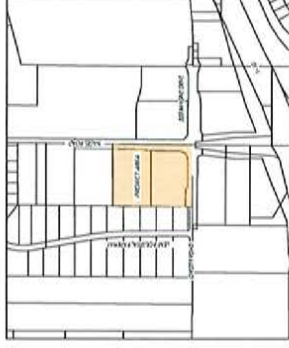


POLARIS ENGINEERING & SURVEYING, INC.
34605 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-4e.com

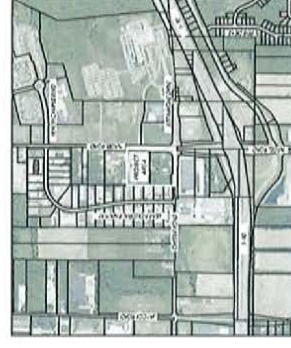
DEVELOPED BY:

PREMIER DEVELOPMENT PARTNERS
PHONE: (216) 341-1200
EMAIL: LINDA@PREMIERDEVELOP.COM
CONTACT: LINDA SHERMAN

DRAWING INDEX



SITE MAP
N.T.S.



VICINITY MAP
N.T.S.

DESCRIPTION

TITLE SHEET _____
EXISTING CONDITIONS _____
GENERAL DEVELOPMENT PLAN _____

SHEET NO.

1
2
3

APPROVALS

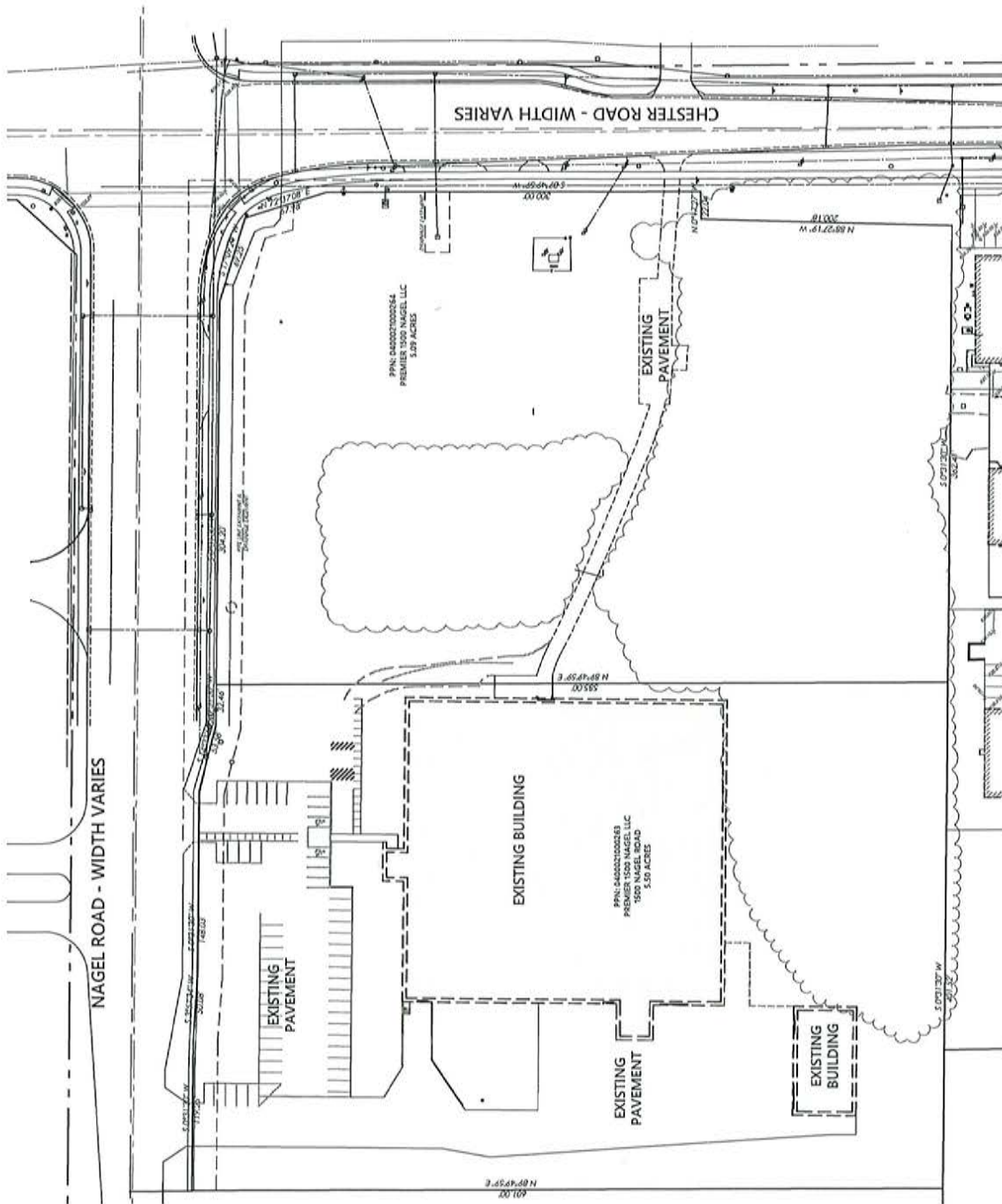
BY _____ DATE _____
PLANNING COORDINATOR
BY _____ DATE _____
City of Avon
BY _____ DATE _____
City of Avon Consulting Engineer



Dustin R. Keeney
DUSTIN R. KEENEY
P.E. # 83515

TITLE SHEET

CONTRACT NO.	25146
SHEET OF	01 03

[illegible]

THE PRESERVE AT
RIEGELSBERGER
CITY OF AVON - LORAIN COUNTY - OHIO

DATE: 10/20/01	DRAWN: KJT
SCALE: HOR. 1"=80' VERT. 1/4"	
FOLDER: 2001-Engineering	
FILENAME: 2001-Preliminary Plan	
TAB: 00-Utility East	
BODY: CHC	RAT
BASE: CHC	KTH

[illegible]

