



CITY OF AVON

36080 Chester Road · Avon, OH 44011 · Phone (440) 937-7800 · Fax (440) 937-7824 · www.cityofavon.com

REGULAR MEETING MINUTES AVON PLANNING COMMISSION DECEMBER 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. 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 off Mills Road and Nagel Road (PPN 04-00-025-000-577).

The Chair opened the public hearing at 7:00 p.m. Ms. Fechter stated that the public hearing for this item is canceled at the applicant's request. Public hearing notices will be mailed when the item is placed on a Planning Commission agenda.

No public hearing was held on this item.

2. Westhaven Estates, Detroit Road, Preliminary Plat

Swipe USA is requesting approval of the Preliminary Plat for a residential subdivision consisting of 35 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).

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.

3. Avon City Hall, 36600 Detroit Road, New Signage, Special Use Permit

City of Avon is requesting a positive recommendation to City Council for approval to create a Special Use Permit for signage at the new Avon City Hall located at 36600 Detroit Road.

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 7:02 p.m.

4. Referral From City Council: Extending the Moratorium on Future Development or Construction of any Extended Stays, Boarding Houses or the like within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 55-25 (expiring 01-13-26), for the Temporary Moratorium on the Future Development or Construction of any Extended Stays, Boarding Houses or the like within the City of Avon.

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.

5. Referral From City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Section 1264.07(f)-Additional Regulations for Attached Single-Family Dwellings, Section 1264.08(c)-Additional Regulations for Multi-Family Dwellings, and Section 1292.14(c) Improvement and Maintenance Standards as They Relate to Illumination on Pedestrian Paths and Open Areas.

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.

6. Referral From City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Chapter 1222 – Definitions, Section 1278.03(f)(7) - Schedule of Permitted Uses, Section 1280.05(ll) – Minimum Lot and Yard Requirements , and Section 1280.06(nn) – Supplemental Regulations, to allow animal boarding/ doggie daycare in the M-1, Industrial Zoning District.

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

There were no comments from the audience.

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

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

Ms. Fechter, Planning Coordinator, stated a correction should be made to the meeting November 19, 2025 minutes to reflect that the Grande Esplanade Subdivision project was incorrectly identified as a First Presentation and should instead be identified as an Informal Presentation.

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the amended minutes of the regular meeting held on November 19, 2025, and approve the minutes as published. The vote was "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

Ms. Fechter, Planning Coordinator, indicated Item No. 8, Grande Esplanade Subdivision be deleted from the agenda at the applicant's request. She also requested that the letter received from Attorney Mr. Slagter dated December 17, 2025 regarding this project be entered into the record.

Mr. Radcliffe moved, seconded by Mayor Jensen, to delete Item No. 8, Grande Esplanade Subdivision from the agenda. 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. DSM Holding Group, LLC, 3441 Center Road, Lot Split, PL20250074

Polaris Engineering on behalf of DSM Holding Group, LLC is requesting approval for a Lot Split creating a 3.08388-acre split parcel off Center Road that will be incorporated into the Preserve at Riegelsberger Subdivision.

Kevin Hoffman, Polaris Engineering, 34600 Chardon Road, Suite D, Willoughby Hills, Ohio 44046.

Mr. Hoffman explained that the request involved creating a 3.08388-acre split parcel that would be incorporated into the Preserve at Riegelsberger Subdivision. He described that this agenda item, along with the next two agenda items, were all necessary lot splits required to create the subdivision parcel for the Preserve at Riegelsberger. He noted that they were still working through the final development plans and FEMA submissions, indicating that some time would pass before these plans would come back for further consideration (Exhibit 1-DSM Drawing).

Ms. Fechter, Planning Coordinator, had no comments.

Mr. Cummins, City Engineer, clarified they had reviewed the lot split and had no additional survey-related comments at this time. However, he pointed out that there were notations on the plans concerning future right-of-way that would be provided once the subdivision proceeds should it move forward. This provision would be important for future developments and planning regarding the subdivision's layout and infrastructure.

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 creating a 3.08388-acre split parcel off Center Road that will be incorporated into the Preserve at Riegelsberger Subdivision. The vote was: "AYES" all. The Chair declared the motion passed.

2. K.A.R. Partners LLC, 35800 Riegelsberger Road, PL20250075

Polaris Engineering on behalf of K.A.R. Partners, LLC is requesting approval for a Lot Split creating a 1.289-acre parcel on Riegelsberger Road and the remaining 34.3505 acres will be incorporated into the Preserve at Riegelsberger Subdivision.

Kevin Hoffman, Polaris Engineering, 34600 Chardon Road, Suite D, Willoughby Hills, Ohio 44046.

Mr. Hoffman had no additional comments on the already mentioned statement.

Mr. Gasior, Law Director, emphasized the importance of noting for the record that there are notations on the split map indicating that additional 10 feet of future right-of-way would be granted to the city. He is unsure how the portion to the west would be described which would be additional right of way to the city for the purposes of constructing a possible roundabout at State Route 83 and Riegelsberger Road. The vote from the Planning Commission would be with this understanding.

Mr. Cummins, City Engineer, confirmed there would be an additional 10 feet of right-of-way across the entire frontage that would widen the Riegelsberger Road right-of-way from 30 feet wide to 40 feet wide on the north side. He also noted that the southwest corner contained space that will also turn into a right of way for a potential future roundabout at State Route 83 and Riegelsberger Road. There is a concept of the roundabout currently and that is what the shape is based upon. This would be more precisely defined in the 2026 design process.

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 Mr. Fitch, to approve a Lot Split creating a 1.289-acre parcel on Riegelsberger Road and the remaining 34.3505 acres will be incorporated into the Preserve at Riegelsberger Subdivision. The vote was: "AYES" all. The Chair declared the motion passed.

3. Margaret Kraker, Center Road, Lot Split, PL20250076

Polaris Engineering on behalf of Margaret Kraker is requesting approval of a Lot Split creating an 8.8558-acre split parcel off Center Road that will be incorporated into the Preserve at Riegelsberger Subdivision.

Kevin Hoffman, Polaris Engineering, 34600 Chardon Road, Suite D, Willoughby Hills, Ohio 44046.
Mr. Hoffman had no additional comments on the already mentioned statement.

Mr. Cummins, City Engineer, noted that there were similar notations on this lot split as the DSM Lot Split and KAR Partners Lot Split about the provision of future right-of-way along State Route 83 that would occur once the subdivision design is finalized and the final plat is created.

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 creating an 8.8558-acre split parcel off Center Road that will be incorporated into the Preserve at Riegelsberger Subdivision. The vote was: "AYES" all. The Chair declared the motion passed.

4. R7 Motors Inc., Chester Road, Final Development Plan, First Presentation, PL20250081

Polaris Engineering on behalf of R7 Motors Inc. is requesting approval of the Final Development Plan for construction of Mercedes Benz and Porsche Dealerships with private drive and access from Chester Road and Jaycox Road (PPN 04-00-021-000-255, 266 and 261).

Denver Brooker, Vocon Architects, 3142 Prospect Avenue, Cleveland, 44115.

Mr. Brooker presented the final development plan for R7 Motors. He explained that they had submitted the final development plan in November and were still working with the city's engineering department and awaiting the engineering comments. He noted that recently a traffic impact study was submitted that was currently under review, which might lead to amendments to the development plan. Mr. Brooker noted this was the first time renderings of the new buildings had been presented publicly (Exhibit 1 Drawing and Rendering).

Ms. Fechter, Planning Coordinator, commented that the applicant had been working closely with the city on this development with many moving parts. She mentioned R7 Motors are excited to come to Avon and appreciated the visibility from I-90.

Mr. Cummins, City Engineer, confirmed the plans were still under review, including the recently submitted traffic study. He noted that agreements had just been reached regarding Chester Road, which would allow the engineering review to be completed. He recommended that any future action be contingent upon final engineering approval.

Mr. Radcliffe expressed interest in seeing the traffic information, particularly regarding Jaycox Road coming over the bridge and traffic flow onto Chester Road. He emphasized the importance of understanding how the traffic would be managed, especially given the ongoing development in the area.

Mr. Brooker provided an aerial orientation using renderings showing the entry from Chester Road with the Porsche dealership to the west (right) and Mercedes Benz dealership to the east (left). He explained that these were current brand standards for both manufacturers, with the Mercedes standards being particularly new and unique, as there are only a few of these dealerships in the country with the newly updated brand specifications.

Mr. Brooker noted these site plans, as presented, remain consistent with those from prior presentations. The development will initially feature these two dealerships, but the plan includes three additional future development parcels. These may be further subdivided once appropriate tenants or developers are identified. The construction includes new, modern dealerships that adhere to the very latest design standards, capturing the luxury brand image and both companies are renowned globally. The decision to position the dealerships on that particular location takes advantage of excellent visibility factors due to proximity to major highways, providing both aesthetic and practical benefits to the future business operations of the Porsche and Mercedes Benz dealerships, as well as potentially the additional sites reserved for future development.

Chair Witherspoon declared this item a First Presentation.

5. Avon Pointe, Building No. 5, American Way, Final Development Plan, PL20250078

Polaris Engineering on behalf of Brady Cam 1, LLC is requesting approval of the Final Development Plan for the construction of Building No. 5, a 17,298 sq. ft. office building, on American Way (PPN 04-00-009-000-200).

Kevin Hoffman, Polaris Engineering, 34600 Chardon Road, Suite D, Willoughby Hills, Ohio 44046.

Mr. Hoffman explained that this plan was previously approved in 2017, at which time underground improvements including storm sewer, water lines, and sanitary sewers were installed, but the building was never constructed. His client now has a potential tenant and needs the plan reapproved since the original approval expired. The only change to the plan is an additional drive connecting to American Way, which now loops back to Chester Road (which it didn't in 2017) (Exhibit 1 Drawing).

Ms. Fechter, Planning Coordinator, stated that all staff comments had been addressed and that the Chagrin Valley Engineering Department had no additional comments, as all issues were previously resolved in 2017. However, because the prior approval had expired, the project required approval again. She noted that there were minor comments from utilities and zoning, all of which have since been resolved, and she 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 the Final Development Plan for the construction of Building No. 5, a 17,298 sq. ft. office building, on American Way (PPN 04-00-009-000-200). The vote was: "AYES" all. The Chair declared the motion passed.

6. Mills Road Development, Mills Road, General Development Plan, PL20250080

Civil Design Group on behalf of Gold Metal Construction is requesting approval of the General Development Plan for construction of 2 buildings with a combined 53,900 sq. ft for flexible office and warehouse space to be completed in 2 phases on Mills Road (PPN 04-00-024-116-235).

Vinny Violi, Gold Metal Construction, 27796 Royalton Road, Columbia Station, Ohio 44028.

Mr. Violi explained the proposal is for modern, small-scale flex industrial development on the northeast corner of Mills and Jaycox Road. He explained the goal was to provide high-quality industrial flex warehouse space for small to mid-sized businesses needing warehouse space with accessory office space, designed to have low impact on the surrounding area.

Ms. Fechter, Planning Coordinator, noted that the final development plan would show more renderings, but the product would be similar to what exists on Moore Road with office space in front and warehouse space in the back and will be used for industrial users. She noted staff comments have been addressed but requested that any approval be made contingent upon final fire department approval, as they had been working closely with Assistant Chief Bruehler and Lieutenant Dudziak on the layout but needed a little more time.

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

Mr. Violi showed a rendering of the general appearance of the proposed development type.

Mr. Ratcliffe expressed concerns about truck traffic and asked about access for tractor-trailers and box trucks, noting the proximity to residential areas, particularly to the west and north. He was concerned about truck traffic pulling out and heading north on Jaycox Road where there are residences and suggested additional signage might be needed to ensure future tenants follow appropriate rules.

Mr. Violi clarified that while deliveries would occur, most would involve smaller-sized vehicles rather than large semi-trucks, though the site would accommodate larger trucks, when necessary, without requiring them to back out onto streets. He agreed to work with the city on appropriate traffic measures.

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 construction of 2 buildings with a combined 53,900 sq. ft for flexible office and warehouse space to be completed in 2 phases on Mills Road (PPN 04-00-024-116-235) contingent upon Fire Department approval. The vote was: "AYES" all. The Chair declared the motion passed.

7. Grace Estates, Detroit Road, Final Plat, First Presentation, PL20250070

Bank Avon LLC is requesting approval of the Final Plat for a residential subdivision consisting of 12 single family homes on Detroit Road (PPN 04-00-022-104-015, 016).

Noam Adler, Knez Homes, 14390 Washington Blvd., University Heights, Ohio 44118.

Mr. Adler presented the final plat that had been submitted to the city and had proceeded through the review process over the last several months. He stated that all city questions had been addressed to date and that he was available to answer any additional questions.

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

Mr. Cummins, City Engineer, explained that they were still in the process of reviewing a recent resubmission received a few days prior and that the project remains under review as it moves toward final engineering approval.

Bill Galik, Galik Building Company, 3001 Jaycox Road, Avon, Ohio 44011.

Mr. Galik represents relatives who own property on Jaycox Road with 4 lots backing up to the development, and expressed concerns about drainage and stormwater management, particularly regarding subplot 8, which contains wetlands. Mr. Galik reviewed the plans and questioned whether the home could be built anywhere within the setbacks, except on the wetlands, and how close to the wetlands construction could occur. He also inquired about whether the proposed drainage swale would be adequate for managing stormwater (Exhibit 1 Drawing).

Mr. Cummins, City Engineer, responded, clarifying that while a home could technically be built anywhere within the city-defined setback areas, developing on wetland areas would require special permitting from the Ohio EPA and/or the U.S. Army Corps of Engineers. He assured Mr. Galik that based on the presentation, the developer appears to intend to construct the residence outside of the delineated wetland areas, taking care to remain compliant with the necessary environmental regulations. According to the drawings, significant care appears to have been taken to identify and respect the wetland boundaries, thereby minimizing potential environmental disruption.

Mr. Cummins addressed the drainage concerns and explained that the current plan offers a solution involving a drainage swale. This swale is proposed to run along the property line, effectively directing water to a storm sewer system located at subplot 9. The design of this system allows for collected stormwater to be efficiently transported to the stormwater management basin for proper management, ensuring that excess water is handled in a manner designed to prevent flooding or damage to nearby properties and infrastructure. This drainage strategy aims to mitigate water-related issues within the boundaries of the new subdivision, securing adequate flow and containment even during periods of heavy rainfall.

Mr. Galik voiced his concern that the drainage corridor appears narrow, potentially only 7 feet wide according to the plans, and stressed that if the swale was not well-maintained, it could result in issues affecting multiple property owners. He suggested extending the storm sewer to the proposed house on subplot 8, allowing downspouts and sump pumps to connect directly to the storm sewer instead of draining overland, which could mitigate potential drainage issues.

In response to additional concerns regarding the swale's capacity and maintenance, Mr. Cummins also acknowledged the suggestion from Mr. Galik regarding the extension of the storm sewer to the proposed house on subplot 8. He agreed that extending the storm sewer line could form part of a comprehensive drainage solution, particularly benefitting the area by allowing downspouts and sump pumps to connect directly to the storm sewer, thereby bypassing the more vulnerable swale. This approach could minimize the risk of improper drainage maintenance and its associated issues, such as potential blockages or inefficiencies.

Mayor Jensen asked if this pipe extension could be required as a condition.

Mr. Cummins confirmed it could be feasibly implemented, establishing a more robust and failsafe solution to prevent future drainage conflicts.

Mr. Barnes asked for confirmation regarding the Army Corps of Engineers' approval process for impacts to wetlands in lots 1-6.

Mr. Adler then responded that they were working with the Corps and would need to purchase wetlands credits as part of the development process.

Chair Witherspoon declared this item a First Presentation.

8. Grande Esplanade, Mills Road-Nagel Road, Preliminary Plat, First Presentation, PL20250071

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 off Mills Road and Nagel Road (PPN 04-00-025-000-577).

Informal Presentation was held on November 19, 2025.

This item was deleted at the Applicant's request.

9. Westhaven Estates, Detroit, Road, Preliminary Plat, First Presentation, PL20250079

Swipe USA is requesting approval of the Preliminary Plat for a residential subdivision consisting of 35 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).

John Chandler, Howard Hanna Realty, 19204 Detroit Road, Rocky River, Ohio 44116.

Chris Bendar, Karpinski Engineerig, 3135 Euclid Avenue, Cleveland, Ohio 44115.

Mr. Chandler is representing Swipe USA and explained that several items were addressed in the revised submission. He noted Block A has 150 feet of frontage along Detroit Road. A preliminary approval letter from FirstEnergy was included with the overall plan design. The grading plan and watershed plan were extensively revised by Karpinski Engineering, and a wetland report prepared by HZW Environmental Consultants was also submitted. All easements are shown on the current plan (Exhibit 1 Drawing).

Mr. Chandler added that the lots within the cul-de-sac were revised to meet frontage requirements. Lots that previously contained the original stormwater detention basins were revised so that the basin areas are no longer included in lot square footage calculations. The retention basin design has been revised. Lots impacted by the FirstEnergy easement were completely redesigned and are nearly double the size of those shown on the original plan.

Mr. Bednar noted that engineering comments were received regarding several lots requiring 100 feet of frontage on the south side of the site. He stated sublots 27 through 34 will be adjusted by sliding the properties south, which will make subplot 35 slightly narrower. He noted that this area is excessively large to account for the FirstEnergy easement, and the additional frontage will be obtained by adjusting the lot and house placement. Regarding Block A, Mr. Bednar confirmed that a frontage dimension was inadvertently omitted from the plan, but the block does have 153 feet of frontage along Detroit Road. He also stated that the sanitary sewer will be extended along Detroit Road to serve the two properties at the southwest corner of the site, with laterals crossing the road. This information was also inadvertently omitted from the plan set.

Mr. Bednar stated in terms of stormwater management, all runoffs will be directed to Block B and Block C, where both water quality and quantity controls will be provided for the project. Currently, the site is an active cornfield with bare soil, resulting in a substantial amount of runoff toward the upper right-hand corner of the property. While the proposed subdivision will increase the runoff compared to existing conditions, the increase will be less significant than if the property were converted to grass.

Additionally, the traffic study concluded that a traffic signal is not warranted and that adequate gaps in traffic exist to accommodate the proposed driveway locations.

Ms. Fechter, Planning Coordinator, clarified they were not asking for a vote that night but wanted to present the redesigned subdivision to the Commission as the plans had evolved significantly since the last presentation. She explained that the confusion had arisen due to a mix-up concerning which set of plans had been submitted initially. As a result, the applicants had not yet received engineering comments from the city on the correction submittal.

Mr. Cummins, City Engineer, confirmed that they were still in the review process for the engineering side but acknowledged that the latest set of plans appeared much better than previous submittals. However, he mentioned that a thorough review was still necessary to address any potential concerns or deficiencies. He suggested a meeting with the applicants to discuss the engineering aspects and expedite the process.

William Malone, 39555 Detroit Road, Avon, Ohio 44011.

Mr. Malone raised a series of detailed questions and shared significant concerns about the proposed development plan. His primary focus was on the dimensions and layout of lots, along with the planned sewer lines that he feared could have a profound impact on his property and surrounding environment. A key element of his concern was the potential risk posed to a century-old Linden tree situated within the right-of-way on his property, fearing that the forthcoming sewer installations might result in damage to the tree. This tree not only has personal value to Mr. Malone but also contributes to the aesthetic and historical significance of the area. Mr. Malone also questioned the scale of the drawing to the dimensions.

Mr. Cummins replied that the dimension may not be accurate based on the size drawing he received. It is set up for 24x36 plan sheet and if he received it in a smaller size the scale would need to be adjusted accordingly. He stated in his preliminary review he has not seen any pages where the scale is incorrect.

Mr. Malone inquired about the precise locations of sewer lines, which are intended to run along the north side of Detroit Road servicing lots 1 through 2, and lots 18 and 19. These lines include laterals that are planned to cross the road, providing essential connections for properties on the south side. Understanding the effect on his property, particularly in relation to preserving the Linden tree, was a priority for him. Specifically, he sought clarity on the setback distance for the sewer line from either the center line or curb of Detroit Road, aiming to assess how much of his property might be impacted and whether protective measures could ensure the tree's preservation.

Mr. Cummins believed it is a 66 foot right of way, in general the road is in the middle of the right of way so 33 feet from the center line is about where it would stop.

Additionally, Mr. Malone highlighted infrastructural concerns, seeking reassurance that the placement of the sewer and service tabs for lots fronting Detroit Road would not overly encroach into property owners' yards, potentially altering the landscape or usability of their land.

Mr. Bednar explained that they would proactively involve a surveyor to accurately locate the Linden tree on the plan as a measure to ensure that the sewer installation is planned to avoid it. He stressed the importance of preserving this tree due to its age and significance to Mr. Malone. Mr. Bednar acknowledged that the incorporation of the tree's location into the survey plan would help in strategically planning the sewer placements to safeguard the tree against any potential harm during the sewer installation process. Furthermore, he assured Mr. Malone that there would be a cleanout

provided for easy tie-in, facilitating maintenance and minimizing disruption to property owners. The cleanout would serve as a critical component in ensuring that any maintenance or future adjustments can be conducted efficiently, without unnecessary invasive action on the property.

Additionally, Mr. Bednar confirmed that the complexity and concern around existing utilities, such as the gas lines which run parallel along that area, were being considered carefully in the plan's design layout. He emphasized their commitment to preserving the features of the local environment and maintaining property integrity throughout the development process. This involved careful mapping and consideration of not just the sewer lines but also understanding how all existing utilities could be affected or would affect the construction, ensuring that there will not be any unplanned disruption to the gas lines, thereby safeguarding both property and utility service continuity.

Mr. Cummins stated that during the final plan review, they will determine the location where the existing sanitary line exits the house toward the septic field. That location will be used as the preferred point for the new sanitary connection to simplify the tie-in process.

Mr. Malone raised concerns regarding Sublot 1, specifically the existing driveway access onto Detroit Road, citing traffic conditions and the presence of a swale.

Mr. Cummins noted that this issue will likely be addressed through engineering comments, as there is a desire to avoid driveway access directly onto Detroit Road.

Larry Robinson, 39643 Detroit Road, Avon, Ohio 44011.

Mr. Robinson voiced his concern during the meeting regarding the planned layout of the development. He pointed out that the west street, as currently proposed, would be directly aligned with his driveway. This alignment poses a potential risk of creating traffic congestion and safety challenges when entering or exiting his property. The situation could become particularly problematic during peak traffic times, making it hazardous for residents who are navigating the busy area.

Mr. Cummins, City Engineer, acknowledged such concerns, highlighting that there would indeed be considerations of alignment and access needing to be resolved as part of the ongoing review process.

Tom Demaline, Willoway Nursery, 4740 Center Road, Avon, Ohio 44011.

Mr. Demaline raised concern about the potential future sewer access to his 20-acre plot. He sought clarification primarily on whether sewer infrastructure developments in the area would facilitate a connection to his parcel, particularly if the land were to be developed in the future.

Mr. Cummins explained that there is currently a sanitary sewer to the north coming off Miramar Drive, which is situated on the north side of Detroit Road. He assured Mr. Demaline that, while the sewer is on the north side, there would be an access opportunity available for his parcel if any development were to take place. This would, however, require crossing Detroit Road to connect to the existing infrastructure. As such, if any future development on the south side of Detroit Road were to occur, subsequent planning would involve tying into 1 of the manholes on the north, ensuring access to the existing sewer facilities. This assurance would cover the connection needs of the land he currently owns, providing a viable sewer system integration into future development plans for that area.

Chair Witherspoon declared this item a First Presentation.

10. Avon City Hall, 36600 Detroit Road, Special Use Permit

City of Avon is requesting a positive recommendation to City Council for approval to create a Special Use Permit for signage at the new Avon City Hall located at 36600 Detroit Road.

Mr. Gasior, Law Director, explained that after reviewing the matter, he determined that a special use permit was not required for the sign. The property was previously marked for special use because it had been a school and later the school administration building, but now that the city owns it, there is no need for a special use permit. The sign would be considered an accessory use subject to standard setback requirements.

This item was deleted at the Law Director, John Gasior's request.

11. Referral From City Council: Extending the Moratorium on Future Development or Construction of any Extended Stays, Boarding Houses or the like within the City of Avon

The City of Avon is requesting a positive recommendation to City Council to extend Ordinance 55-25 (expiring 01-13-26), for the Temporary Moratorium on the Future Development or Construction of any Extended Stays, Boarding Houses or the like within the City of Avon.

Mr. Gasior, Law Director, explained that the city would be going to Council at the beginning of the year to extend the existing moratorium on extended stays. He noted that while they had lifted the moratorium on hotel/motel development (resulting in a new hotel by the Cleveland Clinic), they were still addressing issues related to boarding houses, Airbnb's, VRBOs, and short-term rentals. He mentioned that legislation in Columbus was working its way through the state legislature attempting to regulate this area, and the city wanted to wait to see what develops, though they wouldn't wait too much longer before potentially devising their own system or leaving the prohibition in place. He requested a positive recommendation to Council to extend the moratorium for six more months.

Mr. Fitch asked if there had been any inquiries since the moratorium was enacted.

Mr. Gasior mentioned that one had come on that day, though he wasn't certain they were still interested after he spoke with them.

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 extend Ordinance 55-25 (expiring 01-13-26), for the Temporary Moratorium on the Future Development or Construction of any Extended Stays, Boarding Houses or the like within the City of Avon. The vote was: "AYES" all. The Chair declared the motion passed.

12. Referral From City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Section 1264.07(f)-Additional Regulations for Attached Single-Family Dwellings, Section 1264.08(c)-Additional Regulations for Multi-Family Dwellings, and Section 1292.14(c) Improvement and Maintenance Standards as They Relate to Illumination on Pedestrian Paths and Open Areas.

Mr. Gasior, Law Director, clarified the nature of the proposed amendment concerning the lighting requirements in the existing code. The intent was to shift away from the current stringent lighting mandates, instead granting the city engineer the authority to evaluate and decide on lighting plans

based on health and safety considerations. By adjusting the requirements, the city aims to focus on critical areas including parking lots, pathways, and roads, while maintaining flexibility to achieve a reasonable level of illumination that adequately addresses practical needs.

Mr. Cummins, City Engineer, supported the proposed changes, indicating that there was an opportunity to implement a more balanced approach to illumination standards. This revised approach would allow the city engineer to make individual assessments of submitted lighting plans, ensuring they meet necessary health and safety standards without imposing unnecessarily rigid constraints. The overall goal is to create a system that provides enough flexibility to accommodate different types of developments and specific site needs, all while ensuring public safety and wellbeing.

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 Amend the Planning and Zoning Code, Section 1264.07(f)-Additional Regulations for Attached Single-Family Dwellings, Section 1264.08(c)-Additional Regulations for Multi-Family Dwellings, and Section 1292.14(c) Improvement and Maintenance Standards as They Relate to Illumination on Pedestrian Paths and Open Areas. The vote was: "AYES" all. The Chair declared the motion passed.

13. Referral From City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting a positive recommendation to City Council to Amend the Planning and Zoning Code, Chapter 1222 – Definitions, Section 1278.03(f)(7) - Schedule of Permitted Uses, Section 1280.05(ll) – Minimum Lot and Yard Requirements , and Section 1280.06(nn) – Supplemental Regulations, to allow animal boarding/ doggie daycare in the M-1, Industrial Zoning District.

Roger Burzanko, 34483 Summerhill Drive, Avon, Ohio 44011.

Ms. Fechter, Planning Coordinator, introduced Mr. Burzanko, of Avon, who had previously presented to City Council about bringing a doggy daycare/animal boarding facility to Avon. She explained that Mr. Burzanko had found a suitable location, and Council asked the Planning Commission to review and help rewrite the code section.

Ms. Fechter explained that currently, the code doesn't differentiate between animal boarding and doggy daycare and requires a 5-acre lot with a 300-foot setback. The proposed amendment would allow animal boarding/doggy daycare in an M-1 zoning district in existing buildings, waiving the 5-acre requirement and 300-foot setback for existing buildings only, while maintaining those requirements for new construction.

Mr. Burzanko shared that he has operated a doggy daycare in Brunswick for over 3.5 years, successfully running the business in a strip center with tenants on both sides. Throughout his operation, he has never received complaints about noise or smell, highlighting his facility's ability to coexist peacefully within a multi-tenant environment. The planned facility in Avon would follow a similar setup, primarily operating indoors with only a small outdoor space designated for dogs to be outside for short periods during the day. Importantly, during nighttime hours, all dogs along with cats in the boarding facility would remain indoors, ensuring they do not cause disturbance to the surrounding area. Mr. Burzanko has engaged in discussions with Avon city officials, including Ms. Fechter and Mr. Radcliffe, to navigate Avon's planning and zoning codes successfully, demonstrating

his commitment to adhering to local regulations and maintaining the high standards that have brought him success at his current location.

Mayor Jensen confirmed that this would still require a special use permit, which would provide a mechanism to address any future issues. He emphasized the importance of having the special use designation in place to ensure that, should any problems arise, such as noise concerns or other operational impacts on surrounding areas, there would be an avenue for the council or city officials to address the situation effectively.

Ms. Fechter explained that even though changes were proposed regarding the zoning code for animal boarding and doggy daycare facilities, the stipulation for acquiring a special use permit would remain. This requirement would serve as a safeguard, providing oversight and the ability to enforce compliance with local zoning standards, thereby maintaining the balance between encouraging business development and protecting community interests.

William Galik, 3001 Jaycox Road, Avon, Ohio 44011.

Mr. Galik asked for clarification that the minimum lot and yard requirement changes applied only to dog daycare facilities and not residential building lots.

Ms. Fechter was confirmed it would be for dog care only.

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 Amend the Planning and Zoning Code, Chapter 1222 – Definitions, Section 1278.03(f)(7) - Schedule of Permitted Uses, Section 1280.05(II) – Minimum Lot and Yard Requirements , and Section 1280.06(nn) – Supplemental Regulations, to allow animal boarding/ doggie daycare in the M-1, Industrial Zoning District. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mayor Jensen had no comment.

Mr. Fitch stated Happy Holidays.

Mr. Barnes wished everyone a Happy Holiday.

Mr. Radcliffe wished everyone a Merry Christmas.

Ms. Fechter noted that the decorations in the building were created by Jessica Stringer and the Kids Who Care Club at Heritage Elementary. Merry Christmas

Mr. Cummins wished everyone a Merry Christmas and a Happy 2026.

Mr. Gasior wished everyone a Merry Christmas and Happy New Year.

Ms. Clements had no comment.

Mr. Streater stated Happy Holiday.

Chair Witherspoon had no comment.

Audience comment

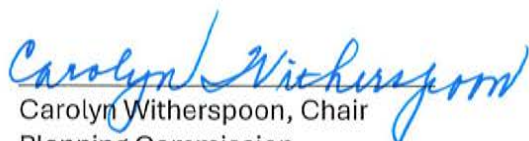
Dale Mathie 2653 Jaycox Road, Avon, Ohio 44011.

Mr. Mathie inquired about receiving notices for the Grace Estates project.

Ms. Fechter stated that even without the typical notification for a final plat, residents who wish to remain informed about the proceedings should ensure their contact information, including name, address, and email, is on file with Ms. Pintz to facilitate direct communication.

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 8:17 p.m.


Carolyn Witherspoon, Chair
Planning Commission


Susan Pintz, Planning Commission and
Zoning Secretary

1-21-26
Date

December 17, 2025

DIRECT DIAL 216.696.5863 | john.slagter@tuckerellis.com

VIA ELECTRONIC MAIL

City of Avon Planning Commission
c/o Susan Pintz
36080 Chester Road
Avon, OH 44011
contactplanning@cityofavon.com

Re: Grande Esplanade, Mills Road-Nagel Road, Preliminary Plat

Dear Planning Commission Members:

On behalf of my client, Carnegie Residential Development Corporation ("CRDC"), please accept this letter as CRDC's objection to any further proceedings or public hearings relating to Applicant, H-9, LLC on behalf of Hilliard Partnership, LLC's (the "Applicant"), request for approval of the Preliminary Plat for a residential subdivision consisting of 60 single family homes off Mills Road and Nagel Road, specifically permanent parcel number 04-00-025-000-577 (the "Property"). CRDC is an adjacent property owner and will be negatively impacted by the proposed development. Further, it is our understanding that the Property that is the subject of the Planning Commission's proposed review this evening has been sold by order of the court at a sheriff's sale today to the judgment creditor. This is a matter of public record and can be confirmed. The judgment creditor is not the applicant and there is nothing in the record establishing authority for the Applicant to proceed with this matter. This review requires representations to the Planning Commission, the City, and the community about the development and under these circumstances, there is clearly an issue relating to the Applicant's authority to bind the Property since it was subject to a court ordered sheriff's sale.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

TUCKER ELLIS LLP



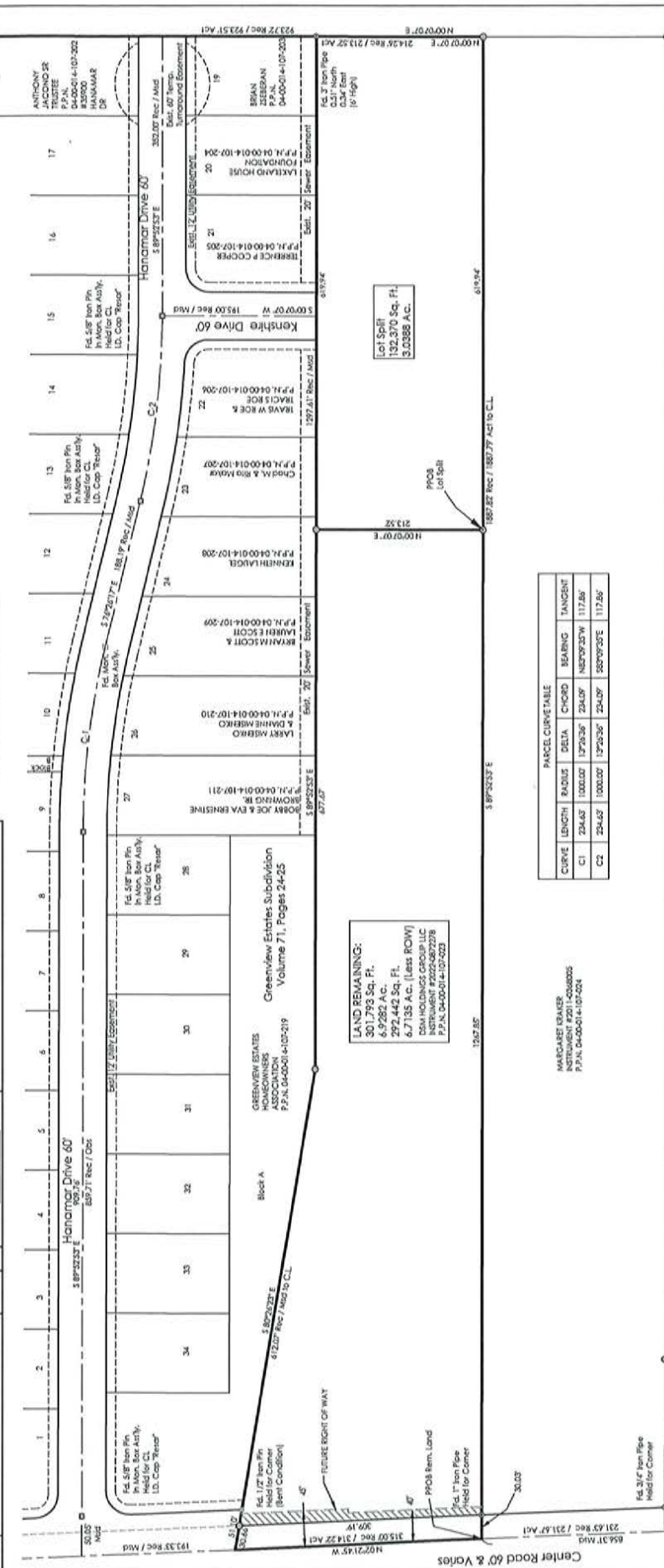
John P. Slagter

cc: John Gasior, Law Director (jgasior@ssgavonlaw.com)

Pam Fechter, Planning & Economic Development Coordinator
(pfechter@cityofavon.com)

Mary Khouri (mkhouri@carnegiecorp.com)

JPS/alt

[illegible]

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	234.63	1000.00	13°25'36"	234.09	N85°09'35"W	117.86'
C2	234.63	1000.00	13°25'36"	234.09	S85°09'35"E	117.86'

MARGARET KRAKER
INSTRUMENT #2011-0368005
P.N. 04-00-014-107-024

SUPERVISOR'S CERTIFICATION:

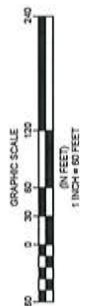
HEREBY CERTIFY THAT I HAVE SURVIVED THE PREMIER AND PREPARED THE ATTACHED PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733, F.S., THE UNIFORM PROBATE CODE AND THE DISPOSITIONS OF THE ESTATE OF THE DECEASED. THIS PLAT IS THE BEST KNOWLEDGE INFORMATION AVAILABLE TO ME AND I BELIEVE, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THIS PLAT WAS PREPARED WITH THE ASSISTANCE OF AN ASSISTANT, WHO HAS BEEN SUBJECT TO A REVIEW OF THE PLAT BY EXAMINERS OF THE SAME. ALL INFORMATION CONTAINED HEREIN WAS OBTAINED FROM THE RECORDS OF THE CLERK OF THE CIRCUIT COURT, AND I HAVE REVIEWED THE SAME WITH A PLEADING CLERK EMPLOYED BY THE CLERK OF THE CIRCUIT COURT.

Michael P. Spellacy 12/09/2025
MICHAEL P. SPELLACY P.S. #8169 DATE

BOUNDARY SURVEY LEGEND

BASES OF BEARINGS
 SAVINGS REFER TO THE OHIO
 STATE COORDINATE SYSTEM OF
 1983 (NORTH ZONE) BASED ON
 2007 CORS/VRS SYSTEM NAD83
 2011) EPOCH 2010.0 REFERENCE
 FRAME, GEOID MODEL 2010.

- SUB X 30" IRON PIN (ID: POLARS) SET
- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- MONUMENT BOX FOUND AS NOTED
- MONUMENT BOX FOUND (EMPT)



PREPARED FOR:
DREES HOMES
2950 W. JACOBYVILLE RD
BRECKENRIDGE,
CO 80424
PHONE: (440) 742-2434

PARCEL 04-00-014-107-0233
3441 CENTER ROAD
CITY OF AVON • LORAIN COUNTY • OHIO

POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARLON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433
www.polaris-e-s.com



Professional Seal of Michael P. Spillacy, Esq., State of Ohio, Professional Seal.

12/09/2025
DATE

W.P.S. #8169

Michael P. Spellman
MICHAEL P. SPELLMAN

PANELA M SPINNER
P.P.N. 04-00-01 4-107
POB
All Parcels
211.507 Rec / 213
Rieckelheimer

FINAL DEVELOPMENT PLAN FOR RAFIH AUTO COLLECTION CITY OF AVON - LORAIN COUNTY - OHIO

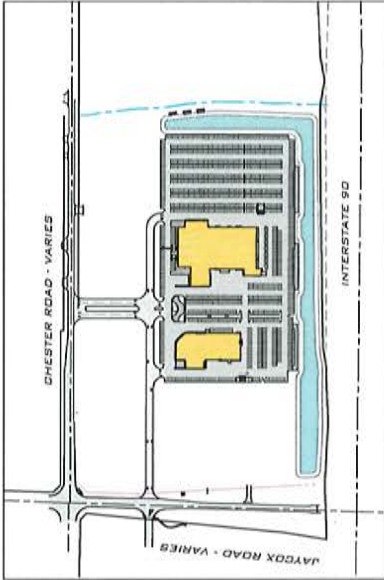
DESIGNED BY:



POLARIS ENGINEERING & SURVEYING, INC.
34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

DRAWING INDEX

DESCRIPTION	SHEET NO.
TITLE SHEET	C-1
GENERAL NOTES	C-2
EXISTING CONDITIONS & DEMO	C-3
GEOMETRIC & EASEMENT PLAN	C-4
UTILITY PLAN	C-5
PLAN & PROFILES	C-6,7,8,9
GRADING PLAN	C-10
SWP3	C-11
SWM BASIN DETAIL	C-12
SWP3 NOTES	C-13
SWP3 DETAILS	C-14
INTERSECTION DETAILS	C-15
PAVEMENT DETAILS	C-16
NOTES & DETAILS	C-17,18,19
AUTOTURN ANALYSIS	C-20,21,22
LANDSCAPING PLAN	L-1,2,3,4

APPROVALS

SEWER APPROVED BY O.E.P.A. BY LETTER DATED: _____

WATER APPROVED BY O.E.P.A. BY LETTER DATED: _____

APPROVED BY THE CITY OF AVON, OHIO: _____

BY: _____ DATE: _____
RAFIH AUTO GROUP, INC.
CITY OF AVON ENGINEER

BY: _____ DATE: _____
EMILY HANSON
CITY OF AVON CHIEF BUILDING OFFICIAL

BY: _____ DATE: _____
PAUL SIERKO
CITY OF AVON PLANNING COORDINATOR

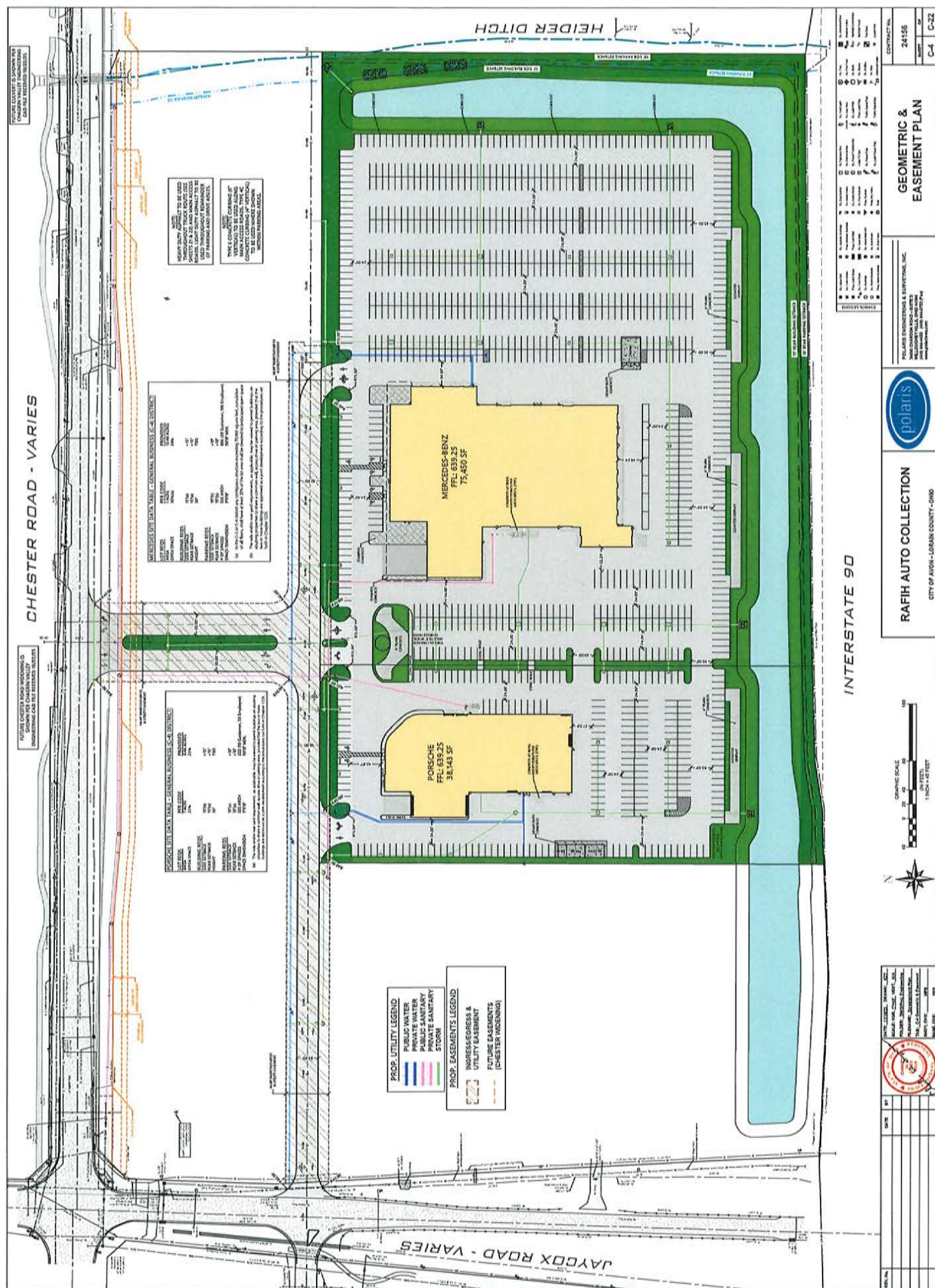
PREPARED FOR:
RAFIH AUTO GROUP
28880 LORAIN ROAD
NORTH OLMSTEAD, OHIO 44070
PHONE: (330) 472-7645
CONTACT: AL STACKO
VOCON
3142 PROSPECT AVENUE EAST
CLEVELAND, OHIO 44115
PHONE: (216) 307-6088
CONTACT: PAUL SIERKO

TITLE SHEET

CONTRACT NO.
24155
SHEET NO.
C-1
C-22



DATE: _____
DRAWN BY: _____
CHECKED BY: _____





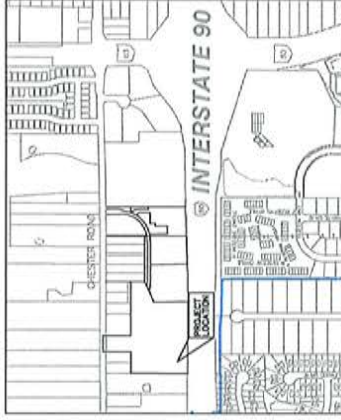
FINAL DEVELOPMENT PLAN FOR AVON POINTE BUILDING #5 AVON POINTE PROFESSIONAL CAMPUS 37103 AMERICAN WAY

CITY OF AVON - LORAIN COUNTY - OHIO
Original Planning Commission Approval: May 17, 2017
Amended Plan: December 16, 2025

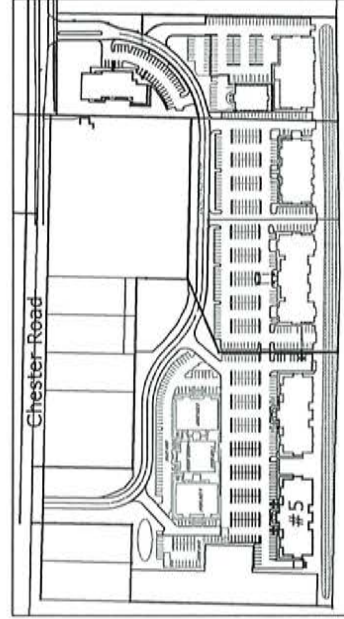
DESIGNED BY:



POLARIS ENGINEERING & SURVEYING, INC.
34620 CHARLON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com



VICINITY MAP
NO SCALE



DEVELOPMENT MAP
1" = 150'

PREPARED FOR:
BRADY CAM 1, LLC
1290-3 BASSETT RD.
WESTLAKE, OH 44145
CONTACT: SHAUN BRADY
PH: (440)567-8768

APPROVALS

APPROVED BY THE CHD DPAL

SANITARY SEWER PERMIT TO INSTALL LETTER ISSUED: 12/16/25

APPROVED BY THE CITY OF AVON

BY: _____ DATE: _____
PLANNING COORDINATOR
BY: _____ DATE: _____
CHD BUILDING OFFICIAL
BY: _____ DATE: _____
Shawn E. Quisenberry, P.E.
CITY OF AVON ENGINEER

TITLE SHEET



Kevin T. Hoffman
P.E. #74831

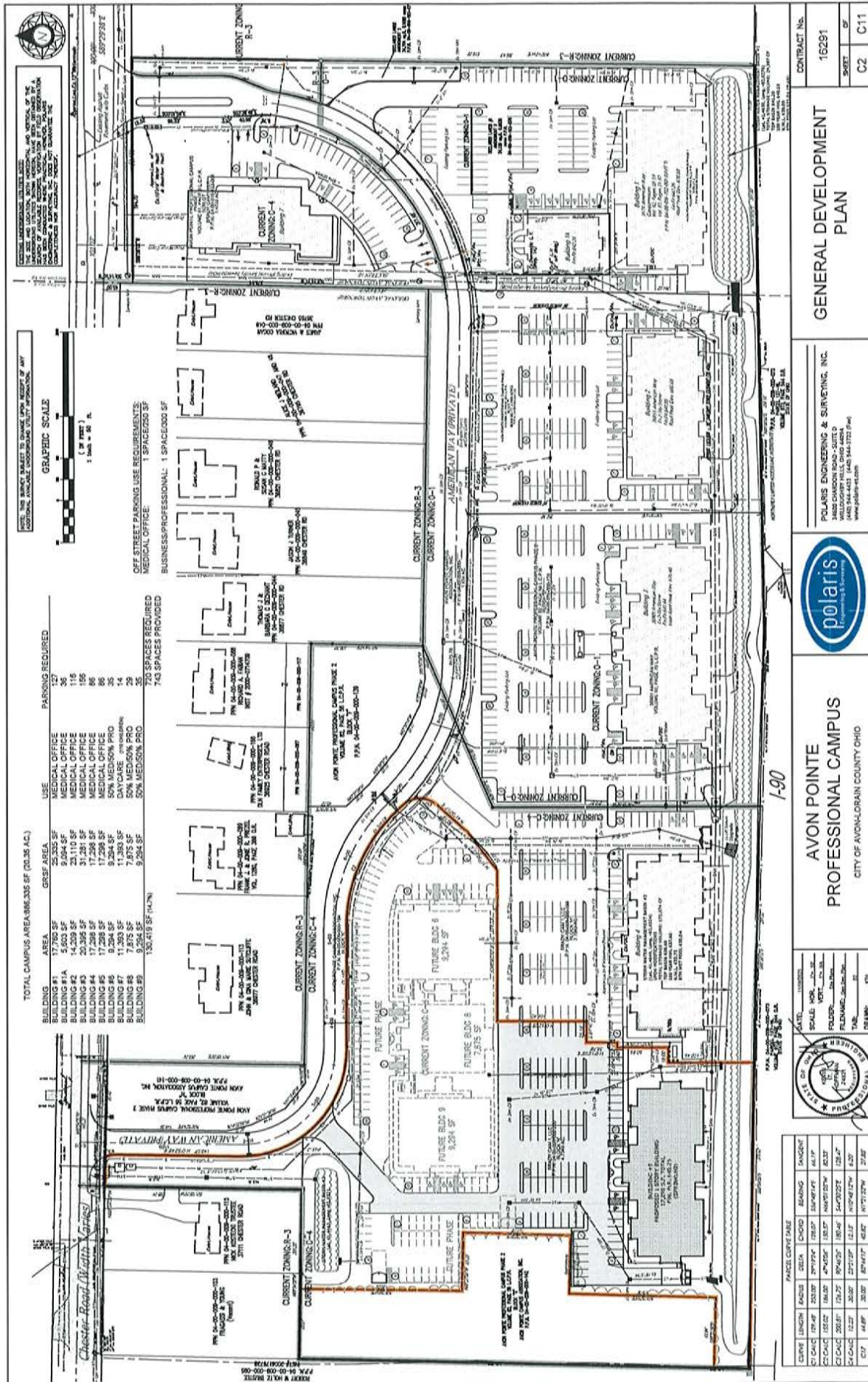
CONTRACT NO.
10251
SHEET
C1
C11

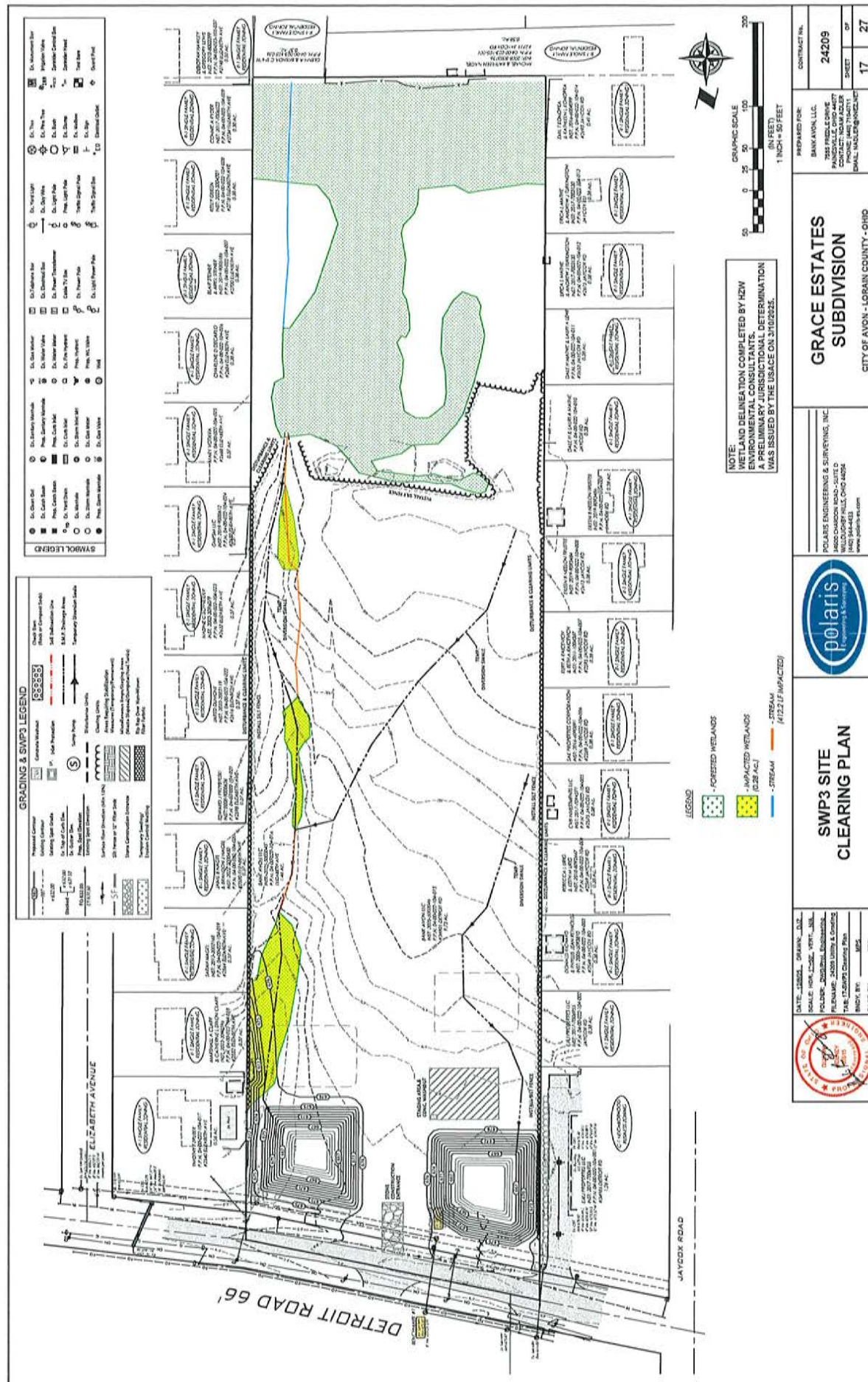
DRAWING INDEX

DESCRIPTION SHEET NO.

TITLE SHEET _____ C1
GENERAL DEVELOPMENT PLAN _____ C2
EXISTING CONDITIONS PLAN _____ C3
LAYOUT & UTILITY PLAN _____ C4
FINAL GRADING PLAN & S.W.M. PLAN _____ C5
STORM WATER MANAGEMENT DETAILS _____ C6
ESC SWP3 _____ C7
SWP3 NOTES _____ C8
SWP3 DETAILS _____ C9
PAVEMENT DETAILS _____ C10
UTILITY DETAILS _____ C11
FIRE TRUCK AUTOTURN SIMULATION _____ AT-1
LIGHTING & PHOTOMETRIC PLAN _____ 1 of 1

NOTE:
THE EXISTING PUMP STATION INSTALLED AS PART OF BUILDING #4 MUST BE ACCEPTED AND IN SERVICE BY THE CITY OF AVON UTILITIES DEPARTMENT PRIOR TO FINAL TIE-IN OF BUILDING #5.







Karpinski
ENGINEERING

335 Euclid Ave.
Cleveland, OH 44115
216-591-5900 | karpinskieng.com



ISSUED FOR PLANNING
COMMISSION ONLY 11/18/25
KEY PLAN

PROJECT NAME
WESTHAVEN ESTATES
(RESIDENTIAL DEVELOPMENT)
(SHEET OF CASE NO.)
AVON, OH 44011

CLIENT NAME
STEVE KISH
stevekish@gmail.com

PROJECT NO.	DATE	SCALE	SHEET TITLE
001	11/18/2025	AS SHOWN	PLOT PLAN
DESIGNED BY	APPROVED BY	DATE	SCALE
DAVID B. DUNHAM	CAS	11/18/2025	AS SHOWN
PLANNING COMMISSION	11/18/25		
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			



FULL SIZE SHEET (11'x17')



LEGEND



PRIVATE DRIVE EASEMENT

PROPOSED 20' WIDE MAIL UTILITY AND EMERGENCY ACCESS
EASEMENT (NOT WIDE ASPHALT DRIVEWAY)

