

AVON PLANNING COMMISSION REGULAR MEETING MINUTES 1-20-16

MINUTES OF THE PUBLIC HEARINGS HELD ON WEDNESDAY, JANUARY 20, 2016 IN COUNCIL CHAMBERS OF CITY HALL

The meeting was opened by Chairman Carolyn Witherspoon at 7:00p.m.

NORTON PLACE SUBDIVISION PRELIMINARY PLAT. The public hearing was opened by Chairman Carolyn Witherspoon at 7:00P.M. There being no one present in the audience, Chairman Witherspoon closed the public hearing at 7:00P.M. Dan Barcikoski of Atwell representing Perpetual Development says this site is north of Detroit Rd., south of 90 on the east side of Jaycox and are proposing 42 residential sub lots. The average site is just over a 1/3 of an acre, 100 foot wide frontage minimum with public road and utilities. Mr. Barcikoski says the subdivision will be done in two phases and shows a drawing of the phases. Mayor Jensen asks in Phase 2 will they come back to show what is going on and it is confirmed yes they will be back. There being no further questions or comments, Chairman Witherspoon closes the public hearing at 7:03P.M.

AMEND THE SPECIAL USE PERMIT FOR AVON OAKS COUNTRY CLUB AT 32300 DETROIT ROAD. The public hearing was opened by Chairman Carolyn Witherspoon at 7:03P.M. Rick Jozity of Zarzycki-Malik Architects, Inc. says the proposal is a small addition to the Avon Oaks Country club. Currently all the tennis players go into the locker room, change their clothes and have to walk outside to the dome and they would like an enclosed walkway. The esthetics of the existing club house will be mimicked and it's a 447 sq. ft. addition. Mr. Malloy asks what is exactly going to be in this addition. Mr. Jozity says nothing, all this is a covering the existing stairs and ramps. It is confirmed it will be completely enclosed. There being no further questions or comments, Chairman Witherspoon closes the public hearing at 7:05P.M.

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING HELD ON WEDNESDAY, JANUARY 20, 2016 IN COUNCIL CHAMBERS OF CITY HALL

Present: Mary Berges; Bill Fitch; Bryan Jensen, Mayor; Jim Malloy; Carolyn Witherspoon; Ryan Cummins, City Engineer; Pam Fechter, Planning Coordinator; John Gasior, Law Director; Rick Schneider, Zoning Enforcement Officer; and Jill Clements, Secretary.

MINUTES OF THE REGULAR MEETING-DECEMBER 16, 2015

A motion was made by Mr. Malloy, seconded by Mayor Jensen to dispense with the reading of the minutes of the Regular Meeting held on December 16, 2015, and to approve the said minutes as published. The vote was: "AYES" All. The Chair declared the motion passed.

CORRESPONDENCE

None

ADDITIONS/DELETIONS

Ms. Fechter asks that items 11, 12 and 13 be deleted from the agenda. A letter was sent to the applicant explain they felt the submittal was incomplete and based upon the Special Use Permit requirement no information was given.

John Slagter asks that his two letters submitted this evening be part of the record. Mr. Slagter explains they are here on three separate applications that were submitted for general plan review. Mr. Slagter says that specifically under our code it contemplates there is general plan review as they are not asking for final development plan review. Mr. Slagter says it's his understanding that the City has not gone and done

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general plan review. The code says the applicant can request a general development plan review and/or a final development review, they can be done at the same time or separately. General plan is the general concept of what will be developed including confirming the use and general lay out of the site. Mr. Slagter says then second they would do more specific drawing for final development plan approval. The drawings were submitted for review in early December and on Martin Luther King Day, late in the day they received notice that these items were going to be put on hold as the items were incomplete. Mr. Slagter continues to say reasons cited, are they do not comply with final development plan approval and that is not what is being asked for this evening and believes the objections are not proper. He continues to say that the second claim of the Special Use permit for this site has somehow expired. They do not believe that is the case because of code 1230 Special Use Permits of them being in existent for a year unless a final development plan has been approve. Mr. Slagter says this project has a couple different development plans that have been approved. For example, the Rose project and a road was put in with final development plan approval that was done in August of 2014. Our code doesn't say it requires final development plan for the entire site and when a large project is being done in phases that is not unusual. Mr. Slagter says the claim that they do not have a Special Use Permit to move forward with a congregate care facility and use which is specific is improper and believe they have the ability and should be able to proceed this evening. Mr. Slagter says if there specific issues that relate to the general development plan approval or additional information is needed, the clients are here to answer any questions. If however the Board decides to put this on hold they would ask that a special meeting be next week so they can run through the issues of general development plan and Special use permit. Mr. Slagter says to wait to the last day, "pull the rug from under them" and put this on hold they feel is inappropriate and asks they are allowed to present.

Mr. Gasior says on behalf of the City, the code and Planning Coordinator the letter speak for themselves and believes the items should be deleted from the agenda. As far as Special Meeting he is not sure the appropriate paper work could be submitted for next week and allow the reviews to be completed.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to delete item #11 Avon Skilled Nursing/Senior Assisted Living General Development from the agenda at the Planning Coordinator request. The vote was: "AYES" All. The Chairman declared the motion passed.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to delete item #12 Avon Skilled Nursing Facility General Development from the agenda at the Planning Coordinator request. The vote was: "AYES" All. The Chairman declared the motion passed.

A motion was made by Mayor Jensen, seconded by Mr. Malloy to delete item #13 Avon 800 Senior Living General Development from the agenda at the Planning Coordinator request. The vote was: "AYES" All. The Chairman declared the motion passed.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to accept the agenda as amended. The vote was: "AYES" All. The Chair declared the motion passed.

FREEMAN MANUFACTURING-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN PL20150091

Randall Smith of Davison Smith Certo Architects representing Matt Turco of Turco Real Estate Holdings, Inc. is requesting approval of the site plan for an 11,400 sq. ft. plant addition at Freeman Manufacturing & Supply, 1101 Moore Road.

Randy Smith of Davison, Smith Certo Architects representing Freeman explains this is an expansion of the production facility. There will be a new production process brought in from off site and the addition will add 5 new employees. Ms. Fechter says that the utility department did have a few issues and would

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ask for a contingent approval and is excited to see this expansion. Mr. Cummins says the engineering department has reviewed and have no issues.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to suspend the rules. The vote was: "AYES" All. The Chair declared the motion passed.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve the site plan for an 11,400 sq. ft. plant addition at Freeman Manufacturing & Supply, 1101 Moore Road contingent upon final utility review. The vote was: "AYES" All. The Chair declared the motion passed.

CROWN CASTLE-SECOND PRESENTATION-FINAL DEVELOPMENT PLAN PL20150050

Mary Martin and Andrew Crouch of SureSite are requesting approval of the installation of 5 new cell poles and associated underground fiber optic installation located at various points within the City.

Ms. Fechter explains she took the drawings and the map and gave everyone the location and some specific information on the poles. They have been working with them for several months and currently at City Council there is an agreement for use of right of way. Mary Martin says they have been working very closely with the City. Mrs. Martin says Crown Castle is a registered public utility in the State of Ohio and they are looking to install the five nodes in the city at this time. Mrs. Martin says they are working with Council and an agreement that would oversee these nodes and any future installation within the right of way that would need administrative approval by the building department or Planning Commission. Mayor Jensen says thank you for your patience as this is new to the City and we want to make sure the City is informed. Ms. Fechter says there are still a few outstanding engineering issues and would recommend a contingent approval. Mr. Gasior says part of the agreement there is some revenue sharing and important things the city will benefit from as well. Mr. Gasior says he had one question about the Mills Road site and Ms. Fechter says it's been verified it is on the north side. Also another question Mr. Gasior had was the one on the golf course and that was confirmed it will go on an existing pole with the ground furniture.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to suspend the rules. The vote was: "AYES" All. The Chair declared the motion passed.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve of the installation of 5 new cell poles and associated underground fiber optic installation located at various points within the City contingent upon final engineering review. The vote was: "AYES" All. The Chair declared the motion passed.

NORTON PLACE SUBDIVISION-FIRST PRESENTATION-PRELIMINARY PLAT PL20150078

Dan Barcikoski of Atwell representing Perpetual Development, LLC is requesting approval of the Preliminary Plat for a new 42 SFD subdivision, Norton Place to be located on the east side of Jaycob Road.

Mr. Cummins says this is just the Preliminary plat and still a lot of engineering details to come but those will get worked out through the final design and does not have any comments at this time. Ms. Fechter says they have met all the City comments.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to suspend the rules. The vote was: "AYES" All. The Chair declared the motion passed.

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Mrs. Berges asks about Middleton Road after this development knowing the road is going east what is the thought and next step. Ms. Fechter says yes, it will go east and there are still conversation as to how they want to move forward. The plan is to have it connect but there are some wetland issues in the middle and are looking into that. Mayor Jensen reiterates it will not connect yet and this is not the entrance into Meijer. Mayor Jensen asks if they have any idea what types of homes will be built or square footage ideas or side load garages. It was confirmed that there will be some side load garages though

out, that it's similar to Highland Park. They have had conversation with Drees, K. Hovnanian and Ryan homes for potential builders for the site.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve the Preliminary Plat for a new 42 SFD subdivision, Norton Place to be located on the east side of Jaycox Road. The vote was: "AYES" All. The Chair declared the motion passed.

AVON OAKS COUNTRY CLUB-FIRST PRESENTATION-MINOR MODIFICATION PL20150087

Rick Jozity of Zarzycki-Malik Architects, Inc. representing Davine and Avon Oaks Country Club is requesting approval of the site plan for a 447 sq. ft. addition to the existing Tennis Pro Shop located at 32300 Detroit Road.

Mayor Jensen says he knows there is someone in the audience and asks if they have questions he would like to ask. The audience member says it looks like it's on the front side of the dome and will not back up to the Willow Creek side and states that he assumes it's no higher than the dome Mr. Jozity confirms both. Mr. Cummins says it's a very minor modification and plans look good. Mr. Dudziak asks that they are not changing the inside door and wanted confirmation it's the same and Mr. Jozity says they are not, the door will be the same.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to suspend the rules. The vote was: "AYES" All. The Chair declared the motion passed.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve the site plan for a 447 sq. ft. addition to the existing Tennis Pro Shop located at 32300 Detroit Road. The vote was: "AYES" All. The Chair declared the motion passed.

AVON OAKS COUNTRY CLUB-FIRST PRESENTATION-AMEND SPECIAL USE PERMIT PL20150089

Rick Jozity of Zarzycki-Malik Architects, Inc. representing Davine and Avon Oaks Country Club is requesting approval and the recommendation for Council approval to amend the Special Use Permit for Avon Oaks Country Club to include the 447 sq. ft. addition to the existing Tennis Pro Shop located at 32300 Detroit Road.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to suspend the rules. The vote was: "AYES" All. The Chair declared the motion passed.

A motion was made by Mr. Malloy, seconded by Mayor Jensen to approve and recommend to Council for approval to amend the Special Use Permit for Avon Oaks Country Club to include the 447 sq. ft. addition to the existing Tennis Pro Shop located at 32300 Detroit Road. The vote was: "AYES" All. The Chair declared the motion passed.

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COMMENTS

Mr. Fitch will be out of town so he will not be available for any special meetings.

ADJOURN

A motion was made by Mr. Malloy, seconded by Mayor Jensen to adjourn. The vote was: "AYES" All. The Chair declared the motion passed. The meeting was adjourned at 7:31 P.M.

ATTEST

CHAIRMAN

DATE