

AVON PLANNING COMMISSION REGULAR MEETING MINUTES 3-16-16

MINUTES OF THE PUBLIC HEARINGS HELD ON WEDNESDAY, MARCH 16, 2016 IN COUNCIL CHAMBERS OF CITY HALL

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

SANITARY SEWER DISTRICT MODIFICATION. Ms. Fechter tells the Commission that this item will be tabled until next month and we will have the public hearing then.

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING HELD ON WEDNESDAY, MARCH 16, 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-FEBRUARY 17, 2016

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 February 16, 2016, and to approve the said minutes as published. The vote was: "AYES" All. The Chair declared the motion passed.

CORRESPONDENCE

None

ADDITIONS/DELETIONS

35841 RIEGELSBERGER ROAD-FIRST PRESENTATION-LOT SPLIT/CONSOLIDATION
Kevin Hoffman of Polaris Engineering is requesting splitting Parcel A, .3978 acres from 35821 Riegelsberger Rd. leaving that with 2.8362 acres and consolidating Parcel A with 35841 Riegelsberger Rd. making Parcel B 1.4027acres total.

Kevin Hoffman of Polaris Engineering representing Bob Nemo, who is purchasing the property explains the existing parcel is owned by the Strodbeck's and they are splitting off the rear piece to consolidate to make two long parcels. The new consolidated parcel will be purchased by Bob Nemo to construct a new home with septic system. All staff reviews have been completed and Mr. Cummins requests a contingent approval.

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 splitting of Parcel A .3978 acres from 35821 Riegelsberger Rd. leaving that with 2.8362 acres and consolidating Parcel A with 35841 Riegelsberger Rd. making Parcel B 1.4027acres total contingent upon final engineering review. The vote was: "AYES" All. The Chair declared the motion passed.

NORTON PLACE SUBDIVISION-FIRST PRESENTATION-LOT SPLIT/CONSOLIDATION

John Eavenson is requesting approval of a taking 3 parcels splitting a portion of two parcels and consolidating them to form one 60 acre parcel that will be the future Norton Place Subdivision.

Ms. Fechter explains Mr. Eavenson could not make it tonight but this lot split is taking the Wasilko parcels, splitting them and consolidating to make one large parcel that Norton Place will be on. The

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Herbst property is not part of this consolidation it is strictly Wasilko land. Ms. Fechter says the Herbst property will be part of Norton Place and they will need to come in for consolidation when that time comes. Mr. Cummins has reviewed and there are a few outstanding items and requests a contingent approval.

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 taking of 3 parcels splitting a portion of two parcels and consolidating them to form one 60 acre parcel that will be the future Norton Place Subdivision contingent upon final engineering review. The vote was: "AYES" All. The Chair declared the motion passed.

AMBERWOOD SUBDIVISION-FIRST PRESENTATION-REPLAT

Jim Saylor of Reitz Engineering representing Ryan Homes is requesting approval of the re-plat of the revised sublots 145 and 146 in Amberwood Subdivision.

Jim Saylor of Reitz Engineering representing Ryan Homes explains this is a simple lot split or re-plat of two parcels in Amberwood. Mr. Saylor says it's a minor split as the owner of the existing home has expanded their driveway and they need an additional 64 sq. ft. from the other lot. Mr. Cummins says the only thing changing is moving the property line and does not affect the rest of subdivision and they are working on the details and asks for contingent approval. Mr. Malloy asks what subplot is the one with the driveway and Mr. Saylor says its subplot 146 and the corner is vacant. Mr. Saylor says it's about 5 feet wide at right of way and narrows back to zero feet in the shape of a triangle.

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 re-plat of the revised sublots 145 and 146 in Amberwood Subdivision contingent upon final engineering review. The vote was: "AYES" All. The Chair declared the motion passed.

ROSE CONGREGATE LIVING FACILITY-FIRST PRESENTATION-MINOR MODIFICATION

Chris Howard of Bramhall Engineering representing Avon Senior Living, LLC is requesting approval of the modified site plan to show a 7 car garage instead of a car port to be located at 33200 Health Campus Blvd.

Aaron Appell of Bramhall Engineering explains the original plan called for a 12 stall car port and they would like to replace that with a 7 stall garage.

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 modified site plan to show a 7 car garage instead of a car port to be located at 33200 Health Campus Blvd. The vote was: "AYES" All. The Chair declared the motion passed.

T-3 PERFORMANCE-FIRST PRESENTATION-GENERAL DEVELOPMENT PLAN

Mike D'Andrea of T3 Performance is requesting approval of the site plan for a 55,000 sq. ft. athletic training building on 11.3 acres off Recreation Blvd.

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Chairman Witherspoon advises the Commission that this a general development plan and not final. Mike D'Andrea of T-3 and Adam Parris of TJ Architects are here to present the plans for the new construction building for training facility located on Recreation Blvd. The building will be approximately 55,000 sq. ft. on 11 acres of land west of the YMCA. The project will include the building, new parking and site improvements and leave room for additional expansion and more parking. The inside will be a training facility with turf, batting cages, weight room and gym along with office space. Mr. Parris says he has been working with Pam and Ryan and staff for over 4 months to lock down the details and the parking lot for the new facility can also be used as overflow parking for the YMCA and the baseball stadium. Mr. D'Andrea says he works with a lot of athletes and the Avon Schools and will also have a physical therapy area for rehab. Mr. Cummins says there has been an interactive process with the administration about the location of building, layout of parking, so it flows with the existing parking and will be subject to cross access easements. The plan shown tonight fits the needs of both T-3 and the City. Chairman Witherspoon asks what the hours are for the training facility. Mr. D'Andrea says they open at 5:30am and close around 9pm, winter hours do vary a little. Mr. Fitch asks if there are sports teams and if so will it pose a problem with the Y and parking? Mr. D'Andrea says there will be no conflict with the Y and most of their teams are teams coming in to work out and have few team events. Mayor Jensen says there will be some overflow parking in the facility that will be graveled. Mr. D'Andrea says there are minimal parking spots used as most parents drop off and will wait prior to pick up. Mr. Cummins asks them to point out the parking spaces. Mr. Parris says they are required to have 222 per size of the building and they will be constructing 152 and feel that would be more than enough to accommodate T-3. Mr. Parris says they know they may be required to get a variance for the parking. Mr. Gasior asks about the variance and if they do need that, should they get that before this approval or can it wait until the final development plan. Ms. Fechter says she believes it should be when the final plan is ready. Mr. Gasior says he is glad they are aware they will need a variance but also says that gravel is hard surface and that could be used for the land banking parking spots as well. Mr. Gasior asks where the access will be and Mr. Parris shows them the location and keep the access or close it and open the area and have it flow into the T-3 lot and the YMCA parking lot. Conversation continues about the drive into T-3 and the YMCA and cross access easements that will need to be formulated and worked out. Mr. Gasior asks about public utilities and Mr. Cummins says they are available at the stub but they are also available along Recreation Blvd. Mr. Dudziak asks about the hydrant and Mr. Parris says yes there are two hydrants on site and Mr. Dudziak reminds them the hydrant must be within 100 feet of the FDC. Mr. Gasior reminds the Commission this is the first presentation of a general site plan and the project is contingent upon Council entering into an agreement with T-3 to purchase the land. Mr. Gasior continues to say this project is very similar to the Bo Jackson project that has gone by the wayside. Mr. Gasior says there has to be a contract prior to the project that they will need to get that before they come back in for final development plan and the contract involves City Council. Mr. Fitch asks if this is a steel structure as Bo Jackson was air support. Mr. Parris confirms a combination of brick and steel. Mr. Malloy adds a comment that he has enjoyed watching Mr. D'Andrea play over the years.

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 general development plan for a 55,000 sq. ft. athletic training building on 11.3 acres off Recreation Blvd. The vote was: "AYES" All. The Chair declared the motion passed.

WEST WICKHAM SUBDIVISION-FIRST PRESENTATION-FINAL PLAT

Frank Jaram of SiteTech is requesting approval of approval of the final plat and the recommendation For Council approval to create a Subdivider's Agreement for a 30 sub lot Subdivision West Wickham located off Middleton Road west of Nagel Road.

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The Chair declared the item tabled until next Month.

REFERRAL TO COUNCIL-FIRST PRESENTATION-SANITARY SEWER DISTRICT MODIFICATION

Per Article VII, Planning Commission (d) Mandatory Referral of the Council, Avon Planning Commission is recommending Council approval of site plan for the modification of the master sanitary sewer district.

The Chair declared the item tabled until next Month.

COMMENTS

Mr. Schneider wished everyone a Happy St. Patrick's Day.

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 7:27P.M.