

AVON PLANNING COMMISSION REGULAR MEETING AGENDA 3-16-22

A REPRESENTATIVE MUST BE PRESENT AT THE MEETING
REGULAR MEETING AGENDA WEDNESDAY, MARCH 16, 2022
7:00P.M.

1. PUBLIC HEARINGS

- Rezone request for Isomer Group, LLC for a 12.71-acre parcel from R-1 to C-4 located at 2295 Nagel Road, east side of Nagel Road, south of Middleton, north of Detroit Road.
- Create a Special Use Permit for HAVONP LLC/DBA MEZQUITE to include outdoor patio for seating to be located at 35846 Detroit Road.
- Create a Special Use Permit for City Barbeque, LLC to include outdoor patio for seating to be located on Chester Road north of Ashley Furniture.
- Create a Special Use Permit for Avon High School to include additional tennis courts, pickle ball courts and lighting at 37545 Detroit Road.
- Amend the Preliminary Plat for Fieldstone Subdivision to include 42 new single-family homes to be located north of Schwartz Road, west of Stone Wheel Run Street
- Amend the Preliminary Plat for Red Tail Subdivision No. 17 to include 19 new single-family homes located east of St. Theresa off Reserve Way at St. Andrews.
- Amend the Planning and Zoning Code, Section 1264.04e Area and Density Regulations

2. ROLL CALL

BILL FITCH	RYAN CUMMINS, CITY ENGINEER
BRYAN JENSEN, MAYOR	PAM FECHTER, ECON. DEV/ PLAN COORDIN
JIM MALLOY	JOHN GASIOR, LAW DIRECTOR
SCOTT RADCLIFFE	DUANE STREATOR, SAFETY DIRECTOR
CAROLYN WITHERSPOON, CHAIRMAN	JILL CLEMENTS, SECRETARY

3. MINUTES OF THE REGULAR MEETING- FEBRUARY 16, 2022

Motion to dispense of the reading of the minutes of the regular meeting held on Wednesday, February 16, 2022, and to approve the said minutes as published. 1. 2.

4. REPORTS/CORRESPONDENCE

5. ADDITIONS/DELETIONS

1.	1.	2.
2.	1.	2.
Motion to approve amended Agenda	1.	2.

6. ISOMER GROUP, LLC dba DISCOUNT DRUG MART-FIRST PRESENTATION-REZONE

DJH Developers representing Isomer Group, LLC dba Discount Drug Mart are requesting taking a 12.71 acre parcel PPN ending in -196 and rezoning it from R-1 to C-4 located at 2295 Nagel Road located on the east side of Nagel Road, south of Middleton and north of Detroit Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

AVON PLANNING COMMISSION REGULAR MEETING AGENDA 3-16-22

7. HAVONP LLC dba MEZQUITE-FIRST PRESENTATION- SPECIAL USE PERMIT

Michael Tomsik representing Mezquite is requesting approval of the site plan and the recommendation to Council to create a Special Use Permit to include an outdoor patio with seating to be located at 35846 Detroit Road

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

8. AVON PLAZA-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Lynn Miggins of KS Associates representing Ryan Mann is requesting approval of the final development plan for a proposed retail development to include a 4,200 sq. ft. building and a 2,700 sq. ft. building to be located on Chester Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

9. AVON PLAZA-FIRST PRESENTATION-SPECIAL USE PERMIT

Lynn Miggins of KS Associates representing Ryan Mann is requesting approval of the site plan and recommendation to Council for approval to create a Special Use Permit for Avon Plaza, LLC to include an outdoor patio for a 2,700 sq. ft. building to be located on Chester Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

10. CITY BARBEQUE, LLC-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Jeffrey Lonchor of CESO, Inc representing The Benchmark Group is requesting approval of a new 3,567 sq. ft. City Barbeque restaurant with drive-thru and outdoor patio to be located on Sublot 5 of Chester Road Development located north of Ashley Furniture.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

11. CITY BARBEQUE, LLC-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Jeffrey Lonchor of CESO, Inc representing The Benchmark Group is requesting approval of the site plan and the recommendation to Council to create a Special Use Permit to an outdoor patio to be located on Sublot 5 of Chester Road Development located north of Ashley Furniture.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

12. T-3 REALITY 2 -FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Mike D'Andrea is requesting approval of the site plan for proposed 81,720 sq. ft. Indoor sports training facility, Phase 2 to be located north of 1965 Recreation Lane.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

AVON PLANNING COMMISSION REGULAR MEETING AGENDA 3-16-22

13. AVON LOCAL SCHOOLS-FIRST PRESENTATION-FINAL DEVELOPMENT PLAN

Bill Fishleigh, Director of Operations for Avon Local Schools is requesting approval of the site plan to include additional tennis courts, pickle ball courts and lighting at 37545 Detroit Road

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

14. AVON LOCAL SCHOOLS-FIRST PRESENTATION-AMEND SPECIAL USE PERMIT

Bill Fishleigh, Director of Operations for Avon Local Schools is requesting approval of the site plan and the recommendation to Council for approval to amend the Special Use Permit to include additional tennis courts, pickle ball courts and lighting at 37545 Detroit Road

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

15. CONCORD VILLAGE-FIFTH PRESENTATION-REZONE

Jason Friedman is requesting approval and the recommendation to Council for approval of taking 7.89 acres and rezoning that from M-1 to R-3 leaving the remainder 4.20 acres M-1 for proposed Concord Village Phase 3 to be located on the north side of Chester Road.

Motion to approve	1.	2.
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16. CONCORD VILLAGE-FIFTH PRESENTATION-AMEND GENERAL DEVELOPMENT PLAN

Jason Friedman is requesting approval of amending the General Development plan for Concord Village to include Phase 3, 72 new units to be located on the north side of Chester Road.

Motion to approve	1.	2.
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17. FIELDSTONE LANDING SUBDIVISION-FIRST PRESENTATION-AMEND PRELIMINARY PLAT

Chuck Szucs of Polaris Engineering is requesting approval of the amended Preliminary Plat for Fieldstone Subdivision to include 44 new single-family homes to be located north of Schwartz Road, west of Stone Wheel Run Street.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2.

18. FIELDSTONE LANDING SUBDIVISION-SECOND PRESENTATION-FINAL PLAT

Chuck Szucs of Polaris Engineering is requesting approval of the final plat and the recommendation to Council to create a Subdivider's Agreement for a 44 new single family home subdivision to be located north of Schwartz Road, west of Stone Wheel Run Street.

Motion to approve	1.	2.
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AVON PLANNING COMMISSION REGULAR MEETING AGENDA 3-16-22

19. GRANDE ESPLANADE-FIRST PRESENTATION-FINAL PLAT

Vince Bobkovich of Euthenics requesting approval of the Final Plat and the recommendation to Council to create a Subdivider's Agreement for Grande Esplanade, a 37 home subdivision located on the east side of Nagel Road, north of Mills approved Preliminary Plat 10.21.21 with sanitary connection along Nagel Road.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

20. NAGEL FARMS SUBDIVISION-FIRST PRESENTATION-FINAL PLAT

Tom Kuluris of Liberty Development is requesting approval of the final plat and the recommendation to Council to create a Subdividers Agreement for a 38 new single-family home subdivision to be located north of Detroit Road, east of Nagel Road off Middleton.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

21. RED TAIL SUBDIVISION NO. 17-FIRST PRESENTATION-AMEND PRELIMINARY PLAT

Jim Saylor or Reitz Engineering representing Carnegie Residential Development Corporation is requesting approval of the amended Preliminary Plat for Red Tail Subdivision No. 17 to include 19 new single-family home subdivision to be located east of St. Theresa off Reserve Way @ St Andrews.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

22. RED TAIL SUBDIVISION NO. 17-FIRST PRESENTATION-FINAL PLAT

Jim Saylor or Reitz Engineering representing Carnegie Residential Development Corporation is requesting approval of the final plat and the recommendation to Council to create a Subdivider's Agreement for a 19 new single-family home subdivision to be located east of St. Theresa off Reserve Way @ St Andrews.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

23. REFERRAL TO COUNCIL-FIRST PRESENTATION-AMEND PLANNING AND ZONING CODE

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is recommending Council approval to the Ordinance amending The City of Avon, Ohio Section 1264.04e Area and Density Regulations.

Motion to suspend the rules	1.	2.
Motion to approve	1.	2

24. COMMENTS

25. ADJOURN

Motion to adjourn	1.	2.
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