

**PLANNING COMMISSION  
CITY OF AVON  
REGULAR MEETING AGENDA OF MAY 17, 2023  
7:00 P.M.**

**PUBLIC HEARINGS**

**Avon Middle School Lighting, Special Use Permit, PL20230025**

Amend Special Use Permit to include Lighting.

**City of Avon Signage, Police Department, Fire Department and Post Office, Special Use Permit, PL20230023**

Special Use Permit to install Monument Sign for Police Department, Fire Department, Avon Postal Service, City of Avon.

**Brunner Landscaping; Miller Road Mini Storage Facility, Special Use Permit PL20230021**

Construction of Mini Self Storage Units located 1220 Miller Road

**Middleton Crossing-General Development Plan, PL20230014**

Proposed site plan for 8.79-acre parcel to include 4 sublots and storm water management.

**Sheetz, Outdoor Seating and Drive Thru, Special Use Permit, PL20230017**

Proposed outdoor patio seating and drive-thru at the south-west corner of Middleton Road and Nagel Road.

**Route 83 Properties, LLC, Stoney Acres Preliminary Plat, PL20230010**

New Subdivision to include 11(eleven) new homes located at the East end of Ravinia

**Route 83 Properties, LLC, Stoney Acres Sanitary Sewer District Modification**

Amend the sanitary sewer district to alleviate the need for new septic systems for new single-family homes off Center Road.

**Kevin Urig, Route 83 Properties, LLC, Flag Lot, Special Use Permit, PL20230011**

Special Use for Flag Lot. Property split requires a flag lot with access and frontage to State Route 83

**ROLL CALL**

Bill Fitch  
Bryan Jensen, Mayor  
Jim Malloy  
Scott Radcliffe  
Carolyn Witherspoon, Chair

Jill Clements, Zoning Enforcement Officer  
Ryan Cummins, City Engineer  
Pam Fechter, Econ. Dev./Planning Coordinator  
John Gasior, Law Director  
Susan Pintz, Planning & Zoning Secretary  
Duane Streator, Safety Director

## **REVIEW & CORRECTION OF MINUTES**

Motion to dispense with the reading of the minutes of the regular meeting held on April 19, 2023, and to approve the minutes as published.

## **REPORTS & CORRESPONDENCE**

## **ADDITIONS & DELETIONS**

Motion to add or delete items from the agenda.

Motion to approve the amended agenda.

**1. Colin Maclean 4314 St. Theresa - Red Tail No. 15, PL20230022**

Rich Metzger of Hofmann-Metzger, Inc. is requesting a lot split and consolidation of Red Tail Subdivision #15 on behalf of his client Colin Maclean to create new sublots 617 and 618.

Motion to suspend the rules.

Motion to approve.

**2. Avon Middle School Football Field Lighting, Special Use Permit, PL20230025**

Bill Fishleigh, Avon Local Schools, is requesting to Amend the Special Use Permit for Avon Middle School to include Lighting around the football field.

Motion to suspend the rules.

Motion to approve.

**3. Brunner Landscaping; Miller Road Mini Storage Facility, Special Use Permit PL20230021**

Ty Bell with K.E. McCartney & Associates, Inc. representing Mike and Deborah Brunner is requesting to create a Special Use Permit for the Construction of Mini-Self Storage Units located at 1220 Miller Road.

Motion to suspend the rules.

Motion to approve.

**4. Kevin Urig, Route 83 Properties, LLC, Flag Lot, Special Use Permit, PL20230011**

Aaron Appell of Bramhall Engineering on behalf of his client, Kevin Urig of Route 83 Properties, LLC to create a Special Use Permit for a Flag Lot along Center Road.

Motion to suspend the rules.

Motion to approve

**5. Middleton Crossing Lot Split, PL20230015**

Aaron Appell of Bramhall Engineering on behalf of his client Frank Jaram is requesting to split 1.6353-acres from the 8.79-acre subdivision for the construction of a Sheetz Gas Station.

Motion to suspend the rules.

Motion to approve.

**6. Nagel Crossing FDP, PL20230003**

Robert Brown of DeVille Development is requesting approval of the Final Development Plan for the Nagel Crossing Shopping Center to construct three buildings, including a 2,554 sq. ft. Starbucks with outdoor seating and a drive thru, a 7,164 sq. ft. multi-tenant retail building with outdoor seating and carry out window, and a 6,784 sq. ft. multi-tenant retail building with outdoor seating and drive thru, parking and utilities, at the northeast corner of Nagel Road and Just Imagine Drive.

*\*Referral from City Council to Planning Commission*

Motion to suspend the rules.

Motion to approve

**7. Nagel Crossing SUP for Outdoor Seating, PL20230007**

Robert Brown of DeVille Development is requesting a recommendation to City Council to approve the Special Use Permit for outdoor seating at Starbucks, Chipotle, and Noodles at the northeast corner of Just Imagine and Nagel Road.

*\*Referral from City Council to Planning Commission*

Motion to suspend the rules.

Motion to approve

**8. City of Avon Signage, Police Department, Fire Department and Post Office, Special Use Permit, PL20230023**

Duane Streater, Safety / Service Director for the City of Avon is requesting to Amend the Special Use Permit for the City of Avon to install a Monument Sign for the Police Department, Fire Department, and Avon Postal Service on Detroit Road.

Motion to suspend the rules.

Motion to approve.

**COMMENTS**

**ADJOURN**