



CITY OF AVON

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

REGULAR MEETING AGENDA AVON PLANNING COMMISSION JUNE 17, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

- **City of Avon, Just Imagine Drive, Rezone**

Pursuant to Article VII, Section 2(d) and Article VII, Section 2(e)(1) of the Avon City Charter; Avon Planning Commission is requesting a positive recommendation to City Council for approval to rezone 95.24 acres located on Just Imagine Drive, east of Nagel Road from C-4/M-1 General Business/General Industrial Overlay Districts to C-4, General Business District.

ROLL CALL

Mike Beatty

Bill Fitch

Bryan Jensen, Mayor

Scott Radcliffe

Carolyn Witherspoon, Chair

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 & BZA Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on May 20, 2026, 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. **Avon Church of God, 37445 and 37447 Detroit Road, Lot Split, PL20260008**

Avon Church of God is requesting approval of a Lot Split of 0.2105 acres at 37445 and 0.3343 acres 37447 Detroit Road (04-00-011-103-026 and 04-00-011-103-027) to place the Church and Residential Home on stand-alone lots.

Motion to suspend the rules.

Motion to approve.

2. Nick Rak, Detroit Road, Lot Split, PL20250049

Nick Rak is requesting approval of Lot Split of 17.6834 acres to create a Flag Lot of 5.00 acres and a remainder parcel of 12.638 at PPN 04-00-002-102-243.

First Presentation held on September 17, 2025.

Motion to suspend the rules.

Motion to approve.

3. Nick Rak, Detroit Road, Flag Lot, Special Use Permit, PL20250050

Nick Rak is requesting a positive recommendation to City Council for approval to create a Special Use Permit for a Flag Lot (5.00 acres) from the Lot Split of PPN 04-00-002-102-243 on Detroit Road west of Long Road.

First Presentation held on September 17, 2025.

Motion to suspend the rules.

Motion to approve.

4. Feronti Insurance, 37305 Colorado Avenue, Minor Modification, PL20260023

Polaris Engineering, on behalf of SKF Holdings LLC, is requesting approval of a Minor Modification for parking lot improvements associated with the renovation of the existing house into office space at 37305 Colorado Avenue (04-00-010-113-015).

Motion to suspend the rules.

Motion to approve.

5. Westhaven Estates, Detroit Road, Preliminary Plat, Third Presentation, PL20250079

Swipe USA is requesting approval of the Preliminary Plat for a residential subdivision consisting of 31 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).

First Presentation held on December 17, 2025.

Second Presentation held on March 18, 2026.

Motion to suspend the rules.

Motion to approve.

6. City of Avon, Just Imagine Drive, Rezone

Pursuant to Article VII, Section 2(d) and Article VII, Section 2(e)(1) of the Avon City Charter; Avon Planning Commission is requesting a positive recommendation to City Council for approval to rezone 95.24 acres located on Just Imagine Drive, east of Nagel Road from C-4/M-1 General Business/General Industrial Overlay Districts to C-4, General Business District.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN