



City of Avon

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**REGULAR MEETING AGENDA
AVON PLANNING COMMISSION
JULY 15, 2026, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
36080 CHESTER ROAD, AVON, OHIO 44011**

PUBLIC HEARINGS

- **Biggby Coffee, 36500 Detroit Road, Amend Special Use Permit, PL20260027**
JAVA Ventures V LLC dba Biggby Coffee is requesting a positive recommendation to City Council for approval of an amendment to their Special Use Permit to allow the installation of a fenced outdoor seating area at 36500 Detroit Road (04-00-010-112-047).
- **University Hospitals, 2075 Healthway Drive, Amend Special Use Permit, PL20260031**
CBLH Designs on behalf of University Hospitals is requesting a positive recommendation to City Council for approval of an amendment to their Special Use Permit for construction of 2,300 square foot single story building addition to the Seidman Cancer Center (04-00-015-101-114).
- **City of Avon, Fire Station 2, Middleton Road, General Development Plan, PL20260032**
The City of Avon is requesting approval of a General Development Plan for the construction of a 15,885-square-foot Fire Station No. 2 on Middleton Road (PPN 04-00-022-102-163).
- **Referral to City Council: Amend Planning and Zoning Code**
Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1270.03 (e)(7) Fueling stations (gasoline, diesel or EV charging stations), 1280.05 (i) and 1280.06 (c) to make Fueling stations a Special Use (SU) in the C-4 Zoning District.
- **Referral to City Council: Amend Planning and Zoning Code**
Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1264, Multi-Family Residential District Regulations.

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 June 17, 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. Biggby Coffee, 36500 Detroit Road, Amend Special Use Permit, PL20260027

JAVA Ventures V LLC dba Biggby Coffee is requesting a positive recommendation to City Council for approval of an amendment to their Special Use Permit to allow the installation of a fenced outdoor seating area at 36500 Detroit Road (04-00-010-112-047).

Motion to suspend the rules.

Motion to approve.

2. University Hospitals, 2075 Healthway Drive, Amend Special Use Permit, PL20260031

CBLH Designs on behalf of University Hospitals is requesting a positive recommendation to City Council for approval of an amendment to their Special Use Permit for construction of a 2,300 square foot single story building addition to the Seidman Cancer Center at 2075 Healthway Drive (04-00-015-101-114).

Motion to suspend the rules.

Motion to approve.

3. University Hospitals, 2075 Healthway Drive, Minor Modification, PL20260030

CBLH Designs, on behalf of University Hospitals, is requesting approval of a Minor Modification for the construction of a 2,300 square foot building at 2075 Healthway Drive (04-00-015-101-114).

Motion to suspend the rules.

Motion to approve.

4. Sprouts Farmers Market, 35130 Chester Road, General Development Plan, PL20260028

CESO, Inc., on behalf of Sprouts Farmers Market, is requesting approval of a General Development Plan for the construction of a 23,273 square foot grocery store and a 16,362 square foot retail building with associated parking and site improvements at 35130 Chester Road (04-00-021-000-286, 287, 288).

Motion to suspend the rules.

Motion to approve.

5. LDC Stonegate LLC, 33294 Detroit Road, Rezone, PL20260014

LDC Stonegate LLC is requesting a positive recommendation to City Council for the rezoning of 33294 Detroit (PPN 04-00-027-101-242) from R-1 (Residential Single Family) to C-1 (Neighborhood Business).

Motion to suspend the rules.

Motion to approve.

6. City of Avon, Fire Station 2, Middleton Road, General Development Plan, PL20260032

The City of Avon is requesting approval of a General Development Plan for the construction of a 15,885-square-foot Fire Station No. 2 on Middleton Road (PPN 04-00-022-102-163).

Motion to suspend the rules.

Motion to approve.

7. Referral to City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1270.03 (e)(7) Fueling stations (gasoline, diesel or EV charging stations), 1280.05 (i) and 1280.06 (c) to make Fueling stations a Special Use (SU) in the C-4 Zoning District.

Motion to suspend the rules.

Motion to approve.

8. Referral to City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1264, Multi-Family Residential District Regulations.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN