

**CITY OF AVON PLANNING COMMISSION
REGULAR MEETING AGENDA
JULY 19, 2023, 7:00 P.M.**

PUBLIC HEARINGS

ROLL CALL

Bill Fitch	Jill Clements, Zoning Enforcement Officer
Bryan Jensen, Mayor	Ryan Cummins, City Engineer
Jim Malloy	Pam Fechter, Econ. Dev./Planning Coordinator
Scott Radcliffe	John Gasior, Law Director
Carolyn Witherspoon, Chair	Duane Streater, Safety Director
	Susan Pintz, Planning & Zoning Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on June 21, 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. Tom Mass- 32301 Schwartz Road-Lot Split, PL 20230035

Kevin Hoffman of Polaris Engineering representing Tom Mass is requesting approval to split Parcel 04-00-026-110-041 into 3 new, single-family parcels fronting Williams Court for a total of 4 lots.

Motion to suspend the rules.
Motion to approve.

2. Christian Heritage Assembly of God– Amend Special Use Permit, PL20230033

Dan Schlak representing Christian Heritage is requesting approval and recommendation to City Council to amend their Special Use Permit to include an outdoor pavilion at 36465 Chester Road.

Motion to suspend the rules.
Motion to approve.

3. Maka Group-4645 and 4661 Jaycox-General Development Plan, PL20230031

Aaron Appell of Bramhall Engineering and Kevin Urig of the Maka Group are requesting approval of the General Development Plan for Parcel 04-00-024-116-030.

Motion to suspend the rules.

Motion to approve.

4. Maka Group-4645 and 44161 Jaycox-Final Development Plan, PL20230030

Aaron Appell of Bramhall Engineering and Kevin Urig of the Maka Group are requesting approval of the Final Development Plan to construct a Building, Extension of Utilities and Minor Paving project on Parcel 04-00-024-116-030.

Motion to suspend the rules.

Motion to approve.

5. Middleton Crossing-General Development Plan, PL20230013

Aaron Appell of Bramhall Engineering is requesting approval of the General Development Plan creating 4 sublots on the 8.79-acre parcel at the southwest corner of Middleton Road and Nagel Road, Parcel Number 04-00-022-102-150.

Motion to suspend the rules.

Motion to approve.

6. Middleton Crossing-Final Development Plan, PL20230014

Aaron Appell of Bramhall Engineering is requesting approval of the Final Development Plan creating 4 sublots (including Sheetz) and roadwork, utility extension and related stormwater management on the 8.79-acre parcel at the southwest corner of Middleton Road and Nagel Road, Parcel Number 04-00-022-102-150.

Motion to suspend the rules.

Motion to approve.

7. Sheetz-Final Development Plan, PL20230016

Aaron Appell of Bramhall Engineering is requesting approval of the Final Development Plan for a 6,139 SF gas station and convenient store with drive-thru at the southwest corner of Middleton Road and Nagel Road on a portion of Parcel 04-00-022-102-150.

Motion to suspend the rules.

Motion to approve.

8. Sheetz-Special Use Permit-Drive Thru and Outdoor Seating, PL2023007

Aaron Appell of Bramhall Engineering is requesting approval and recommendation to City Council to approve a Special Use Permit for outdoor patio seating and drive-thru for Sheetz at the southwest corner of Middleton Road and Nagel Road on a portion of Parcel 040-00-022-102-150.

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN