

**CITY OF AVON PLANNING COMMISSION
REGULAR MEETING AGENDA
AUGUST 16, 2023, 7:00 P.M.**

PUBLIC HEARINGS

None

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 July 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. 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.

2. 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.

3. Middleton Crossing-Lot Split, PL20230015

Aaron Appell of Bramhall Engineering is presenting the Lot Split/Minor Subdivision for the proposed site plan for the 8.79 acre parcel to include 4 sublots and storm water management at the southwest corner of Middleton Road and Nagel Road on Parcel Number 04-00-022-102-150

Motion to suspend the rules.

Motion to approve.

4. 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.

5. 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.

6. Placing A Temporary Moratorium On The Future Development Or Construction of Any Hotel, Motel, Extended Stays, Boarding Houses Or The Like Within the City of Avon Through January 9, 2024

Discussion

COMMENTS

ADJOURN