

**CITY OF AVON PLANNING COMMISSION  
REGULAR MEETING AGENDA  
SEPTEMBER 20, 2023, 7:00 P.M.**

**PUBLIC HEARINGS**

1. **Nichloas Rak, 3889 Long Road, Sewer District Modification, PL20230040**  
Sewer District Modification to include 1 single family dwelling.
2. **Arby's, 1331 Center Road, Special Use Permit, PL20230037**  
Drive Thru Expansion; reconstruction to include 2 drive thru order points.
3. **T3 Realty II LLC, 1945 Recreation Lane, Special Use Permit, PL 20230044**  
Proposed 4755 square foot build out to create 2 exterior volleyball courts and outdoor dining patio.

**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 Streator, 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 August 16, 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. **Scott Wiles, 3100 Jaycox Road, Lot Split Reconfiguration, PL20230045**  
Scott Wiles is requesting to consolidate Parcel 04-00-023-102-157 and 04-00-023-102-024 to create a .7508-acre parcel for a single-family dwelling.

Motion to suspend the rules.  
Motion to approve.

2. **Arby's, 1331 Center Road, Special Use Permit, PL20230037**

Matt Yanda of CESO Inc. representing Paul Donzis, owner of Arby's, is requesting recommendation to City Council for the Special Use Permit for the expansion of the Arby's drive thru and the reconstruction to include two drive thru order points at 1331 Center Road.

Motion to suspend the rules.

Motion to approve.

3. **Arby's, 1331 Center Road, Minor Modification, PL20230038**

Matt Yanda of CESO Inc. representing Paul Donzis, owner of Arby's, is requesting approval of the minor modification for the expansion of the Arby's drive thru and the reconstruction to include two drive thru order points at 1331 Center Road.

Motion to suspend the rules.

Motion to approve.

4. **Old Mill Plaza LLC, Railroad Brewing, 820 Center Road, Minor Modification, PL20230041**

Ronald and Richard Holub are requesting to build a new 2016 sq. ft. structure to replace existing 1465 sq. ft structure for Railroad Brewing Company.

Motion to suspend the rules.

Motion to approve.

5. **Route 83 Properties, Stoney Acres Subdivision Final Development Plan and Final Plat, PL20230046**

Aaron Appell of Bramhall Engineering is representing Kevin Urig of Route 83 Properties is requesting approval of the creation of 11 residential lots, 1 residential outlot and blocks and easements for the Stoney Acres Subdivision off of Ravinia Lane.

Motion to suspend the rules.

Motion to approve.

6. **Prohibiting Sale of Fireworks**

Discussion on Ordinance 99-23.

**COMMENTS**

**ADJOURN**