

**CITY OF AVON PLANNING COMMISSION  
REGULAR MEETING AGENDA  
OCTOBER 18, 2023, 7:00 P.M.**

**PUBLIC HEARINGS**

**1. Joseph Misencik, 2209 Holly Lane, Rezoning**

Joseph and Christine Misencik of 2209 Holly Lane are requesting a positive recommendation to City Council to rezone a portion of Permanent Parcel 04-00- 015-108-043 from C-2/R-1 to R-1 for an existing single-family home.

**2. DJMG Properties-Rezoning**

Michael Romanello representing DJMG Properties, LLC is requesting a positive recommendation to City Council to rezone a portion of Permanent Parcel 04-00-022-102-072 and 04-00-022-102-006 from R-1 to C-4 located off Middleton Road and within the “Halo” established with Ordinance 95-06.

**3. Mark Ladegaard, Kinzel Road, Special Use Permit**

Mark Ladegaard is requesting a positive recommendation to City Council for development of a Flag Lot to create 2 buildable lots for residential construction for PPN 04-00-014-105-068.

**4. Cooper’s Hawk Winery, 35351 Chester Road; Special Use Permit**

Cooper’s Hawk Winery is requesting a positive recommendation to City Council to approve the Special Use Permit to create an Outdoor Seating area with 48 seats on Chester Road.

**ROLL CALL**

Bill Fitch  
Bryan Jensen, Mayor  
Jim Malloy  
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 & Zoning Secretary

**REVIEW & CORRECTION OF MINUTES**

Motion to dispense with the reading of the minutes of the regular meeting held on September 20, 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. **Joseph Misencik, 2209 Holly Lane, Rezoning**  
Joseph and Christine Misencik of 2209 Holly Lane are requesting a positive recommendation to City Council to rezone a portion of Permanent Parcel 04-00- 015-108-043 from C-2-Central Business French Creek District/R-1-Single Family Residential to R-1-Single Family Residential for an existing single-family home.  
  
Motion to suspend the rules.  
Motion to approve.
  
2. **Nicholas Rak, 3889 Long Road-Lot Split, PL20230039**  
Chuck Szucs of Polaris Engineering representing Nicholas Rak is requesting approval to split off 6.6058 acres from the back of Permanent Parcel 04-00-012-102-053 for a single-family dwelling with access off Split Rail Lane leaving a remainder parcel of 2.7588 acres with an existing home at 3889 Long Road.  
  
Motion to suspend the rules.  
Motion to approve.
  
3. **Nicholas Rak, 3889 Long Road, Sewer District Modification, PL20230040**  
Chuck Szucs of Polaris Engineering representing Nicholas Rak is requesting a positive recommendation to City Council to amend the sanitary sewer district for a newly created lot off Split Rail Lane. The parcel will be deed restricted to allow one single-family home to be constructed with sanitary sewer. Public Hearing held at Planning Commission Meeting on September 20, 2023.  
  
Motion to suspend the rules.  
Motion to approve.
  
4. **Mark Ladegaard, Kinzel Road, Special Use Permit, PL20230048**  
Mark Ladegaard is requesting a positive recommendation to City Council for development of a Flag Lot to create 2 buildable single-family residential parcels off Kinzel Road for PPN 04-00-014-105-068.  
  
Motion to suspend the rules.  
Motion to approve.
  
5. **Mark Ladegaard, Kinzel Road, Lot Split, PL20230047**  
Mark Ladegaard is requesting approval to split Permanent Parcel 04-00-014-105-068 into 2 new single-family parcels.  
  
Motion to suspend the rules.  
Motion to approve.

6. **TBK Property, Just Imagine Drive, Lot Split; PL20230055**

Chuck Szucs of Polaris Engineering, representing Bryan Weber of TBK Property, LLC is requesting to split the 3.1-acre parcel into 2 commercial zoned parcels at Just Imagine Drive PPN 04-00-028-102-189.

Motion to suspend the rules.

Motion to approve.

7. **DJMG Properties, Rezoning, PL20230056**

Michael Romanello representing DJMG Properties, LLC is requesting a positive recommendation to City Council to rezone approx. 10.61 acres of PPN: 04-00-022-102-072 and approx., .10 acres of PPN: 04-00-022-102-006 from R-1-Single Family Residential to C-4-General Business District located off Middleton Road and within the “Halo” established with Ordinance 95-06. The remainder between Middleton Road and Detroit Road to remain residentially zoned.

Motion to suspend the rules.

Motion to approve.

8. **Jacobs Group, 35351 and 35521 Chester Road; General Development Plan; PL20230049**

Aaron Appell of Bramhall Engineering and Jim Eppelle of Jacobs Group are requesting approval of the General Development Plan to include Cooper’s Hawk Winery at 35351 Chester Road and Dick’s Sporting Goods at 35521 Chester Road.

Motion to suspend the rules.

Motion to approve.

9. **Jacobs Group, 35351 and 35521 Chester Road; Subdivision Plat; PL20230050**

Aaron Appell of Bramhall Engineering and Jim Eppelle of Jacobs Group are requesting approval of Subdivision 6 to construct a new 2.7524-acre lot with 33.0522 acres remaining to include Cooper’s Hawk Winery and Dick’s Sporting Goods.

Motion to suspend the rules.

Motion to approve.

10. **Cooper’s Hawk Winery, 35351 Chester Road; Final Development Plan; PL20230051**

Aaron Appell of Bramhall Engineering, representing Jen Lingle of Cooper’s Hawk Winery is requesting approval of the Final Development Plan to construct an 11,040 sq. ft. Restaurant, Parking Lot, Outdoor Seating, and related improvements at 35351 Chester Road.

Motion to suspend the rules.

Motion to approve.

11. **Cooper’s Hawk Winery, 35351 Chester Road; Special Use Permit; PL20230052**  
Aaron Appell of Bramhall Engineering, representing Jen Lingle of Cooper’s Hawk Winey is requesting a positive recommendation to City Council to approve the Special Use Permit to create an Outdoor Seating area with 48 seats on Chester Road.

Motion to suspend the rules.  
Motion to approve.

12. **Dick’s Sporting Goods, 35521 Chester Road; Final Development Plan; PL20230053**  
Aaron Appell of Bramhall Engineering, representing Dick’s Sporting Goods is requesting approval of the Final Development Plan to construct a 59,602 sq. ft. Retail Building to include a Parking Lot and related improvements at 35521 Chester Road.

Motion to suspend the rules.  
Motion to approve.

**COMMENTS**

**ADJOURN**