

**CITY OF AVON PLANNING COMMISSION
REGULAR MEETING AGENDA
NOVEMBER 15, 2023, 7:00 P.M.**

PUBLIC HEARINGS

1. Caribou Coffee, 35091 Chester Road, Special Use Permit, PL20230064

Michael Gilbert of the Development Management Group representing Mark Wilhoite of Compton Addy is requesting a positive recommendation to City Council to approve the Special Use Permit to create a restaurant with no indoor seating, a drive-thru and outdoor seating at 35091 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 October 18, 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. Ginkgo Leaf Properties, Lot Split and Consolidation, PL20230060

Vic Stewart of Bramhall Engineering representing Tom Demaline of Ginkgo Leaf Properties is requesting to split a portion of Brunner Properties; 11.0329 acres of PPN 04-00-012-101-088, and .74 acres of PPN 04-00-012-101-048, to consolidate into Ginkgo Leaf Property PPN 04-00-012-101-082 for a total of 65.6753 acres.

Motion to suspend the rules.
Motion to approve.

2. Jacobs Group, Subdivision Plat No. 7, PL20230058

Aaron Appell of Bramhall Engineering and Carl Frey of Jacobs Group are requesting approval of Subdivision 7 to create a new 1.0008-acre parcel for Caribou Coffee.

Motion to suspend the rules.

Motion to approve.

3. Caribou Coffee, 35091 Chester Road, Final Development Plan, PL20230063

Michael Gilbert of Development Management Group representing Mark Wilhoite of Compton Addy is requesting approval to construct a 778 sq. ft. restaurant with no indoor seating, drive-thru and outdoor seating at 35091 Chester Road.

Motion to suspend the rules.

Motion to approve.

4. Caribou Coffee, 35091 Chester Road, Special Use Permit, PL20230064

Michael Gilbert of the Development Management Group representing Mark Wilhoite of Compton Addy is requesting a positive recommendation to City Council to approve the Special Use Permit to create a restaurant with no indoor seating, a drive-thru, and outdoor seating at 35091 Chester Road.

Motion to suspend the rules.

Motion to approve.

5. Clean Express Car Wash, Middleton Crossings, Nagel Road, PL20230065

Jeffrey Plautz of Neff and Associates representing Joe Bertucci of Express Wash Concepts is requesting approval to construct a 3692 sq. ft. car wash facility south of the Sheetz Gas Station at Middleton Crossings on Nagel Road, PPN 04-00-022-102-150.

Motion to suspend the rules.

Motion to approve.

6. Avon International-Subdivision Plat, PL20230067

Aaron Appell of Bramhall Engineering representing Ed Jasinski of Jackson Taylor Contractors is requesting approval of the Subdivision Plat for a division of 28.33 acres into 3 lots on PPN 04-00-009-000-157.

Motion to suspend the rules.

Motion to approve.

7. Avon International-Final Development Plan, PL20230068

Aaron Appell of Bramhall Engineering representing Ed Jasinski of Jackson Taylor Contractors is requesting approval of the Final Development Plan to construct a 232,056 sq. ft. building off Moore Road on PPN 04-00-009-000-157.

Motion to suspend the rules.

Motion to approve.

8. Avon International-Avon Commerce Parkway Extension, PL20230069

Aaron Appell of Bramhall Engineering representing Ed Jasinski of Jackson Taylor Contractors is requesting approval of the Final Development Plan/Improvement Plan for the Extension of Avon Commerce Parkway off Moore Road.

Motion to suspend the rules.

Motion to approve.

9. Joseph Misencik, 2209 Holly Lane, Rezoning, PL20230057

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.

COMMENTS

ADJOURN