



CITY OF AVON

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**REGULAR MEETING MINUTES
AVON PLANNING COMMISSION
FEBRUARY 18, 2026, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS**

The regular meeting was called to order by Chair Witherspoon at 7:00 p.m. in Council Chambers.

PUBLIC HEARINGS

1. Veterans Memorial Park, 3701 Veterans Memorial Parkway, Amend Special Use Permit

Avon Planning Commission is requesting a positive recommendation to City Council for approval to Amend the Special Use Permit to install field lighting at Veterans Memorial Park.

The Chair opened the public hearing at 7:00p.m.

There were no comments from the audience.

The Chair closed the public hearing at 7:01p.m.

2. Referral to City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1262.07 (e) Western Reserve Development Regulations, Design and Improvement Standards.

The Chair opened the public hearing at 7:01p.m.

There were no comments from the audience.

The Chair closed the public hearing at 7:01p.m.

3. Referral to City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1246.05 (b)(2) Sidewalks, Walking Paths, Trails and Bicycle Paths.

The Chair opened the public hearing at 7:01p.m.

There were no comments from the audience.

The Chair closed the public hearing at 7:02 p.m.

ROLL CALL

Present: Mike Beatty, Bill Fitch, Bryan Jensen, Scott Radcliffe, Carolyn Witherspoon, Chair.

Staff: 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 and Zoning Secretary.

REVIEW & CORRECTION OF MINUTES

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the minutes of the regular meeting held on January 21, 2026, and approve the minutes as published. The vote was "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

None

1. Pickering Hill Farms, 35715 Detroit Road, Minor Modification, PL20260002

PICKS LLC is requesting approval of the Minor Modification for construction of a 5,816 sq. ft. building addition at 35715 Detroit Road.

Jay Pickering, 35669 Detroit Road, Avon, Ohio 44011.

Mr. Pickering explained that the addition would be a simple pole barn at the rear of what is known as the 808 Shaved Ice building. The purpose of the proposed 5800 square-foot addition would be for storage and to support their business operations (Exhibit 1-Drawing).

Ms. Fechter, Planning Coordinator, noted that the applicant is completing the Lot Consolidation for the parcel and recommended making approval contingent upon the Lot Consolidation being approved and recorded with the county.

Mr. Cummins, City Engineer, inquired about the work shown on the adjacent property, noting that any approval granted this evening would require Mr. Pickering to coordinate with the adjacent parcel owner, as the proposed building would be in close proximity to that property.

Mr. Pickering confirmed he had already discussed the plans with the neighboring property owner who was supportive, and he would get written permission before proceeding.

Mr. Radcliffe expressed concern about the building being right on the property line.

Ms. Fechter clarified that there is a zero-setback allowed, but the city was concerned about how the rear of the building would be maintained if it's on the property line.

Mr. Pickering confirmed he has a good working relationship with the neighboring property owner, who purchased the property a couple of years ago.

There were no further comments or questions.

Mr. Radcliffe moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the Minor Modification for construction of a 5,816 sq. ft. building addition at 35715 Detroit Road contingent upon approval and recording of the Lot Consolidation. The vote was: "AYES" all. The Chair declared the motion passed.

2. Avon International Phase 2, Avon Commerce Parkway, General Development Plan, PL20260003

ODG Avon II LLC is requesting approval of the General Development Plan to construct the Phase 2 building and associated parking improvements on Avon Commerce Parkway (PPN 04-00-009-000-191).

Ed Jasinski, Jackson Taylor, 7047 Spinach Drive, Mentor, Ohio 44060.

Steven Brejcha, Jackson Taylor, 7047 Spinach Drive, Mentor, Ohio 44060

Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011

Mr. Brejcha advised the proposed project would involve the construction of a building to the south of the existing property, designed with the potential to accommodate up to four tenants, though they intend to have a single tenant (Exhibit 1 Drawing).

Ms. Fechter, Planning Coordinator, explained that this would be a spec building with no end user identified at this time. She noted that the north building is already complete, and they are looking for potential tenants. The south building project had been delayed while waiting for necessary permits from the Army Corps of Engineers, which took about one year, but has now been secured.

Mr. Jasinski stated that the new building would be similar to building 1, but significantly smaller, using the same materials for a Class A type building.

Mr. Radcliffe asked about the status of the larger building on the north side.

Mr. Jasinski indicated that the majority of it is leased, though there are some issues between Ford and the user that he couldn't speak about. He noted that approximately 55,000 square feet are still available in building 1, and they are optimistic about filling it soon as the market is picking up.

Mr. Radcliffe inquired if a similar type of tenant would be expected for the smaller spec building.

Mr. Jasinski also explained that while the first building had a 35-foot clear structure, this new building would be 26-foot clear due to its smaller footprint, as tenants typically don't need that much room with this building size. The intended use would still be for manufacturing and light industrial users.

Ms. Fechter recommended approval of the General Development Plan and contingent approval of the Final Development Plan.

Mayor Jensen expressed appreciation for Jackson Taylor's investment in the city, noting that many people aren't taking similar risks. He thanked Mr. Jasinski for choosing to invest in Avon and mentioned that the city values the cooperation between the city and developers. Mayor Jensen acknowledged the substantial costs involved, estimated at \$9 million, and hoped that the leasing situation with Ford would improve, allowing the project to progress smoothly. He observed that the project was indicative of economic recovery, as the market seemed to be picking up.

Mr. Jasinski confirmed that they would be moving forward with site preparations and were optimistic about the market's potential uptake of available space. He indicated that the building design was versatile, designed to accommodate one or up to four tenants.

There were no further comments or questions.

**Mr. Radcliffe moved, seconded by Mayor Jensen, to suspend the rules. The vote was:
"AYES" all. The Chair declared the motion passed.**

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the General Development Plan to construct the Phase 2 building and associated parking improvements on Avon Commerce Parkway (PPN 04-00-009-000-191). The vote was: "AYES" all. The Chair declared the motion passed.

3. **Avon International Phase 2, Avon Commerce Parkway, Final Development Plan, PL20260004**

ODG Avon II, LLC is requesting approval of the Final Development Plan for Phase 2 construction of an 84,197 sq. ft. building and associated parking improvements on the south side of Avon Commerce Parkway east of Moore Road (PPN 04-00-009-000-191).

Ed Jasinski, Jackson Taylor, 7047 Spinach Drive, Mentor, Ohio 44060.

Steven Brejcha, Jackson Taylor, 7047 Spinach Drive, Mentor, Ohio 44060

Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011

Mr. Cummins, City Engineer, noted that there were still some engineering comments to work through, so if the commission wished to act, he requested that it be contingent upon final engineering approval. He mentioned they were making progress by addressing these comments, indicating that the staff were actively working on resolving the outstanding issues.

Mayor Jensen asked about the expected construction timeline for the Phase 2 building.

Mr. Jasinski explained that they plan to move forward with preparing the site pad as they wait for the lease for the first building to pick up. He mentioned that they would be doing a few months of earth-moving work to get the site ready and anticipated a likely mid-summer start for the arrival of steel. However, Mr. Jasinski noted that they have not yet placed the order for the steel.

Mayor Jensen commented on the substantial amount of time and effort invested in the project since discussions began back in 2018. This acknowledgment highlighted the patience and persistence required by all parties involved, considering the various challenges and delays faced throughout the process. Despite these hurdles, Mayor Jensen expressed optimism and gratitude towards the developers for choosing to invest in the city, recognizing the market's gradual recovery.

There were no further comments or questions.

Mr. Radcliffe moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the Final Development Plan for Phase 2 construction of an 84,197 sq. ft. building and associated parking improvements on the south side of Avon Commerce Parkway east of Moore Road (PPN 04-00-009-000-191) contingent on final engineering approval. The vote was: "AYES" all. The Chair declared the motion passed.

4. **Veterans Memorial Park, 3701 Veterans Memorial Parkway, Amend Special Use Permit**

Avon Planning Commission is requesting a positive recommendation to City Council for approval to Amend the Special Use Permit to install field lighting at Veterans Memorial Park.

Mayor Jensen explained that the project was made possible by a donation and would bring benefits to both girls' and boys' sports teams. He highlighted that, traditionally, the city would install lighting on

one field and then wait three to four years to fund lighting for the other field. However, with costs continually rising, it has become more economical to complete both projects simultaneously. The mayor underscored that this approach not only saves money but also ensures equality between boys' and girls' sports facilities, particularly noting the growth in popularity and increased competition seen in girls' softball.

Mayor Jensen described the new lighting as being state-of-the-art technology designed to direct light downward, rather than outward. This lighting system includes features such as programmable timers and adjustable brightness levels, which can be modified to suit varying needs. He clarified that the installation would be concentrated in the center of Veterans Memorial Park, ensuring that the lighting would not intrude on surrounding properties.

Tressia Valenti, 39016 Stallion Court, Avon, Ohio 44011

Ms. Valenti inquired whether lighting could also be installed at the dog park while work was being done in the area. She noted that during winter months, it gets dark early, making it difficult to use the dog park after work. Ms. Valenti further suggested that since the work is being done near the softball fields, which are not much farther than the length of a building from the dog park, it might be feasible to run underground power to the dog park for lighting.

Mayor Jensen indicated they could examine this as a separate issue and offered to have their traffic specialization staff look at installing a spotlight on an existing pole. He acknowledged the need for safety and convenience during the short daylight hours of winter and expressed willingness to consider options such as putting a light on a timer or implementing soft lighting solutions.

Ms. Valenti mentioned that the current lighting situation is a bit scary and emphasized her enthusiasm for improved lighting conditions, highlighting the idea that even seasonal lighting adjustments could provide significant benefits.

William Richardson, 39206 Arlington Drive, Avon, Ohio 44011.

Mr. Richardson asked about the location of the proposed lighting at Veterans Memorial Park and expressed concern about a bright light near Eagle Point Park that currently shines in various directions, affecting his home.

Mayor Jensen offered to have staff examine the specific light to see if adjustments could be made to minimize its impact. Mr. Richardson was encouraged to send an email to the mayor for further communication on the issue, with the assurance that the staff would investigate any possible adjustments or relocations of the current lighting setup.

There were no other comments or questions.

Mr. Radcliffe moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve a positive recommendation to City Council for approval to Amend the Special Use Permit to install field lighting at Veterans Memorial Park. The vote was: "AYES" all. The Chair declared the motion passed.

5. Referral to City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1262.07 (e) Western Reserve Development Regulations, Design and Improvement Standards.

Ms. Fechter, Planning Coordinator, explained they were adding language to the Western Reserve section of the code regarding septic systems. The amendment would require installation of dry sewer for future connection if septic systems were permitted in a subdivision. The code would be updated to state that septic systems may be allowed if it is for health, safety, and welfare reasons, and the developer may be required to install a dry sanitary system to city standards for easy connection when sewer service eventually reaches the area.

Mr. Gasior, Law Director, elaborated that even before the code went into effect in 2001, some developments like Century Lane had installed dry sewers. This amendment would make such installation mandatory in most cases, reducing the financial burden on homeowners when connecting to the sanitary sewer system in the future.

Mr. Radcliffe moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the referral to City Council for approval to amend the Planning and Zoning Code, Chapter 1262.07 (e) Western Reserve Development Regulations, Design and Improvement Standards. The vote was: "AYES" all. The Chair declared the motion passed.

6. Referral to City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1246.05 (b)(2) Sidewalks, Walking Paths, Trails and Bicycle Paths.

Mr. Gasior, Law Director, explained that the city is proposing a 10-foot path along French Creek Road, the first of its kind in the city. Due to federal funding requirements, the path must be 10 feet wide. Some residents appeared at City Council and had expressed concerns about their responsibilities for such a wide path, so the city amended Section 660.05 of the codified ordinances to clarify that property owners would only be required to remove snow from sidewalks, but the city would manage maintenance of the trail.

Mr. Gasior noted to maintain consistency, the proposed amendment to 1246.05 would classify the greenway as a walking path/trail rather than a sidewalk, ensuring that maintenance responsibility would fall to the city while snow removal would remain the property owner's responsibility for sidewalks. The amendment specifies that walking paths and trails would be at least 8 feet wide, though most would likely be 10 feet wide.

Mr. Gasior stated this change is primarily driven by a planned 10-foot path along French Creek Road, an initiative for the city. By being classified as a walking path/trail in the city's codified ordinances, the maintenance obligations, including repairs and upkeep, are transferred from individual property owners to the municipal authorities, reducing the potential burden on residents. This move addresses the concerns of homeowners who were worried about additional responsibilities tied to the path's

proximity to their properties. Through this amendment, the city's intention is to ensure visibility while facilitating community access to well-maintained, safe, and enjoyable public pathways.

Mr. Radcliffe moved, seconded by Mayor Jensen, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the referral to City Council to amend the Planning and Zoning Code, Chapter 1246.05 (b)(2) Sidewalks, Walking Paths, Trails and Bicycle Paths. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mayor Jensen had no comment.

Mr. Fitch had no comment.

Mr. Beatty had no comment.

Mr. Radcliffe had no comment.

Ms. Fechter wished Ms. Clements Happy Birthday on March 8th

Mr. Cummins had no comment.

Mr. Gasior had no comment.

Ms. Clements had no comment.

Mr. Streator had no comment.

Chair Witherspoon had no comment.

No comments from the audience.

ADJOURN

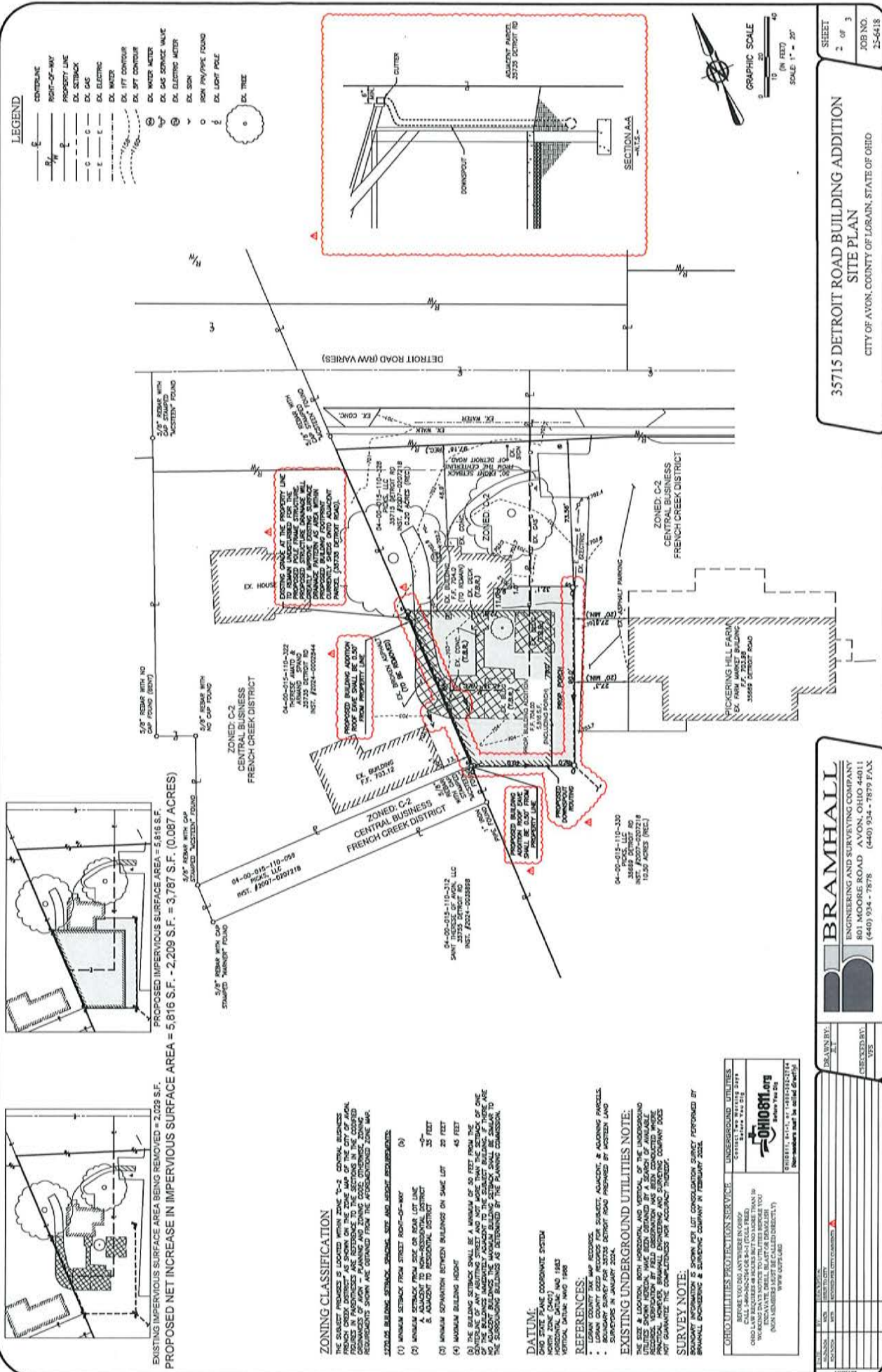
Mr. Radcliffe moved, seconded by Mayor Jensen, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:28 p.m.


Carolyn Witherspoon, Chair
Planning Commission


Susan Pintz, Planning Commission and
Zoning Secretary

3-18-26

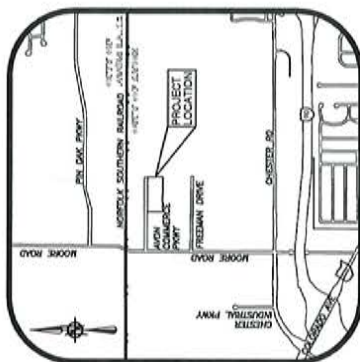
Date



IMPROVEMENT PLANS
FOR
AVON INTERNATIONAL COMMERCE
PARKWAY - BUILDING 2
37873 AVON COMMERCE PARKWAY

CITY OF AVON, COUNTY OF LORAIN, STATE OF OHIO

APPROVAL ON BEHALF OF THE CITY OF AVON



LOCATION MAP

INDEX OF SHEETS

TITLE SHEET	C1.0
LOADING CONDITIONS AND DIMENSION PLAN	C2.0
PILE PLAN	C3.0
PRELIMINARY EXHIBIT	C3.1
UTILITY PLAN	C4.0
WALL PROFILE	C4.1
FOUNDATIONS PLAN	C5.0
FINISHED GRADE PLAN	C5.1 TO C5.2
STRUCTURES MANAGEMENT PLAN	C5.0
FOUNDATION PRESENTATION PLAN	C7.0
OWNER NOTES AND DETAILS	C7.1 TO C7.2
FOUNDATION DETAILS	C7.6
SCHEMATIC DETAILS	C8.0 TO C8.15
CONCRETE PLANS	C9.0 TO C9.2

UTILITY INFORMATION

[illegible]

TELEPHONE

[illegible]

CABLE

SPECTRUM / CHARTER
 576 TENNESSEE AVENUE
 LYRA, OH 44033
 PHONE: (440) 388 0417

LEGEND

[illegible]

PLANS PREPARED BY
THOMAS ENGINEERING AND SURVEYING COMPANY



Mason P. Appell

AARON P. APPELL, P.E.
CONTRACTOR AND ARCHITECT
100 N. P. STREET

AARON P. APPELL
APPELL
E-75083

DATE

2-18-2026

EXISTING UNDERGROUND UTILITIES NOTE:
THE SIZE & LOCATION, BOTH HORIZONTAL AND VERTICAL, OF
THE UNDERGROUND UTILITIES SHOWN HEREON, HAVE BEEN
OBTAINED BY A SEARCH OF AVAILABLE RECORDS.
VERIFICATION BY FIELD OBSERVATION HAS BEEN CONDUCTED
WHERE PRACTICAL, HOWEVER, BRIMMALL ENGINEERING AND
SURVEYING COMPANY DOES NOT GUARANTEE THE
COMPLETENESS NOR ACCURACY THEREOF.



OHIO EPA PERMITS
STDSY NOV / 30C12140-90

PREPARED FOR: JACKSON TAYLOR CONTRACTORS
7047 SPINACH DRIVE
MENTOR, OHIO 44060
(440) 290-0391

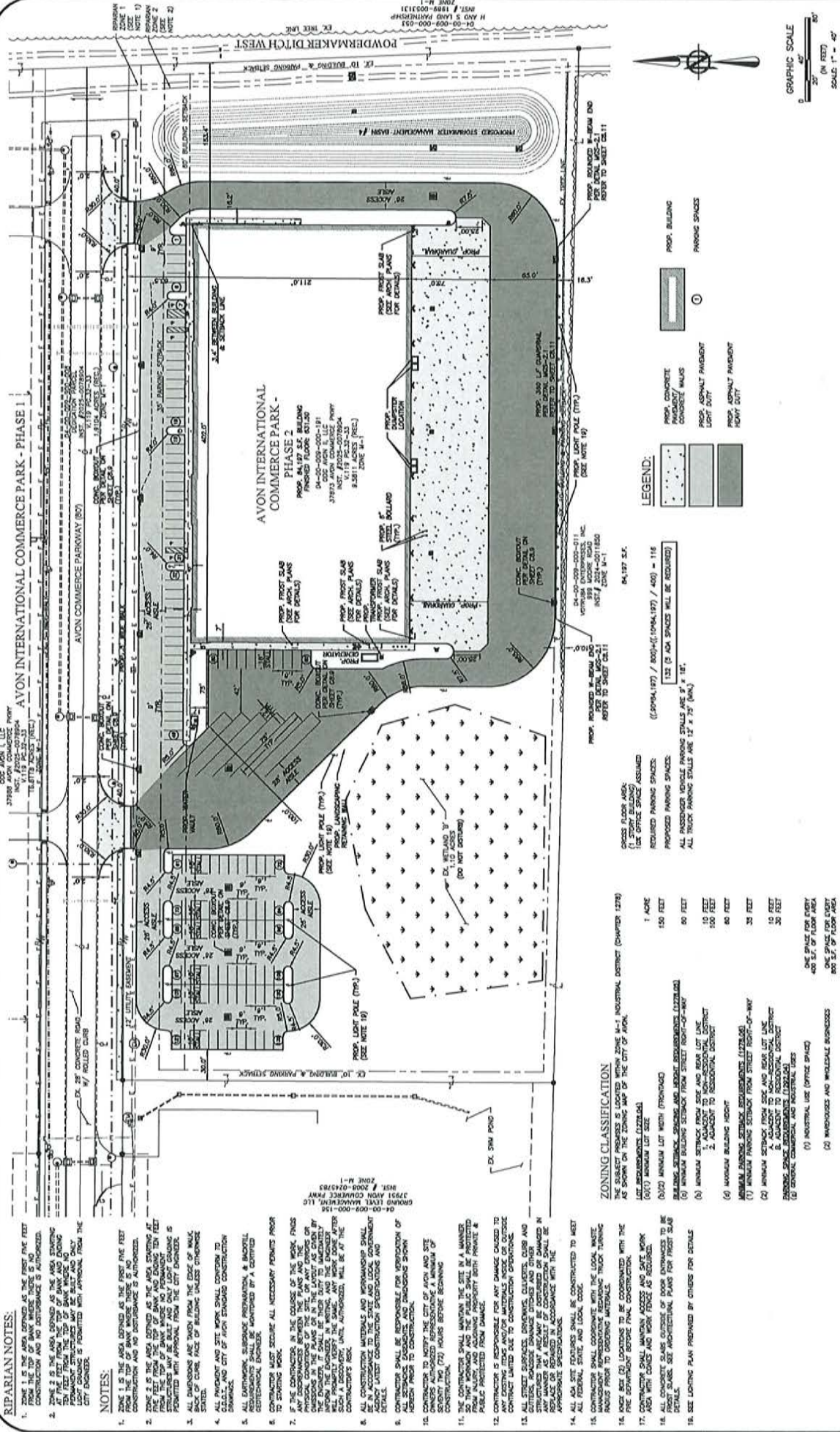
AVON INTERNATIONAL COMMERCE PARKWAY - BUILDING 2
TITLE SHEET
CITY OF AVON, COUNTY OF LORAIN,
STATE OF OHIO

SHEET	JOB NO.
C1.0	IS 10550

BRAMHALL
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801 MOORE ROAD AVON, OHIO 44011
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DRAWN BY: CSK	CHECKED BY: APA
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DESIGNED BY:
CHECKED BY:
DATE:

AVON INTERNATIONAL COMMERCE PARKWAY - BUILDING 2
SITE PLAN
CITY OF AVON, COUNTY OF LORAIN,
STATE OF OHIO

18-4555C