



CITY OF AVON

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REGULAR MEETING MINUTES AVON PLANNING COMMISSION MAY 20, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

- **Achieve Credit Union, 2295 Nagel Road, Special Use Permit**

K4 Architecture on behalf of Achieve Credit Union is requesting a positive recommendation to City Council for a Special Use Permit to allow a drive-thru service at 2295 Nagel Road.

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

There were no comments from the audience.

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

- **Montera Holdings LLC, 34500 Chester Road, Rezone**

Montera Holding LLC is requesting a positive recommendation to City Council for the rezoning of property located at 34500 Chester Road (PPN 04-00-021-000-092) from C-4/O-2 (General Business/Planned Office Research Park Overlay to C-4/M-1/O-2 (General Business/General Industrial /Planned Office Research Park Overlay.

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

There were no comments from the audience.

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

ROLL CALL

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 BZA Secretary.

REVIEW & CORRECTION OF MINUTES

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the minutes of the regular meeting held on April 15, 2026, and approve the minutes as published.

The vote was:

Mayor Jensen, "yes", Mr. Beatty, "yes", Mr. Fitch, "abstain", Mr. Radcliffe, "yes", Mrs. Witherspoon, "yes"

4-AYES

1-ABSTENTION

The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

Ms. Fechter, Planning Coordinator, reported two items to the Commission's attention. First, she noted that a letter had been placed before each member and emailed earlier that day containing a planning summary from the Landmarks Preservation Committee regarding the Keller Farms property at 32135 Detroit Road. Ms. Fechter explained that the property features an 1848 Greek Revival style farmhouse and that the Landmarks Preservation Committee wished to make the Planning Commission aware of a desire to preserve the historic home. Second, Ms. Fechter informed the Commission of a Northeast Ohio Planning and Zoning Commission workshop scheduled for August 28, 2026 at Geneva-on-the-Lake, with the agenda expected to be released in July. She indicated she would share the agenda with the Commission once available.

ADDITIONS & DELETIONS

Ms. Fechter, Planning Coordinator, requested that Item 7, Westhaven Estates, be deleted from the agenda at the applicant's request.

Mr. Radcliffe moved, seconded by Mayor Jensen, to delete Item 7, Westhaven Estates, from the agenda at the applicant's request. The vote was "AYES" all. The Chair declared the motion passed.

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the amended agenda. The vote was "AYES" all. The Chair declared the motion passed.

1. **Sharon Bury, 31602 Schwartz Road, Lot Split, PL 20260017**

Ben McMillon on behalf of Sharon Bury is requesting approval to split 0.3798 acres from the 2.0495-acre parcel located at 31602 Schwartz Road (PPN 04-00-026-108-117).

Ben McMillon and Mary Jane, 3088 Waterfall Way, Westlake, Ohio 44145.

Ms. Fechter, Planning Coordinator, noted that staff comments had been addressed and indicated that Mr. Cummins and Mr. Gasior have additional information. (Exhibit 1-Drawing)

Ms. Fechter, Planning Coordinator, noted that staff comments had been addressed and indicated that Mr. Cummins and Mr. Gasior have additional information.

Mr. Gasior, Law Director, provided important historical context for the Commission, explaining that the original property owner, Michael Antonymzyn, had received approval for lot splits from the Planning Commission back in 2008, and that all of those lots had been subject to a deed restriction. He stated that his recommendation and requirement was that the same deed restriction be applied to this lot split as well.

Mr. Cummins, City Engineer, confirmed that a resubmission of the survey plat had been received and was still under review, and requested that any action taken be made contingent upon final engineering approval.

Ms. Fechter concurred with contingent approval.

Ms. Fechter clarified for Mr. McMillan that, should the Commission approve the split, no structure would be permitted on the parcel, and that the city would also be reaching out to other parcel owners in the area where unpermitted structures had been identified and to inform residents that those will need to be removed.

Mr. McMillan acknowledged Ms. Fechter's statement.

Mr. Gasior elaborated on the original purpose of these restrictions, explaining that neighboring property owners in Westlake had sought to establish a buffer against the then-real prospect of a housing subdivision being developed along the Avon-Westlake borderline. He read the relevant language into the record: *"Except for a fence constructed on boundaries of the property, there shall be no structures constructed or placed on or upon the property. Structures shall include, but not be limited to, a dwelling house, a garage, a barn, a swimming pool, whether above or in ground, a playground, or any other type of outbuilding equipment or apparatus."* He described the buffer as approximately 50 to 80 feet and noted that all parties at the time had agreed to the no-structures requirement because the applicants simply wanted the land as green space with grass, trees, and fencing.

Mr. Gasior reassured Mr. McMillon that the city had independently identified the parcels through the Lorain County Auditor's website and that the Zoning Enforcement Officer would be sending letters indicating those residents are in violation of the deed restriction.

Mr. McMillan indicated he understood and accepted that, noting, "He did not want to create problems for his neighbors. He just wanted the situation to be fair."

Mr. Cummins had no further comment.

Mayor Jensen commented with light humor that the Westlake residents simply wanted "a little piece of Avon."

There were no other comments.

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 Lot Split of 0.3798 acres from the 2.0495-acre parcel located at 31602 Schwartz Road (PPN 04-00-026-108-117) *contingent upon final engineering approval and a deed restriction—approved by John Gasior, Law Director, prohibiting all structures on the parcel.* The vote was: "AYES" all. The Chair declared the motion passed.

2. Mills Road Flex Warehouse Development, Mills Road, Final Development Plan, PL20260012

Civil Design Group on behalf of Gold Metal Construction is requesting approval of the Final Development Plan for a flexible office and warehouse development consisting of two buildings to be constructed in two phases at the intersection of Mills Road and Jaycox Road.

Vinny Violi, Gold Metal Construction, 9922 Chevy Chase, Strongsville, Ohio 44136.

Joshua Osterhout, Civil Design Group, 36225 Detroit Road, Avon, Ohio 44011.

Mr. Violi presented the Final Development Plan on behalf of Gold Medal Construction for a flexible office and warehouse development of approximately 33,000 square feet at the intersection of Mills Road and Jaycox Road, to be constructed in two phases and indicated that the General Development Plan had been approved a few months ago. (Exhibit 1 Drawing)

Ms. Fechter, Planning Coordinator, provided context for the Commission, emphasizing that this development is distinctly different from the previously approved Gold Medal storage facility located

nearby. She clarified that this project consists of individual units, each containing an office component and an attached warehouse, intended for light industrial-type users who operate businesses within space, and it is not a storage facility. She recommended contingent approval, noting that North Ridgeville had verbally approved the project but that a formal letter was still pending regarding the sanitary tie in, and that staff comments had otherwise been addressed.

Mr. Cummins, City Engineer, concurred with the recommendation for contingent approval, noting that a new submission had been made just days prior and was still under review.

Mr. Radcliffe raised a concern about the placement of the garbage dumpsters on the plan, which he noted were positioned diagonally on the side of the parcel adjacent to residential properties. He asked whether the dumpsters could be relocated to the Mills Road side, toward the southern end of the property, noting that the area adjacent to the residential homes would be subject to early morning pickup noise—typically between 6:00 am and 7:00 am. Mr. Radcliffe expressed an awareness that the development wraps around a residential home and that additional homes line Jaycox Road on the opposite side. He asked simply that the team consider the impact on those residents.

Ms. Fechter explained that the current dumpster location had been implemented as a workaround, since dumpsters are not permitted in front yards and the parcel has an unusual shape that created challenges. She agreed to take another look at the placement.

Mr. Violi suggested that if front placement were allowed with sufficient tree screening, that might be another option, though he deferred to staff on what would be permissible.

Mr. Osterhout clarified that the landscaping plan, which was part of the submitted plan set, included heavy screening around the dumpsters, including two rows of pine trees between the dumpsters and the residential house to the south.

Mr. Radcliffe noted he appreciated the buffering abutting the residential home and acknowledged the screening efforts but reiterated his interest in exploring relocation possibilities.

Ms. Fechter confirmed she would continue working with the applicant and Mr. Radcliffe to arrive at an appropriate solution, and this assurance was noted for the record.

There were no other comments.

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 a flexible office and warehouse development consisting of two buildings to be constructed in two phases at the intersection of Mills Road and Jaycox Road *contingent upon final engineering approval*. The vote was: “AYES” all. The Chair declared the motion passed.

3. Achieve Credit Union, 2295 Nagel Road, Lot Split, PL20260021

K4 Architecture on behalf of Achieve Credit Union is requesting approval to split 1.5868 from the 12.71-acre parcel at 2295 Nagel Road (PPN 04-00-027-101-196).

John Lucas, K4 Architecture, 555 Gest Street, Cincinnati, Ohio 45203.

Bret Fisher, Achieve Credit Union, 340 Griswold Road, Elyria, Ohio 44035.

Mr. Lucas presented the request to split 1.5868 acres from the 12.71-acre parcel that is currently zoned C4 at the intersection of Nagel Road and Middleton Road for the purpose of constructing a new Achieve Credit Union branch. (Exhibit 1 Drawing)

Ms. Fechter, Planning Coordinator, provided background for the Commission, noting that many members would recognize this parcel as the Drug Mart parcel on the east side of the road, with the subject lot comprising the southeastern corner of Middleton Road and Nagel Road. She indicated she would request a contingent approval, explaining that the team was still working to obtain necessary easement agreements from Drug Mart—particularly a shared access easement and stormwater-related commitments tied to a through-road to be constructed in the back of the property. She stated that all parties were moving in the right direction, and that rather than requiring the applicant to return to the Commission once those details were finalized, the contingency could be handled through legal review.

Mr. Cummins, City Engineer, confirmed that a new submission had been received that same day and was still under review, requesting that any approval be made contingent upon both final engineering approval and legal approval of the easement agreements.

Mr. Radcliffe inquired about postponing the vote until additional details could be resolved.

Ms. Fechter responded the details to be resolved relate to access easements and stormwater agreements. There is no change to the actual site plan, therefore she believes contingent approval would be appropriate.

Mr. Radcliffe was satisfied with Ms. Fechter's response.

Mayor Jensen, with humor, inquired whether a name change was also being requested, referencing the interchangeable use of "Middleton" and "Middletown" during the presentation.

Mr. Fisher noted Mr. Lucas was from Cincinnati, acknowledged the confusion and clarified no name change was involved.

Ms. Fechter added for clarity that Achieve Credit Union would be responsible for constructing the entrance road and their portion of the rear through-road as part of this development.

There were no other comments.

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 Lot Split of 1.5868 from the 12.71-acre parcel at 2295 Nagel Road (PPN 04-00-027-101-196), *contingent upon final engineering approval and legal approval of all required easement agreements*. The vote was: "AYES" all. The Chair declared the motion passed.

4. Achieve Credit Union, 2295 Nagel Road, Final Development Plan, PL20260019

K4 Architecture is requesting approval of the Final Development Plan to construct a new 2,517 sq. ft. Credit Union building with drive thru service at 2295 Nagel Road.

John Lucas, K4 Architecture, 555 Gest Street, Cincinnati, Ohio 45203.

Bret Fisher, Achieve Credit Union, 340 Griswold Road, Elyria, Ohio 44035.

Mr. Lucas presented the Final Development Plan. He noted that engineering comments were received on May 15th and have been addressed and a resubmission had been made on May 20th. (Exhibit 1 Drawing)

Ms. Fechter, Planning Coordinator, confirmed that staff comments had been addressed but that Mr. Cummins has a few outstanding review details, and requested contingent approval accordingly.

Mr. Cummins agreed and requested that any approval be contingent as the review process is ongoing.

Mayor Jensen inquired as to the customer base for Achieve Credit Union.

Mr. Fischer provided information about their customer base:

- Originally, about 80% of their membership were school employees and county credit union members.
- They also served police officers and civil service members.
- Since 2020, they became community-based focusing on Lorain County and surrounding counties.
- Financial education and support for the local community remain a primary focus.

Mr. Radcliffe acknowledged the buffering provided on the eastern side of the property adjacent to the residential areas and urged the applicant to remain mindful of those neighboring residents in finalizing the plan, expressing his appreciation for the consideration shown thus far.

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 to construct a new 2,517 sq. ft. Credit Union building with drive thru service at 2295 Nagel Road, contingent upon final engineering approval. The vote was: "AYES" all. The Chair declared the motion passed.

5. Achieve Credit Union, 2295 Nagel Road, Special Use Permit, PL20260020

K4 Architecture on behalf of Achieve Credit Union is requesting a positive recommendation to City Council for a Special Use Permit to allow a drive thru service for the Credit Union at 2295 Nagel Road.

John Lucas, K4 Architecture, 555 Gest Street, Cincinnati, Ohio 45203.

Bret Fisher, Achieve Credit Union, 340 Griswold Road, Elyria, Ohio 44035.

Ms. Fechter provided relevant Special Use Permit context, explaining that banks and credit unions are subject to a different drive-thru stacking standard than other uses—requiring no fewer than four stacking spaces per window rather than a total of ten. She noted that the proposed plan provides twelve stacking spaces total, which she indicated would be more than adequate. (Exhibit 1 Drawing)

Mr. Lucas concurred, noting that even at their busiest times, drive-through usage at their main branch rarely results in more than two cars per lane, with the exception of pandemic-era circumstances.

Ms. Fechter made a lighthearted remark comparing the expected traffic flow to that of a Chick-Fil-A, illustrating that credit unions do not generate comparable drive thru traffic.

Mr. Cummins offered no additional comments on this item.

Ms. Fechter noted for the record that, while a positive referral to City Council was being requested this evening, she would not transmit the matter to City Council until the related Lot Split and Final Development Plan had been fully resolved through contingent approvals.

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 of a Special Use Permit to allow a drive thru service for the Credit Union at 2295 Nagel Road. The vote was: "AYES" all. The Chair declared the motion passed.

6. Montera Holdings LLC, 34550 Chester Road, Rezone, PL20260018

Montera Holding LLC is requesting a positive recommendation to City Council for the rezoning of property located at 34550 Chester Road (PPN 04-00-021-000-092) *from C-4/O-2 (General Business/Planned Office Research Park Overlay) to C-4/M-1/O-2 (General Industrial /Planned Office Research Park Overlay).*

Monte Mitchell, Montera Holdings LLC, 339 Williamsburg Drive, Avon Lake, Ohio 44012.

Mr. Mitchell presented the rezoning request on behalf of Montera Holdings LLC. He explained that the request is to add an M-1 overlay to the existing C-4/O-2 zoning at 34550 Chester Road, making it consistent with the zoning of neighboring properties in the area. Mr. Mitchell described the rationale as providing greater flexibility to attract a broader tenant base, particularly those engaged in light industrial activity or a combination of office and flex uses. He referenced a comparable property that Montera Holding LLC operates on Moore Road, which accommodates commercial-looking tenants involved in residential service businesses with van traffic, as an example of the type of uses he envisions for this site.

Ms. Fechter added that in her conversations with the applicant, it had become clear that the surrounding development was evolving, with a car dealership anticipated across the street and other commercial uses emerging along the site. She noted that the applicant was considering the possibility of commercial use in the front portion of the site in the future, while the rear would accommodate a light industrial flex office product. She emphasized that the applicant was conscious of the site's proximity to high-profile dealerships such as Porsche and Mercedes and intended to deliver quality development befitting the area.

Mr. Cummins had no comment.

Mayor Jensen asked whether the applicant intended to tear down the existing building or pursue a remodel.

Mr. Mitchell confirmed the current plan is to be a remodel, acknowledging openly that the building is "an eyesore" and expressing commitment to transforming it into something befitting the area.

Mr. Radcliffe inquired about the types of businesses to be retained with the anticipated widening of Chester Road.

Mr. Mitchell acknowledged that road widening would be a factor as the project progresses and initial tenants are brought on, noting the operational dynamics such as Mitchell's One Hour Heating and Air Conditioning on the Moore Road property as a reference point.

Mr. Radcliffe also noted the high traffic volume on Chester Road.

Mr. Mitchell agreed with Mr. Radcliffe's comment.

Mayor Jensen observed that the building was currently vacant and expressed a welcome sentiment toward seeing it occupied.

Mr. Mitchell acknowledged Mayor Jensen's comment.

There were no other comments.

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 of the rezoning of property located at 34500 Chester Road (PPN 04-00-021-000-092) from C-4/O-2 (General Business/Planned Office Research Park Overlay) to C-4/M-1/O-2 (General Business/General Industrial /Planned Office Research Park Overlay). The vote was: "AYES" all. The Chair declared the motion passed.

7. Westhaven Estates, Detroit Road, Preliminary Plat, Third Presentation, PL20250079

Swipe USA is requesting approval of the Preliminary Plat for a residential subdivision consisting of 33 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).

First Presentation held on December 17, 2025.

Second Presentation held on March 18, 2026.

Item deleted at the Applicant's request.

COMMENTS

Mayor Jensen had no comment.

Mr. Beatty had no comment.

Mr. Fitch had no comment.

Mr. Radcliffe had no comment.

Ms. Fechter said Happy Memorial Day.

Mr. Cummins had no comment.

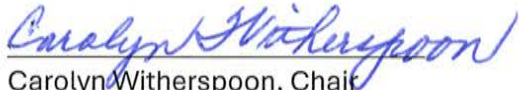
Mr. Gasior had no comment.

Ms. Clements had no comment.

Chair Witherspoon had no comment.

ADJOURN

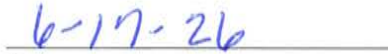
Mr. Radcliffe moved, seconded by Mayor Jensen, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7: 32 p.m.



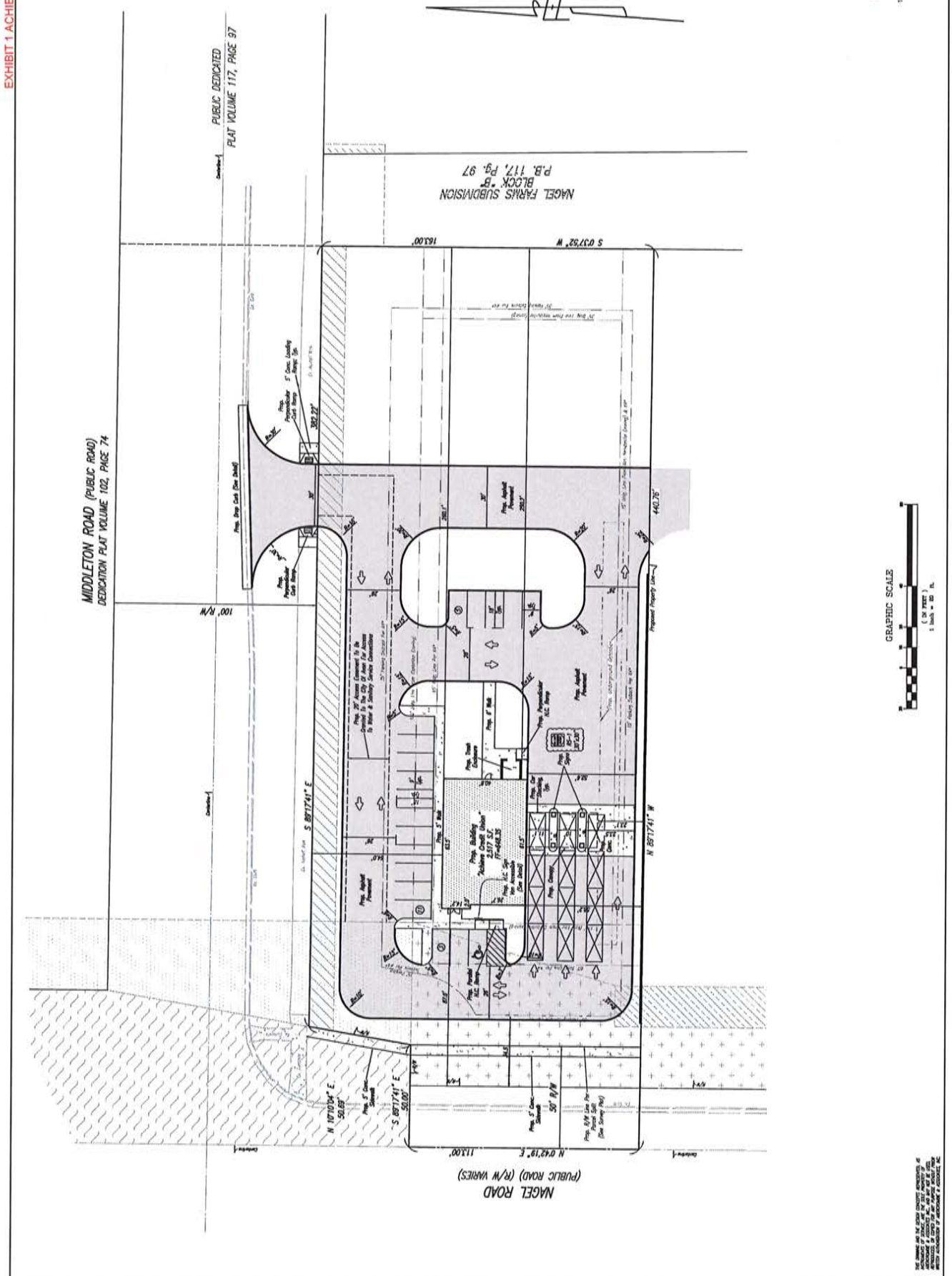
Carolyn Witherspoon, Chair
Planning Commission



Susan Pintz, Planning Commission and
BZA Secretary



Date





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