

**PLANNING COMMISSION  
CITY OF AVON  
REGULAR MEETING MINUTES OF OCTOBER 19, 2022**

**PUBLIC HEARINGS**

**ROLL CALL**

The meeting was called to order by Chairwoman Witherspoon at 7:00 p.m. in Council Chambers. Present: Bill Fitch (arrived during discussion of item #1), Bryan Jensen, Mayor; Jim Malloy; Scott Radcliffe; Carolyn Witherspoon  
Staff: Jill Clements, Zoning Enforcement Officer; Ryan Cummins, City Engineer; Pam Fechter, Planning Coordinator; John Gasior, Law Director; Duane Streater, Safety Director; Nicole Rambo-Ackerman, Planning Clerk

**REVIEW & CORRECTION OF MINUTES**

**Mr. Malloy moved, seconded by Mayor Jensen, to dispense with the reading of the minutes of the regular meeting held on September 21, 2022, and to approve the minutes as published. The vote was: 4 “AYES”, Mr. Fitch was not present for vote. The Chair declared the motion passed.**

**REPORTS & CORRESPONDENCE**

**ADDITIONS & DELETIONS**

**NEW BUSINESS**

**1. Renew CLE; Final Development Plan; PL20220036**

Representatives: Andrew & Jenna Isaacs, owners

Request to approve the updated final development plan for Renew CLE to construct a 1,499 sq. ft. office building with attached garage, parking lot and utilities at 37060 Colorado Avenue.

Variances requested for the previous proposal consisting of a 3,143 sq. ft. building were denied at the September 7, 2022 BZBA meeting.

Ms. Fechter said a plan was before the Commission in August which was approved contingent on variances being granted. They asked for variances for the 20-foot setback from the right-of-way, a five-foot parking setback on the south side of the building and a five-foot setback for the dumpster on the south side of the building. After all of the variances were denied, the applicants looked at their site plan and presented a plan that does not require any variances. Mr. Fitch arrived.

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

**Mr. Malloy moved, seconded by Mayor Jensen, to approve the final development plan for Renew CLE to construct a 1,499 sq. ft. office building with attached garage, parking lot and utilities at 37060 Colorado Avenue. The vote was: “AYES” all. The Chair declared the motion passed.**

**2. Avon Brewing Company; Final Development Plan; PL20220041**

Representatives: Ben Gingrich, HSB Architects, 1250 Old River Road, Cleveland, OH; Mathias Hauck, owner of Avon Brewing Company, 35475 Keller Drive, Avon, OH

Request to approve the final development plan for Avon Brewing Company to construct a 15,982 sq. ft. restaurant and brewery with a patio, parking lot and utilities at 36383 Detroit Road. Variances for parking setbacks on Detroit Road and Garden Drive were granted at the October 5, 2022 BZBA meeting.

Ms. Fechter said the Special Use Permit was approved by City Council on October 10. They requested variances from BZBA. They requested a six-foot setback from Detroit Road and were granted ten feet. They requested a six-foot setback from Garden Drive which was approved. They requested a six-foot setback from Holly Lane which was denied. There was a special BZBA meeting prior to this meeting where a ten-foot parking setback on Holly Lane was approved with the requirement that they would install a board-on-board fence. The code allows the Planning Commission to approve a fence over the height and opacity requirement under Chapter 1294. A number of residents were concerned about headlights shining on their homes and asked for something to block that. The first drawing submitted showed 611 seats requiring 305 parking spaces and they showed 151 spaces. After the BZBA meeting, they reduced their seats down to 384. They analyzed what their total occupancy would be which would be 430 but they do not have the parking for that. The applicants show 384 seats and they would need 192 parking spaces. They are providing 157 on site. On the drawing where the shared parking easement is shown, 35 spaces are provided which would give the applicants the 192 spaces that they need.

Mr. Cummins noted that some of the engineering plans needed adjusted to account for the recently approved variances and parking on the adjacent property. He asked that the approval be contingent on final engineering approval. Mr. Gasior asked that it also be contingent on legal approval of the cross easements for parking and stormwater on the adjacent property. He received the easement but has not had a chance to review it. Mr. Radcliffe suggested incorporating the recently declared city tree, “Heart of Gold,” into the landscaping because he thought it would be nice to have in the heart of the city, Mr. Hauck and Mr. Gingrich said they would consider that. Ms. Fechter said Willoway nursery did a three to five year test on the tree to make sure it sustains in this area and she thought it was a beautiful tree. Mr. Gasior noted that it will not grow more than 20 feet tall.

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

**Mr. Malloy moved, seconded by Mayor Jensen, to approve the final development plan for Avon Brewing Company to construct a 15,982 sq. ft. restaurant and brewery with a patio, parking lot and utilities at 36383 Detroit Road contingent on the following:**

1. **Installation of a 6 ft. board-on-board fence along Holly Lane.**
  2. **Final engineering approval.**
  3. **Legal approval of cross easements for parking and stormwater on adjacent property.**
- The vote was: “AYES” all. The Chair declared the motion passed.**

**3. Scott Wiles; Lot Split; PL20220044**

Representative: Lauren Wiles, owner

Request to split 1.7949 acres off of parcel ending in -016 with an existing house and outbuilding and consolidate with 15.3412 acre parcel ending in -026. Variances for the existing barn location and square footage were granted at the September 7, 2022 BZBA meeting.

Ms. Wiles said they own the 18.5 acres and are looking to replat it and sell the front parcel. They want to build in the back. Ms. Fechter said they purchased the Schatschneider property on Jaycox Road and are cleaning up the front, getting rid of those and building single-family home in the rear. Mr. Cummins said he reviewed the plat, had no additional comments and recommended approval. Mayor Jensen asked if the applicant is still in contact with the Metroparks to finish the trail, Ms. Wiles believed they still are. The Mayor thought a lot of people were happy when they purchased the land because they would not see more houses being built.

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

**Mr. Malloy moved, seconded by Mayor Jensen, to approve the request to split 1.7949 acre off of parcel ending in -016 with an existing house and outbuilding and consolidate with 15.3412 acre parcel ending in -026. The vote was: “AYES” all. The Chair declared the motion passed.**

**COMMENTS**

**ADJOURN**

**Mr. Malloy moved, seconded by Mayor Jensen, to adjourn the meeting at 7:15 p.m. The vote was: “AYES” all. The Chair declared the motion passed.**

---

Carolyn Witherspoon, Chair

---

Nicole Rambo-Ackerman, Clerk

---

Date