

ORDINANCE NO. 80-26

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ISOMER GROUP, INC., TO AUTHORIZE THEIR TENANT, ACHIEVE CREDIT UNION, INC., (dba ACHIEVE CREDIT UNION, INC. - AVON), TO OPERATE A DRIVE-THRU AT THEIR CREDIT UNION OFFICE AT 2295 NAGEL ROAD AND DECLARING AN EMERGENCY

WHEREAS, the C-4 zoning regulations for the City of Avon require that drive-thru facilities in the General Business District obtain a Special Use Permit pursuant to ACO §1270.03(b)(3); and

WHEREAS, Isomer Group, Inc., (Isomer) is the owner of property located at 2295 Nagel Road, PPN 04-00-027-101-196 which is being leased to their tenant, Achieve Credit Union, Inc., dba Achieve Credit Union, Inc. – Avon (Achieve) and located in the C-4 General Business District; and

WHEREAS, Achieve, the lessee, proposes to construct a new 2,517 sq. ft. Credit Union building with drive-thru facilities at 2295 Nagel Road; and

WHEREAS, Achieve has submitted an application and presented plans and specifications for the aforementioned construction to the Planning Commission on May 20, 2026; and

WHEREAS, the Planning Commission held a public hearing on May 20, 2026 and by a vote of Five (5) to Zero (0), recommended approval of the Special Use Permit; and

WHEREAS, Council, after reviewing the application, plans and specifications and the recommendation of the Planning Commission, deems it in the best interests of the health, safety, and welfare of the community that the Special Use Permit be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 - That having considered the matter of granting the Special Use Permit to Isomer Group, Inc., the owner of property in the C-4 District located at 2295 Nagel Road, PPN 04-00-027-101-196, to allow their lessee, Achieve Credit Union, Inc., (dba Achieve Credit Union, Inc. - Avon), to construct a new 2,517 sq. ft. Credit Union building with drive-thru service located at said location, Council hereby accepts the recommendation of Planning Commission and agrees to grant said Special Use Permit per the plans and specifications submitted and approved by the Planning Commission on May 20, 2026, and made a part of this Special Use Permit by reference but subject to the conditions set forth in this ordinance. (See attached Exhibit A)

Section 2 - Conditions. (1) the owner of the property agrees to return to Planning Commission and, if necessary, to City Council to address any City concerns regarding the drive-thru facility, traffic issues that could arise from back-ups at the drive-thru window, the result of which could be amendments to this Special Use Permit; (2) that the project shall proceed

pursuant to plans and specifications approved and recommended by the Planning Commission at its May 20, 2026 meeting; (3) that all applicable requirements pertaining to drive-thru facilities as set forth in Chapter 1230, Sections 1280.02, 1280.03, 1280.05(f), and 1280.06(j) of the Codified Ordinances of the City of Avon be met by the applicants; and (4) Any expansion, development, enlargement, improvement, change in ownership/tenancy, use or the like, other than maintenance of the property in its current condition, will require an additional amendment to this Special Use Permit, with a recommendation of Planning Commission and approval by Council.

Section 3 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4 - That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the citizens of the City of Avon, the immediate emergency being the necessity to grant a Special Use Permit to Isomer as owner of the property located at 2295 Nagel Road, to allow their tenant, Achieve, to construct a new 2,517 sq. ft. Credit Union with drive-thru service at said location; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: August 10, 2026

DATE SIGNED: August 10, 2026

By: Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR: August 11, 2026

Bryan K. Jensen
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director

ATTEST:

Barbara Brooks
Barbara Brooks, Clerk of Council

Posted:

August 13, 2026
Electronically and at City Hall as
Provided by Council

Prepared By:

John A. Gasior, Esq.
Law Director

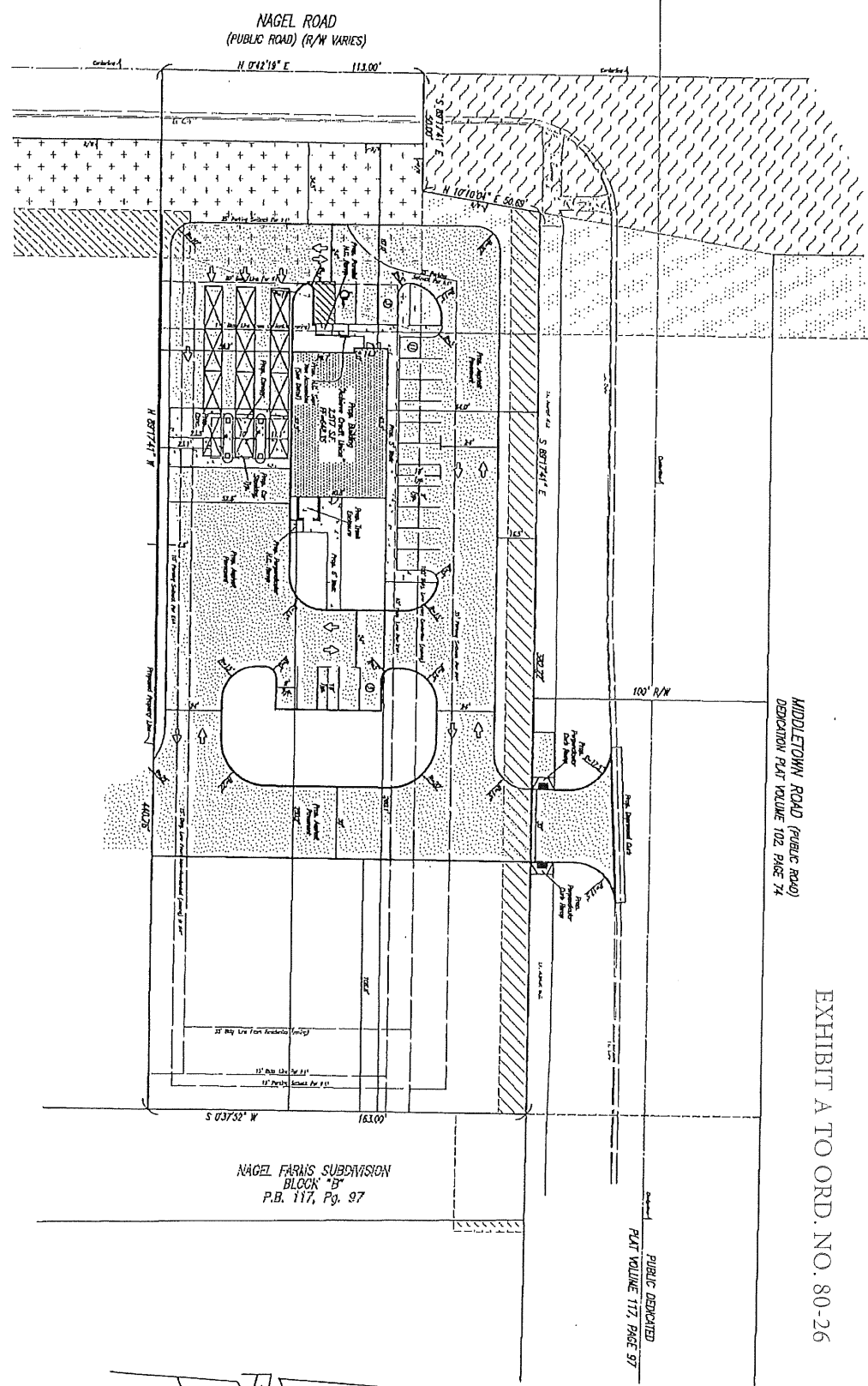
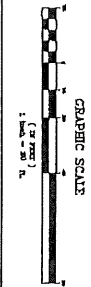
I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 80-26, passed by the Council of said City on August 10, 2026.

IN WITNESS WHEREOF, I have on this 11th day of August 2026, affixed my signature and official seal.

Barbara J. Brooks

Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio

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MIDDLETOWN ROAD (PUBLIC ROAD)
DEED BOOK PLAT VOLUME 102 PAGE 74

EXHIBIT A TO ORD. NO. 80-26

PUBLIC DEDICATED
PLAT VOLUME 117, PAGE 97

NAGEL FARM SUBDIVISION
BLOCK "B"
P.B. 117, Pg. 97



Abercromble & Associates, Inc. Civil Engineering & Surveying 11100 N. FARM ROAD PO BOX 100 PO BOX 100 PO BOX 100	LAYOUT PLAN ACHIEVE CREDIT UNION PART OF ORIGINAL TOWNSHIP SECTION-27 TOWNSHIP-7-NORTH, RANGE-16-WEST CITY OF ALOHA, ALOHA TOWNSHIP, LOHAN COUNTY, OHIO	DATE: 4-20-26 DRAWN BY: B.R. CHECKED BY: D.L. SCALE: 1" = 20'			