



**CITY OF AVON LAKE
PLANNING COMMISSION**

**150 Avon Belden Road
Avon Lake, Ohio 44012**

**(440) 930-4101
(440) 930-4105 fax**

**REGULAR MEETING OF PLANNING COMMISSION
TUESDAY, APRIL 6, 2010
7:30 p.m. City Council Chambers**

Voting Order
E. McNamara
M. Sherban
J. Simonovich
J. Fenderbosch
K. Zuber
G. Fell
R. Knilans

ROLL CALL

Mr. Fell, Mrs. Fenderbosch, Mr. Knilans, Mr. McNamara, Mr. Sherban, Mr. Simonovich, Mayor Zuber, Director of Law Kerner, Engineering Manager Reitz.

- 1. APPROVAL OF MINUTES** (February 2, 2010 Regular Meeting)
- 2. GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
- 3. COUNCIL REPORT**
- 4. SWEARING IN**
- 5. NEWCASES**

CASE 014-10 ALLBLEND LTD ADDITION SITE PLAN

Request of Allblend Ltd., 33531/33555 Pin Oak Parkway for approval of a Site Plan to expand offices for additional administrative staff for Applied Specialties Inc. on Pin Oak Parkway. This project is an expansion in an I Industrial zoning district.

Applicable Code Section: 1217.03 Site Plan Review

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5. NEW CASES CONTINUED

CASE 008-10 ERIEVIEW SCHOOL ADDITION SITE PLAN

Request of the Avon Lake City Schools, 175 Avon Belden Road, for approval of a Site Plan for improvements to the existing school building at 32850 Electric Boulevard. This is an expansion of an existing Conditional Use in an R-1 Single-Family Residential Zoning District.

Waivers under the Equivalency Provisions of 1217.03(g) have been requested for:

1250.03(a)(1) for the minimum side yard setback distance being less than 40 feet.

1264.03 for the required number of parking spaces.

Applicable Code Sections: 1217.03 Site Plan Review; 1250 Conditional Use

CASE 009-10 WESTVIEW SCHOOL ADDITION SITE PLAN

Request of the Avon Lake City Schools, 175 Avon Belden Road, for approval of a Site Plan for improvements to the existing school building at 155 Moore Road. This is an expansion of an existing Conditional Use in an R-1 Single-Family Residential Zoning District.

Applicable Code Section: 1217.03 Site Plan Review; 1250 Conditional Use

CASE 010-10 REDWOOD SCHOOL ADDITION SITE PLAN

Request of the Avon Lake City Schools, 175 Avon Belden Road, for approval of a Site Plan for improvements to the existing school building at 32967 Redwood Boulevard. This is an expansion of an existing Conditional Use in an R-1 Single-Family Residential Zoning District.

Applicable Code Section: 1217.03 Site Plan Review; 1250 Conditional Use

CASE 011-10 EASTVIEW SCHOOL ADDITION SITE PLAN

Request of the Avon Lake City Schools, 175 Avon Belden Road, for approval of a Site Plan for improvements to the existing school building at 250 Lear Road. This is an expansion of an existing Conditional Use in an R-1 Single-Family Residential Zoning District.

A waiver under the Equivalency Provision of 1217.03(g) will be needed for:

1264.03 for the required number of parking spaces.

Applicable Code Section: 1217.03 Site Plan Review; 1250 Conditional Use

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5. NEW CASES CONTINUED

CASE 012-10 LEARWOOD SCHOOL ADDITION SITE PLAN

Request of the Avon Lake City Schools, 175 Avon Belden Road, for approval of a Site Plan for improvements to the existing school building at 340 Lear Road. This is an expansion of an existing Conditional Use in an R-1 Single-Family Residential Zoning District.

Applicable Code Section: 1217.03 Site Plan Review; 1250 Conditional Use

CASE 013-10 AVON LAKE BUS GARAGE LOT SPLIT

Request of the Avon Lake City Schools, 175 Avon Belden Road, for approval of a Lot Split to create a five acre parcel on Pin Oak Parkway for the future bus garage.

Applicable Code Section: 1216.09 Lot Split

POSTPONED CASES

CASE 002-010 COMPREHENSIVE LAND USE PLAN UPDATE

Requesting a motion of approval by Planning Commission for the 2010 update to the Comprehensive Land Use Plan for the City of Avon Lake. This case is an update to the 1995 plan that was previously updated in 2004 and has been amended per the discussion at the January 5, 2010 Planning Commission meeting discussion.

Applicable Code Sections: 1214.04(c)(7)

CASE 007-10 PLANNING COMMISSION RULES AND REGULATIONS

Under Article VIII of the Planning Commission Rules and Regulations the Commission shall review the Rules and Regulations and adopt any revisions at the March meeting following the election of City Council.

6. INFORMATIONAL ITEMS

With the recent adoption of the new Sign Regulation approval process as reviewed by Planning Commission and adopted by Council a Minor Alteration Permit was issued for a Wall Sign on the Folger House at Veterans Park.

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7. DISCUSSION ITEMS

- (a) ALCTV of Planning Commission Meetings; and
- (b) Changing date of May 4, 2010 meeting of Planning Commission.

8. GENERAL PUBLIC COMMENT

The next Regular Meeting of Planning Commission is May 4, 2010.

9. ADJOURNMENT