



**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, DECEMBER 7, 2010
7:30 p.m. City Council Chambers**

Voting Order

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

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** (October 5, 2010 Regular Meeting, November 9, 2010
Joint Work Session of Planning Commission and Zoning Board of Appeals)
2. **GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
3. **COUNCIL REPORT**
4. **SWEARING IN**
5. **NEW CASE**

**CASE 029-10 VERIZON WIRELESS MONOPOLE CELL TOWER SITE
PLAN RE-APPROVAL**

Request of Verizon Wireless c/o Schnelz Wells, P.C. 280 N. Old Woodward, Suite 250
Birmingham Michigan for re-approval of the Site Plan for a monopole wireless
telecommunication tower on municipally owned property at the southeast corner of
Waterbury and Durrell. This project is located in an R-1A Residential zoning district.

This request will require waiver to the following code section:

Waiver to 1240.06(d) for fence height in a residential district.

Applicable Code Sections: 1217.03; 1217.04, 1250 Conditional Use; 1256 Wireless
Telecommunication

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5. New Cases (continued)

CASE 030-10 T.I.D. Co REVISION TO SITE PLAN

Request for a revision to the Site Plan for T.I.D. Co, 32891 Pin Oak Parkway for the existing site on Pin Oak Parkway. The revision is for the relocation of the driveway for access to Pin Oak Parkway. This project is located in a LI Light Industrial zoning district.

Applicable Code Sections: 1217.03 Site Plan; and 1256 Wireless Telecommunication

CASE 031-10 REVISIONS TO CHAPTER 1252 P.U.D. REGULATIONS

This agenda item is for the discussion and approval of revisions to the P.U.D. code in regards to permitting fences in rear yards that are within Project Boundary Setbacks.

Applicable Code Section: 1218.04 Amendments Initiated by Planning Commission

6. INFORMATIONAL ITEMS

(1) Administrative Approval Minor Alteration Zoning Permits have been issued for the following projects:

- (a) Lubrizol Break Room Building;
- (b) Learwood School Scoreboard;
- (c) Safety Center Cell Tower Clearwire Co-location;
- (d) Clearwire Co-location on water tower at 32105 Division Road; and
- (e) Clearwire Co-location on water tower at 33420 Walker Road.

(2) Letter to Planning Commission from JND Properties.

7. DISCUSSION ITEMS

- (1) Revisions to Chapter 1256 Wireless Telecommunication Submission Requirements and Demonstration of Necessity; and
- (2) Mac Development Associates discussion for possible commuter rail station at the southern corporation line of Avon Lake along Avon Belden Road.

8. GENERAL PUBLIC COMMENT

The next Regular Meeting of Planning Commission is January 4, 2011.

9. ADJOURNMENT