



**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, August 5, 2008
7:30 p.m. City Council Chambers**

Voting Order
E. McNamara
J. Simonovich
G. Zilka
K. Zuber
A. Brightwell
G. Fell
R. Knilans

ROLL CALL

Mr. Brightwell, Mr. Fell, Mr. Knilans, Mr. McNamara, Mr. Simonovich, Mr. Zilka, Mayor Zuber, Director of Law Kerner, Director of Engineering Reitz.

1. **APPROVAL OF MINUTES** (July 1, 2008 Regular Meeting, July 1, 2008 Work Session)
2. **GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
3. **COUNCIL REPORT**
4. **SWEARING IN**
5. **NEW CASES**

CASE 027-08 SHAW-NEE BUILDERS, INC. INDUSTRIAL SITE PLAN
Request of Shaw-Nee Builders, 33801 Lear Industrial Parkway, Avon for a recommendation of approval for a one-acre industrial site on the north side of Pin Oak Parkway west of Avon Belden Road.

Applicable Code Sections: 1214.04(c)(4); 1217.03(c) Site Plan; 1246 Industrial; 1264

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5. NEW CASES (continued)

CASE 028-08 REBECCA LANE TIME EXTENSION FOR FINAL PLAT

Request of Rangemax properties, 2 Berea Commons, Suite 1, Berea for an 20 month additional time extension to Plat the approved subdivision. This request is for a P.U.D., in an R-1 Residential zoning district. A previous extension was granted as Case 005-07 in March 2007.

Applicable Code Sections: 1214.04(c)(8); 1216.08 Plats

CASE 029-08 AQUA MARINE LOT SPLIT AND CONSOLIDATION

Request of Kopf Construction, 420 Avon Belden Road, Avon Lake for a recommendation of approval of a lot split and consolidation for property to be added to future phases of the multi-family development.

Applicable Code Sections: 1216.09 Lot Splits

CASE 030-08 AQUA MARINE REZONE

Request of Kopf Construction, 420 Avon Belden Road, Avon Lake for a recommendation of approval to rezone 1.0103 acres of land from B-2 Business to R-3 Multi-Family for future phases of the Aqua Marine Development.

Applicable Code Sections: 1214.04(c)(3); 1218.03 Amendments Initiated by Owner

CASE 031-08 MARILYN ZEIDNER LOT SPLIT

Request of Marilyn Zeidner, 31950 Krebs Road, Avon Lake for a recommendation of approval for a lot split of an 8.58 acre parcel of R-1 Residential property.

Applicable Code Sections: 1216.09 Lot Splits

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5. NEW CASES (continued)

CASE 032-08 PAUL PUSTAY MILLER ROAD SITE PLAN

Request of Paul Pustay, 607 Miller Road, for a recommendation of approval for an improvement to the former Chevrolet dealer site on Miller Road. This project is on land zoned I Industrial.

The applicant is requesting the following waivers under the equivalency provision of 1217.03(g):

- 1) Waiver to 1246.04 for the required front parking setback of 20 feet. The request is for a 0 foot setback against the right-of-way.
- 2) Waiver to 1264.11 for the installation of concrete curbs.
- 3) Waiver to 1246.06(b) Fences to permit the installation of an eight (8) feet tall fence around the entire site and within the front yard.

Applicable Code Sections: 1217.03 Site Plan; 1246 Industrial; 1264 Parking

6. INFORMATIONAL ITEMS

7. DISCUSSION ITEMS

8. GENERAL PUBLIC COMMENT

The next Regular Meeting of Planning Commission is September 2, 2008.

9. ADJOURNMENT