



**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, July 1, 2008
7:30 p.m. City Council Chambers**

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

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 (June 3, 2008 Regular Meeting)**
2. **GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
3. **COUNCIL REPORT**
4. **SWEARING IN**
5. **NEW CASES (Public Hearing Required)**

**CASE 023-08 T-MOBILE WIRELESS TELECOMMUNICATIONS
CONDITIONAL USE SITE PLAN (7:30 PUBLIC HEARING)**

Request of T-Mobile, 7425 Royalton Road, North Royalton, for recommendation of approval of a Site Plan to construct wireless telecommunication tower within an existing high tension power tower. This project is located in a LI Light Industrial zoning district.

Applicable Code Sections: 1214.04(c)(4); 1217.03(c) Site Plan; 1246; 1250 Conditional Use; 1256 Wireless Telecommunication

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6. NEW CASES

CASE 024-08 MOORE ROAD LLC LOT SPLIT

Request of the Moore Road LLC, 5200 Oaks Road, Brecksville for a recommendation of approval of a Lot Split for vacant Industrial land on the west side of Moore Road.

Planning Commission must consider approval of this split based on the conditions that it will create a non-conforming parcel as the remainder. The remainder shall have 80 feet of frontage instead of the 200 feet of frontage required by the codified ordinances.

Applicable Code Sections: 1216.09 Lot Split

CASE 025-08 GRAMERCY PLACE PHASE 1 PLAT

Request of Gamellia Construction, 32745 Walker Road, for a recommendation of approval of the Plat for the first phase of the subdivision. This subdivision is within a R-1 Residential zoning district.

Applicable Code Sections: 1216.07 Plat

CASE 026-08 REBECCA LANE TIME EXTENSION FOR FINAL PLAT

Request of Rangemax properties, 2 Berea Commons, Suite 1, Berea for a 24 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

7. INFORMATIONAL ITEMS

8. DISCUSSION ITEMS

Timelines for Planning Commission submissions.

9. GENERAL PUBLIC COMMENT

The next Regular Meeting of Planning Commission is August 5, 2008.

10. ADJOURNMENT



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**WORK SESSION OF PLANNING COMMISSION
TUESDAY, July 1, 2008
7:30 p.m. (Immediately after the Regular Meeting)- COUNCIL CHAMBERS**

ROLL CALL

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

**WS 02-08 SHAW-NEE BUILDERS, INC. INDUSTRIAL SITE PLAN
CONCEPTUAL LAYOUT REVIEW**

Shaw-Nee Builders, 33801 Lear Industrial Parkway, Avon is requesting a discussion with Planning Commission for an Industrial Subdivision on the north side of Pin Oak Parkway west of Avon Belden Road. The proposed 8 acre subdivision will require waivers from Planning Commission and prior to submission of final site plans the applicant is requesting input on the layout and feelings of the commission.

As presented the plan will require the following waivers:

Front Building Setback: 60 feet per 1246.04, 25 feet as shown
Length of Cul-de-Sac: 600 feet maximum per 1220.05, 738.97 feet as shown