

**MINUTES OF A WORK SESSION
OF THE AVON LAKE
PLANNING COMMISSION
JULY 1, 2008**

Call to Order

Chairman Fell called the Avon Lake Planning Commission Work Session of July 1, 2008 to order at 8:40 p.m. in Council Chambers of City Hall.

Roll Call

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

Mr. Zilka was absent.

CASE NO. WS 02-08

**SHAW-NEE BUILDERS, INC.
INDUSTRIAL SITE PLAN
CONCEPTUAL LAYOUT**

REQUEST OF 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.

Mr. Reitz stated 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.

Mr. Walt Nickel, Nickel Engineering was present tonight to represent this case and answer any questions the commission may have.

Mr. Nickel apologized that the applicant was unable to attend to present this case himself. He

had an unexpected family event so that he is unable to attend.

Mr. Nickel explained the setbacks, variances and street locations. The area will have a cleaned up look and a new roadway. There will be no sidewalks on the inside streets, but sidewalks will be located on Pin Oak Parkway.

Mr. Knilians asked if any of the curb-cuts could be eliminated on Pin Oak Parkway, but had no problems with the waivers to the setbacks on the inside streets.

Mr. McNamara stated that he would like to see at least one less curb-cut on Pin Oak, but had no problems with the setbacks on the inside streets. This is a unique plan.

Mr. Reitz stated that if the lots were developed as four regular lots instead of this subdivision there could be four curb cuts on Pin Oak.

Mr. Simonovich stated that he had no problems with the setbacks and thought this was a good use of the parcels. I have no issues with the sidewalks but would like to see less curb-cuts.

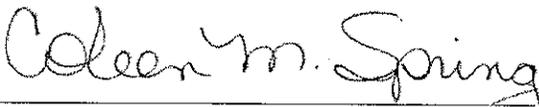
Mr. Nichols stated that the one tenant that is in place for the large units needs direct access to Pin Oak, but we will see what curb-cuts could be taken away as the rest of the cul-de-sac gets planned. We will try to eliminate at least one of the curb-cuts if possible.

Mayor Zuber had no comment.

Mr. Brightwell had no issues with the variances. I could live with the three curb-cuts to Pin Oak, but would prefer two.

Mr. Fell adjourned the work session meeting at 9:05.

Gary Fell
Planning Commission Chair


Coleen Spring
Planning Commission Secretary