



**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, June 2, 2009
7:30 p.m. City Council Chambers**

Voting Order

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

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 (May 12, 2009 Regular Meeting)**
- 2. GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
- 3. COUNCIL REPORT**
- 4. SWEARING IN**
- 5. NEW CASES**

CASE 019-09 NORTH POINT DRIVE FENCE and WALL CONDITIONAL USE SITE PLAN (7:30 PUBLIC HEARING)

Request of the City of Avon Lake for a recommendation of approval of a Site Plan to install a fence and decorative wall on North Point Drive. This project is located in a R-1 Residential zoning district.

This request will require waivers to the following code sections:

Waiver to 1240.06(d) Fence for the height exceeding three feet in a front yard.

Waiver to 1240.06 Accessory Use being placed in a front yard with no primary use.

Applicable Code Sections: 1217.05 Sign Approval; 1262 Sign Regulations

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5. NEW CASES (continued)

CASE 020-09 REVISION TO THE GRAMERCY PLACE PRELIMINARY PLAN(7:30 PUBLIC HEARING)

Request of Gamellia Construction, 32745 Walker Road, Avon Lake for recommendation of approval for a revision to the Preliminary Plan for Phase 3 of Gramercy Place subdivision on Lear Road. This project is located in an R-1 Residential zoning district.

The revised project will require the following waivers:

- 1) The front yard setbacks per 1240.04 being less than 50 feet for sublots 23, 24, 25, and Block "D" if the wetlands are mitigated;
- 2) The rear yard setbacks per 1240.04 being increased to 50 feet for sublots 23, 24, 25, and 26;
- 3) Minimum lot width at building setback not being 100 feet per 1240.03 for sublots 26, 29, and 30;
- 4) Pavement width on a public street not being 27 feet per 1222.06.

Applicable Code Sections: 1216.04 Preliminary Plan; 1240 Single Family Residential

CASE 021-07 GRAMERCY PLACE PHASE 3 IMPROVEMENT PLANS

Request of Gamellia Construction, 32745 Walker Road, Avon Lake for recommendation of approval of the Improvement Plans for Gramercy Place Subdivision Phase 3. This request is within an R-1 Residential zoning district.

Applicable Code Sections: 1216.06; 1222 Improvements; 1240 Single Family District

CASE 022-09 SAVE THE WOODS SIGN SITE PLAN

Request of Save the Woods Committee for a recommendation of approval of a Site Plan to install a Freestanding Identification Sign at the intersection of the unimproved Armour and Belle Roads. This request is within an R-1A Residential zoning district.

Applicable Code Sections: 1217.05 Sign Approval; 1262 Sign Regulations

6. INFORMATIONAL ITEMS

7. DISCUSSION ITEMS

8. GENERAL PUBLIC COMMENT

The next Regular Meeting of Planning Commission is scheduled for July 7, 2009.

9. ADJOURNMENT