



**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, March 3, 2009  
7:30 p.m. City Council Chambers**

Voting Order

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

**OATH OF OFFICE**

Swearing in of Citizen Member Gary 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 (February 6, 2008 Regular Meeting)**
- 2. GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
- 3. COUNCIL REPORT**
- 4. SWEARING IN**
- 5. NEW CASES (Public Hearing)**

**CASE 007-09 WILLIAMSBURG CLEANERS DRIVE-THROUGH  
CONDITIOAL USE SITE PLAN, 7:30 Public Hearing**

Request of Williamsburg Cleaners, 19885 Detroit Road, Rocky River Ohio for a recommendation of approval of a Conditional Use Site Plan to install a drive-through window at the existing business within Learwood Square shopping center. This project is located in a B-1 Business zoning district.

Applicable Code Sections: 1217.03(c); 1240; 1250.03(a)(1)(15) Conditional Use

**REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, March 3, 2009  
7:30 p.m. - COUNCIL CHAMBERS**

**A G E N D A  
Page 2**

**5. NEW CASES (Public Hearing continued)**

**CASE 009-09 GRAMERCY PLACE PHASE 3 REVISION TO PRELIMINARY PLAN (7:30 PUBLIC HEARING)**

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

The revision will require waivers to:

- 1) The front yard setbacks per 1240.04 being less than 50 feet for sublots 23, 24, and 25;
- 2) The rear yard setbacks per 1240.04 being increased to 50 feet for sublots 23, 24, and 24;
- 3) Minimum lot width at building setback not being 100 feet per 1240.03 for sublots 26, 29, 30 and 32;
- 4) Pavement width on a public street not being 27 feet per 1222.06, and;

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

**CASE 008-09 SHAW-NEE BUILDERS SIGN SITE PLAN**

Request of Shaw-Nee Builders, 33801 Lear Industrial Parkway, Avon for recommendation of approval to install a free standing identification sign at the new building on Pin Oak Parkway. This project is located in a LI Light Industrial zoning district.

Applicable Code Sections: 1217.05 Sign Approval; 1262 Sign Regulations

**CASE 010-09 REVISION TO PLANNING AND ZONING CODE 1246.05(a) AIR POLLUTION**

Recommendation of the Environmental Affairs Advisory Board and Planning Commission Secretary to update Section 1246.05(a) Air Pollution to reflect review and enforcement of air quality standards as they relate to Planning Commission cases.

**CASE 011-09 WAVE SALON AND SPA WINDOW SIGNAGE SITE PLAN**

Request of Wave Salon and Spa, 33487 Lake Road, Avon Lake for recommendation of approval to install window signage at the business in True North . This project is located in a B3 Business zoning district.

Applicable Code Sections: 1217.05 Sign Approval; 1262 Sign Regulations

**REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, March 3, 2009  
7:30 p.m. - COUNCIL CHAMBERS**

**A G E N D A  
Page 3**

- 7. INFORMATIONAL ITEMS**
- 8. DISCUSSION ITEMS**  
Living Fences- Ruth Booher Zoning Administrator
- 9. GENERAL PUBLIC COMMENT**  
The next Regular Meeting of Planning Commission is scheduled for April 7, 2009.
- 10. ADJOURNMENT**



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**WORK SESSION OF PLANNING COMMISSION  
TUESDAY, March 3, 2009**

**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 01-09 AVON LAKE AQUATIC CENTER CONCEPTUAL SITE PLAN**

Request of the City of Avon Lake for discussion of the proposed Aquatic Center at Bleser Park. This Work Session item is to advise Planning Commission on the status of the design prior to submission for Planning Commission approval at the April Regular Meeting.