



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

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

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 (March 11, 2008 Regular Meeting)**
2. **GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
3. **COUNCIL REPORT**
4. **SWEARING IN**
5. **NEW CASES (Public Hearing Required)**

**CASE 011-08 SWEETBRIAR GOLF COURSE STORAGE BUILDING SITE
PLAN(7:30 PUBLIC HEARING)**

Request of Kopf Construction/H.R. Kopf, 750 Jaycox Road Avon Lake for recommendation of approval of a Conditional Use Site Plan for property a proposed storage building at Sweetbriar Golf Course. The Site Plan is for improvements to a Golf Course which is a Conditional Use in a Light Industrial zoning district.

One waiver is being requested under the equivalency provision of 1217.03(g):
Requesting a waiver to 1250.03(a)(1) for a front building setback of less than 200 ft (183 ft shown) and a side yard setback less than 150 ft (50 ft shown).

Applicable Code Sections: 1217.03 Site Plan; 1240 Residential District; 1264 Parking

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6. NEW CASES (Public Hearing Required)

CASE 012-08 McCARTHY'S ALE HOUSE SITE PLAN (7:30 PUBLIC HEARING)

Request of McCarthy's Ale House, 33382 Walker Road, Avon Lake, for a request to revise the restrictions placed on the use of the outdoor patio as part of the Original Site Plan approval. This project is located in a B-2 Business zoning district.

The applicant is requesting that the following two restrictions be revised as were placed on the original wood deck by Planning Commission as Case 030-99:

1. Hours of operation. Request to extend the hours of operation from closing the deck at 9:00 pm to 10:00 pm on weekdays and 11:00 pm on Friday and Saturday.
2. Outside music. Original 1999 approval did not permit music to be played on the deck.

Applicable Code Sections: 1214.04(c)(4); 1217.03(e) Site Plan; 1244

7. NEW CASES

CASE 013-08 HOBAN PEST CONTROL SIGN SITE PLAN

Request of Hoban Pest Control, 296 Moore Road, Avon Lake for recommendation of approval of a Site Plan to install a freestanding sign for the business. This project is located in a B2 Business zoning district.

Applicable Code Sections: 1217.03 Site Plan; 1262 Sign Regulations

CASE 014-08 GRAMERCY SUBDIVISION IDENTIFICATION SIGN SITE PLAN

Request of Gamellia Homes, 32745 Walker Road, Avon Lake for recommendation of approval of a Sign Site Plan to install a Subdivision Identification Sign at the entrance to Lear Road. This project is within a R-1 Residential zoning district.

Applicable Code Sections: 1217.03 Site Plan; 1262 Sign Regulations

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7. NEW CASES (Continued)

CASE 015-08 GAMELLIA OFFICE BUILDING SITE PLAN

Request of Gamellia Construction, 32745 Walker Road, Avon Lake for recommendation of approval of a Site Plan to construct a 9,000 square foot commercial building in the rear property of 510 Avon Belden Road. This project is within a B-2 Business zoning district.

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

- 1) Waiver to 1244.04 Parking Setback Requirements. Per the code a 20 feet setback is required for parking setbacks adjoining a residential district. Setbacks shown on the plan are 2.88 feet to the west property line (along the Fire Department), 17 feet to the south property line.
- 2) Waiver to 1244.04 Parking Setback Requirements. Per the code a 10 feet setback is required abutting non-residential property and 4.66 feet is provided.
- 3) Waiver to 1244.05 Accessory Structures for the dumpster setback being less than 25 feet from the adjoining residential district.

Applicable Code Sections: 1217.03 Site Plan; 1244 Business; 1264 Parking

CASE 016-08 HINKLEY LIGHTING SITE PLAN

Request of Freeman Building Systems, on behalf of Hinkley Lighting, 33000 Pin Oak Parkway, Avon Lake for approval of a Site Plan to construct a 243,225 square foot building on a 23 acre site on Pin Oak Parkway. This property is zoned Industrial.

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

- 1) Waiver to 1264.03 for the required number of spaces based on the square footage of the building.
- 2) Waiver to 1246.06 Accessory Use Regulations for the height of fence in a front yard.
- 3) Waiver to 1246.07 Landscaping and Screening of the dumpster.

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

8. INFORMATIONAL ITEMS

9. DISCUSSION ITEMS

10. GENERAL PUBLIC COMMENT

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

11. ADJOURNMENT