



**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, November 11, 2008
7:30 p.m. City Council Chambers**

Voting Order

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

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 (October 7, 2008 Regular Meeting)**
- 2. GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
- 3. COUNCIL REPORT**
- 4. SWEARING IN**
- 5. NEW CASES (Public Hearings Required)**

**CASE 038-08 UNITED CHURCH OF CHRIST BUILDING ADDITION SITE
PLAN: 7:30 Public Hearing**

Request of Avon Lake United Church of Christ, 32801 Electric Boulevard for an expansion of a Conditional Use Site Plan. The request is for approval to install a building addition for garage space and meeting rooms onto an existing building. This project is located in an R-1 Residential zoning district.

Applicable Code Sections: 1217.03 Site Plan; 1240 Residential District; 1250 Conditional Use Regulations

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6. NEW CASES

CASE 039-08 PINE MEADOWS PHASE 4, PLAT

Request of Gamellia Construction, 32745 Walker Road, for a recommendation of approval of the Plat for Pine Meadows Subdivision Phase 4. This subdivision is within an approved P.U.D. in a R-1 Residential zoning district.

Applicable Code Sections: 1216.07 Plat

CASE 040-08 LEGACY POINTE PHASE 6 PLAT

Request of Kopf Construction, 420 Avon Belden Road, Avon Lake for a recommendation of approval of the Plat for Legacy Pointe Phase 6. This subdivision is within an approved P.U.D. in an R-1 Residential zoning district.

Applicable Code Sections: 1216.07 Plat

CASE 041-08 PLANNING COMMISSION RULES AND REGULATIONS

The Rules and Regulations of Avon Lake Planning Commission are due for review. The rules need to be reviewed in January following an election of Council. The Rules and Regulations were distributed at the September 2, 2008 Planning Commission meeting with revisions briefly discussed at the October 7, 2008 meeting.

7. INFORMATIONAL ITEMS

8. DISCUSSION ITEMS

Planning and Zoning Code revisions to the following sections:

- (1) Living Fences (Fence Code Section 1240.06);
- (2) 1220.05 Cul-de-Sac Radius;
- (3) 1220.11 Creeks, Ditches and Waterways;
- (4) 1222.07 Two-Year Pavement Guarantee; and
- (5) 1240.03 Lot Width at Right-of-Way.

9. GENERAL PUBLIC COMMENT

The next Regular Meeting of Planning Commission is scheduled for December 2, 2008.

10. ADJOURNMENT