



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

**CASE 034-08 WALKER ROAD PARK STORAGE BUILDING  
CONDITIONAL USE SITE PLAN, 7:30 Public Hearing**

Request of the Cities of Avon Lake and Bay Village for an expansion of a Conditional Use at the Walker Road Park. The request is for approval to install a 10 feet by 12 feet shed to be used by the soccer clubs for storage.

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

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**5. NEW CASES (Public Hearings Required)**  
**(continued)**

**CASE 035-08 REDWOOD SCHOOL MODULAR CLASSROOM**  
**CONDITIONAL USE SITE PLAN (7:30 Public Hearing)**

Request from the Avon Lake Board of Education for approval to install a modular classroom building at Redwood School, 32967 Redwood Boulevard. This request is for an expansion to a Conditional Use Site Plan within a Residential District.

The applicant is requesting a waiver to the Planning Commission agenda fee. The fee can only be waived by City Council but a recommendation must come from Planning Commission on the request.

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

**6. NEW CASES**

**CASE 036-08 AVON LAKE ANIMAL CLINIC SIGN SITE PLAN**

Request of Regatta Properties, LLC., 33757 Lake Road, Avon Lake for a recommendation of approval of a Site Plan to install a freestanding identification sign at the business on Lake Road at Miller Road. This project is located in a Business Zoning District.

Applicable Code Sections: 1217.03 Site Plan; 1262 Sign Regulations

**CASE 037-08 SHAW-NEE BUILDERS, INC. INDUSTRIAL SITE PLAN**

Shaw-Nee Builders, 33801 Lear Industrial Parkway, Avon is requesting approval for an Industrial Subdivision Site Plan on the north side of Pin Oak Parkway west of Avon Belden Road. This request is within an I Industrial zoning district.

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

Front Building Setback: 60 feet per 1246.04, 25 feet as shown  
Sidewalks: Sidewalks required on all public streets per 1222.03

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

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**7. OLD CASES**  
**(REQUEST FOR MODIFICATION TO PREVIOUS CASE)**

**CASE 032-08            PAUL PUSTAY MILLER ROAD SITE PLAN**

Request of Paul Pustay, 607 Miller Road, for a recommendation of approval for a modification to the previously approved Site Plan for improvements at the former Chevrolet dealer site on Miller Road. This project is on land zoned I Industrial.

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

- 1) Waiver to 1246.04 for the required front parking setback of 20 feet. The request is for a 0 foot setback against the right-of-way.

Previously granted waivers:

- 1) Waiver to 1264.11 for the installation of concrete curbs.
- 2) Waiver to 1246.06(b) Fences to permit the installation of an six (6) feet tall fence around the entire site and within the front yard.

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

**8. INFORMATIONAL ITEMS**

Letter from TID Telecommunications in response to informing them they have until October 1, 2008 to complete the site work on the cell tower property on Pin Oak Parkway.

**9. DISCUSSION ITEMS**

- (1) 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 for review and comments.
- (2) The Planning Department has received a letter requesting a Work Session by Planning Commission to discuss living fences. Comments on the request from the Law Director and Zoning Administrator have been provided.

**10. GENERAL PUBLIC COMMENT**

The next Regular Meeting of Planning Commission has been rescheduled for November 11, 2008.

**11. ADJOURNMENT**