



**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 2, 2012  
7:30 p.m. City Council Chambers**

Voting Order

J. Simonovich  
J. Davis  
G. Fell  
J. Fenderbosch  
G. Zilka  
R. Knilans  
M. Sherban

**1. ROLL CALL**

Mr. Davis, Mr. Fell, Mrs. Fenderbosch, Mr. Knilans, Mr. Sherban, Mr. Simonovich, Mayor Zilka, Director of Law Lieberman, Engineering Manager Reitz.

**2. APPROVAL OF MINUTES (September 4, 2012 Regular Meeting)**

**3. GENERAL CORRESPONDENCE/ANNOUNCEMENTS**

**4. COUNCIL REPORT**

**5. SWEARING IN**

**6. NEW CASE**

**CASE 014-12                      WATERSIDE CROSSING NORTH PHASE 6 PLAT**

Request from Kopf Construction, 420 Avon Belden Road, Avon Lake for a recommendation of approval the Plat for Waterside Crossing North Phase 6. This property is located in an R-1 Residential zoning district as a Planned Unit Development.

Applicable Code Section:    1216.08 Plats

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**6. NEW CASES (continued)**

**CASE 015-12 AVON LAKE ANIMAL CLINIC REZONE REQUEST**

Request of Avon Lake Animal Clinic, Dr. James Haddad, 124 Miller Road, to rezone an adjacent property at 130 Miller Road from R-1A Residential to B-1 Commercial.

Applicable Code Sections: 1214.05(b)(1); 1218.04 Amendments Initiated by Planning Commission

**CASE 016-12 AVON LAKE HARBOR ESTATES ALLEY AND PARTIAL HAMILTON AVENUE VACATION PLAT and PARCEL CONSOLIDATION**

Request of Avon Lake Animal Clinic, Dr. James Haddad, 124 Miller Road, to vacate a 20 foot wide alley and a portion of Hamilton Avenue within the Avon Lake Harbor Estates Subdivision. This plat is also proposed to consolidate the parcels owned by the applicant in this area.

Applicable Code Sections: 1218.08 Map Amendments Initiated by Property Owner; 1216.08 Plats

**CASE 017-12 CAFE MELISSA SITE PLAN APPROVAL**

Request of Café Mellissa, 32950 Walker Road, for a recommendation of approval for the Site Plan to create an outdoor patio on the front of the existing building. This project is located in a B-1 Business zoning district.

The applicant is requesting approval of the Site Plan with the additional parking spaces requirements to be shared with the existing adjacent Towne Center parking lot.

Applicable Code Sections: 1217.03 Site Plan Approval; 1264.04 Shared Parking

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**6. NEW CASES (continued)**

**CASE 018-12 RINN PROPERTIES, LLC LOT SPLIT**

Request of Rinn Properties, LLC, 33569 Walker Road for approval of a Lot Split and at the former Arrow Aluminum site. This split shall require Planning Commission to consider a waiver to the street frontage requirements. This project is located in an I Industrial zoning district.

In accordance with Section 1216.11 Planning Commission is requested to grant a waiver to the street frontage requirements of 1246.03 Lot Regulations for the parcel not having 200 feet of frontage on Walker Road.

Applicable Code Sections: 1216.09 Lot Splits; 1246 Industrial District

**7. INFORMATIONAL ITEMS**

**8. DISCUSSION ITEMS**

Updates to the Comprehensive Land Use Plan Section III, Development Policies, Subsection (L) Sustainability.

**9. GENERAL PUBLIC COMMENT**

The next Regular Meeting of Planning Commission is November 13, 2012.

**10. ADJOURNMENT**