**MINUTES OF THE AVON LAKE**

**PLANNING COMMISSION MEETING**

**FEBRUARY 1, 2022**

# CALL TO ORDER

Chairmen Plunkett Haas called the Avon Lake Planning Commission Regular Meeting of February 1, 2022 to order at 7:30 p.m. in the Council Chambers of City Hall.

**SWEAR IN / OATH OF OFFICE**

Swear in of Resident Member Holly Ma. Law Director Ebert Swore Mrs. Ma in as a Planning Commission member.

# ROLL CALL

Mrs. Fenderbosch, Mr. Haas, Mrs. Ma, Mr. Orille, Mr. Plunkett, Mrs. Raymond, Mayor Zilka, Director of Law Ebert, Public Works Director Reitz.

# APPROVAL OF MINUTES

Mr. Haas moved to approve the minutes of the December 7, 2021 regular meeting as amended by Mrs. Ma. Mrs. Fenderbosch seconded the motion.

AYES: All NAYS: None

**GENERAL CORRESPONDENCE/ANNOUNCEMENTS**

None

# COUNCIL REPORT

Mrs. Fenderbosch reported on the cases that have been heard at City Council and reported on the approvals.

# SWEAR IN

Director of Law Ebert swore in applicants and members of the audience speaking to items on the agenda.

Jim Gamellia, Avon Lake Land Holdings

Jim Sayler, Reitz Engineering

Doug Baldi, Baldi Design

Karl C. Zuber, City Council

**NEW CASES:**

**CASE NO. 001-22**

**REQUEST OF JIM GAMELLIA-AVON LAKE LAND HOLDINGS, 32745 WALKER RD. FOR A RECOMMENDATION OF APPROVAL TO CITY COUNCIL AN APPROVAL OF A SITE IMPROVEMENT PLAN FOR THE SANDRIDGE SUBDIVISION. THIS SUBDIVISION IS LOCATED ON THE WEST SIDE OF AVON BELDEN ROAD JUST SOUTH OF WALKER ROAD WITHIN A R1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

**AVON LAKE LAND HOLDINGS, JIM GAMELLIA**

**SANDRIDGE SUBDIVISION**

**SITE/IMPROVEMENT PLANS**

Mr. Reitz stated this case is for Site Plan approval of the Sandridge Run R-2 Development on Avon Belden Road. This approval is to construct 25 attached townhomes on the parcel and a private driveway. The plans being presented tonight represent the landscaping and buffering as was discussed at previous work sessions and does include a possible future connection to the south for the future.

As stated in the comments from the Zoning Administrator related to Unit 15:

*Planning Commission will need to include reference to and their approval of request under the Equivalency Provisions per the following:*

*1217.03(g) When evaluating the application with respect to this section, the Planning Commission shall make a finding of equivalency in writing which explains how and why the proposal has satisfied on the above criteria. When making such findings, the Commission may approve the proposed application, including waivers from the numerical standards herein, as if the application were in strict compliance with the standards and requirements in this code.*

I will ask the applicant to explain the need for the equivalency provision during his presentation.

Based on the recommendation from Planning Commission this plan will require final approval by City Council.

Mr. Jim Gamellia, Avon Lake Land Holdings, Jim Sayler, Reitz Engineering and Doug Baldi, Baldi Design were present to represent this case and answer any questions the commission may have.

Mr. Gamellia stated that this plan is the result of numerous work sessions. The plan has the same number of units and we have twisted and turned the units for more of a distance in the front to allow for the bends in the rows, not just a straight rectangle lines with all the units the same. We have left the provision for the land for the safety forces if ever needed for a driveway. The subdivision was designed that the entrance will align with the driveways across the street and we have agreed to landscape on their properties to take care of the lights that may shine in their homes. We have added the board on board fence along the rear yards along the fire department property. The setbacks against the fire department property meet the past code and will exceed the new code that is effect. With the new code the 25 units are a partial unit over the allowable, and the existing single family residence will be removed with this plan.

Mr. Sayler stated that the following provisions were modified per the current code:

1242.03 Density, greater than 5 units per acre, we have eliminated the house per the request of Planning Commission. The area in this plan on the Comprehensive Land Use Plan was denser. Now the existing is more for commercial and is very difficult for this area. This will allow for a walkable community near the center of town and will not be out of character for the area. The R2 Code when this started had a 35 ft. setback, against the non-residential the setback was reduced to 20 ft. The building spacing is less than the 40 ft, current code vs. old code.

Mr. Plunkett stated that this is the plan that we were looking for. When we started this is the plan that was parallel with what we were looking for with the new code. It took us some time to get to this, but I feel that this meets the intent of what we were looking for.

Mr. Plunkett asked what will be in the back yards of sublots 15, 16 and 17?

Mr. Baldi stated that it would be a wide-open space, grassy area. Originally, we thought about an area for dogs, or just an open area that could be used for all. The land was left open for future development if the area is not used for City purposes.

Mr. Haas stated that with the work sessions the application stated that it was United Model Homes but, this new application states that the applicant is Avon Lake Land Holdings. Will we have any problems legally on the change.

Law Director Ebert stated that it will not impact this approval at all. Just a change of name for the company, just a name change on the application.

Mr. Haas asked about he demographics of the units. What will these units look like 25 years from now?

Mr. Gamellia stated that this is a unique at the time, but the looks will remain pretty classic and will carry through with time. I don’t want anything that will look old and run down years from now. The look will be similar to the Tuscan Village units, Tuscan is a 55 and older subdivision though, this will not be 55 and older. These units will have first floor living, not necessarily first floor masters. The people moving in will be first time buyers or older people who want low maintance but want to be or remain in Avon Lake.

Mr. Haas asked when construction would start.

Mr. Gamellia stated that construction would start this summer and would begin with a model.

Mr. Orille asked if the area would stay consistent with the Comprehensive Land Use Plan. Will there be walking paths for the foot traffic.

Mr. Gamellia stated that the visual character with the entrance will be consistent with the CLUP but we can only develop our properties. The properties around us did not want to work with us on the walking paths and connectivity.

Mrs. Fenderbosch stated that you have worked hard to get this project to where it is now. I think that the density issues have worked themselves out with the removal of the house.

Mrs. Fenderbosch asked about the distance between buildings on sheet 2. Mr. Sayler and Mr. Reitz explained the mark ups on the plans.

Mrs. Fenderbosch asked about sheet 3, the southwest corner of the property seen lower than the rest of the property. Can you explain how the water would flow backward as it shows on the plan.

Mr. Sayler stated that the low area is designed to flow to the Piccolo Place storm sewer. This sewer is big enough and was designed at the time of construction to take this area on. The water has been naturally flowing to this storm pipe anyway.

Mrs. Fenderbosch asked Mr. Reitz, in all areas throughout the City storm water cannot travel off your property and onto another property. Can you explain.

Mr. Reitz stated that because this is a low area, the area has always been flowing onto the Piccolo Place development naturally. This area was designed to take this water when developed. I support this storm water plan, and the developer and engineering will work together for the Homeowners Association documents to work together.

Mrs. Fenderbosch stated that we will need to make sure that the HOA documents are written to make sure this works and that they are recorded and in place.

Mr. Reitz stated that it is already on the plans as an easement to the City at Piccolo Place.

Mrs. Fenderbosch asked if the water from the basins on Avon Belden would flow from the basins going north. Can you explain.

Mr. Sayler stated that yes the water will flow from the 2 dry basins to the wet basin and will flow north at a 45-degree angle with a restrictor to the 48’ sewer on the east side of Avon Belden.

Mr. Reitz stated that there will be a 45-degree angle and will be restricted to the 48’ inch sewer. This will work.

Mr. Plunkett asked about the roof run off and the yard drains for sublot 11, 12, 12 and 14, what sewer will they flow to.

Mr. Sayler stated that the roof and yard drains will go out to the road and into the basins to the north. The only water that will going to the south is the surface water.

Mayor Zilka stated that in the work sessions you had stated that these units would have first floor masters, but the plan doesn’t show masters on first floor on these plans.

Mr. Gamellia stated that the market has changed slightly and people are asking for more first floor living with more of a work space on the first floor. With more and more people working from home we have made those accommodations instead of the master bedrooms.

Mayor Zilka stated that he still had concerns about cars turning left out of the development and thought that traffic may become an issue.

Mr. Gamellia stated that there will be certain times of the day where there will be pinch points, but the traffic light at Webber Road will certainly help. This will cause a little bit of a gap in traffic and think it will work.

Mr. Plunkett asked if there would be basements.

Mr. Gamellia stated that it is an option, but there is a lot of storage over the garage.

Mrs. Ma asked the square footage of the units and the price point.

Mr. Sayler stated that they would be approximately 2200-2500 square foot units and the price point would be the $400-500,000.

Mrs. Ma stated that she has concerns over the left turn out of the development, but agreed that the traffic light at Webber Road being functional now might help.

Mr. Gamellia stated that we do not think that there will be that much traffic coming in and out of the development. We hope for a lot of people walking to the bank, Taco Bell and the Towne Center.

Mrs. Raymond is pleased with the plan that we see here now. It has come a long way from where we started. Can you please tell me what type of fence there will be between the fire department and the units that back up to the fire department area?

Mr. Baldi stated that it would be a board on board vinyl fence.

Mrs. Raymond asked if there would be sidewalks on both sides of the street or just one side?

Mr. Sayler stated that there would be sidewalks on one side and the shared driveways can be used in some units instead of sidewalks. There will be a few units or area where you would have to walk in the street to get to the sidewalks on the other side of the road. There really won’t be that many people walking in the street, the driveways can be used.

Mayor Zilka stated that this looks very nice and I like the look of the units.

Mr. Gamellia stated that the roof pitches, gables above the windows added to make them more appealing.

Law Director Ebert stated that the equivalency provisions worksheets were submitted and reviewed. I believe that the equivalency’s meet what we had discussed and approved during the work session cases.

Mr. Reitz stated that he had met with the developer and engineer and discussed the cluster units and setbacks. I appreciate all the cooperation.

Mr. Haas moved to approve the request Jim Gamellia, Avon Lake Land Holdings for the Site Improvement Plan for the Sandridge Subdivision with the following equivalency and waivers to the Density, Setbacks and space between Building. Mrs. Fenderbosch seconded the motion.

**AYES: All NAYS: None**

Mr. Plunkett stated that this case has passed and will move on to City Council.

**INFORMATIONAL ITEM**

Mrs. Spring stated that Scott Orille PC Representative for the CRA Housing Council’s term has expired December 31st.

Bob Haas’s term for the PC Representative for the Historical Preservation Commission term has expired December 31st.

Are both willing to be the representative for new terms to those commissions?

Both responded they are willing to represent for new terms.

Mr. Plunkett moved to approve the nomination of Scott Orille to the CRA Housing Council for a 3-year term. Mrs. Fenderbosch seconded the motion.

AYES: All NAYS: None

Mayor Zilka moved to approve the nomination of Bob Haas to the Historical Preservation Commission for a 2-year term. Mrs. Fenderbosch seconded the motion.

AYES: All NAYS: None

**DISCUSSION ITEM**

Mr. Reitz stated that he had received a letter from Brouse McDowell regarding the Goddard School Building Addition and Parking Waiver Site Plan (copies at your seats tonight). The letter is asking that the Planning Commission re-hear the Planning Commission case and remove the conditions placed upon the approval for the proposed Storm Water Easement Agreement.

Mr. Kopf has responded to the letter as well and that copy is at your place tonight.

I am not in favor of bringing back the case to discuss taking off the conditions that were placed upon the approval. This is a private party issue.

Mrs. Fenderbosch stated that possibly the City is in a position that we can place a deadline for the easement conditions.

Mr. Reitz stated that Law Director Ebert has been speaking to the attorney for Brouse McDowell and with the attorney for Mr. Kopf and will try to handle any issues, but did not recommend the commission discuss the easement issues.

Mr. Plunkett stated that the meeting schedule has been handed out tonight for the year. Is there any conflicts with the meeting dates?

There were no conflicts from the commission on the dates.

Mr. Plunkett stated that the next Planning Commission meeting date is March 1, 2022. There were no members that will not be available.

**GENERAL PUBLIC COMMENT**

# None

# ADJOURNMENT

Mrs. Raymond moved to adjourn at 8:15 p.m. the February 1, 2022 Planning Commission meeting. Mr. Haas seconded the motion.

**AYES: All NAYS: None**



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Mr. Plunkett, Chairperson Coleen M. Spring, Recording Secretary