

**MINUTES OF A WORK SESSION
OF THE AVON LAKE
PLANNING COMMISSION
FEBRUARY 7, 2023**

CALL TO ORDER

Chairmen Plunkett called the Avon Lake Planning Commission Work Session of February 7, 2023 to order at 8:40 p.m. in the Council Chambers of City Hall.

ROLL CALL

Mrs. Fenderbosch, Mr. Haas, Mrs. Ma, Mr. Orille, Mr. Plunkett, Mrs. Raymond, Mayor Zilka, Director of Law Ebert, Economic Development Director Esborn.

MEETING BUSINESS

Mr. Plunkett thanked everyone for coming. The idea of the Work Session is an informal exchange of ideas by Planning Commission. Nothing will be formally decided or voted upon today. Neither the applicant nor Planning Commission can be bound by any aspect of a concept plan review. The public will be able to speak or ask questions at the end of the discussion.

CASE NO. WS 01-23

KOPF PROPERTIES – TOWNE CENTER – POTENTIAL APARTMENT DEVELOPMENT AT TOWNE CENTER – CONCEPT PLAN

This is a request from Kopf Properties, 420 Avon Belden Road, Avon Lake for a review and discussion of the properties for use of the Towne Center for Apartments over several properties zoned R-3 Multi-Family property on Walker Road just west of route 83.

Based on the discussions of Planning Commission this case will be revised, reviewed and will come back to Planning Commission as a regular case, public hearing and then if approved will be sent to City Council for readings.

Mr. Esborn stated this is a request of Kopf Properties, 420 Avon Belden Road for a review and discussion of a potential apartment development on the Towne Center properties. Planning Commission re-zoned these properties to R-3 Multi-Family in 2022, and Kopf Properties subsequently obtained a variance which allows them to build to a higher density. The applicant had a work session with Planning Commission about this project in 2022, and they have met with Avon Lake's Development Review Committee twice about the project.

Mr. H.R. Kopf, Kopf Properties, Mr. Jim Sayler, Reitz Engineering and Doug Baldi, Baldi Design were present to discuss and answer any questions the commission may have.

Mr. Sayler stated that we originally came before this board with a work session on August 22, 2022 with the original drawings. We have since been back to DRC, rezoned the property and have been to Zoning Board of Appeals for the variances required. We have discussed a lot of the comments from this work session and the original DRC Meeting. We wanted to take the major

comments from planning about the connection to the Towne Center Plaza, walkways and layout of the buildings. We went back to the drawing board, moved the buildings, got rid of the clubhouse and moved the pool to a better area. We changed the orientation of some of the buildings and opened a central core to the space with more green space and increased the walking paths and connectivity. We have added inter linking of the paths to Walker Road and the out lots of Towne Center. We have redesigned the guest parking and the extra parking. We have 1 space per every 5 units and shared parking with the Towne Center Shopping Center and the out lots to the south. There will be signage and no parking on the streets.

The other major change is the separate lease office and club house and pool area. We have taken away the club house in order to steer the residents to use the Towne Center banquet areas and Gym and stores. We didn't want to have a banquet area when the thought was to have them use the existing spaces in Towne Center. The leasing office is right up front as you enter and is closer to the shopping center and not right in the middle of the residential and green space areas.

We were asked at the last meetings to take a look at the traffic in the area and the impact these units would have on the traffic. We have done a traffic study and have submitted that study to the City Engineer. The study stated that no adverse effect to the existing traffic in the area. Basically, the roads and intersections the way they were designed would be able to handle the additional space.

We have submitted the new plans as designed to the DRC last week and are asking for any new comments on these plans before we move forward. Stormwater management is underway and is being discussed with the City Engineer. Reviews so far are positive from the Engineer.

When we discussed the original plans at Zoning Board there were some concerns from residents in the area of using this area as a cut through from Community Campus and the Towne Center Shopping. The concerns were that cars would be cutting through from the shopping center to Community Campus and out to Avon Belden. We agreed at that meeting to additional signage for no access, only through traffic. That signage has been added.

Mr. Baldi stated that the new layout of the buildings is so that all the buildings face outward with a larger green space in the middle, and the backsides of the buildings would not be facing the shopping center and Walker Rd. The buildings will be upper scale with raised panels, porches, grassy areas with a pond and nice pedestrian flow.

Mr. Haas stated there is a much better view for us now, but how will the residents like having the backs of the buildings facing the green areas.

Mr. Baldi stated that the buildings are two sided, some units will face the green space, some face the Towne Center and Walker Rd.

Mr. Haas asked if the pool was an open pool or enclosed. Will the pool area have restrooms?

Mr. Baldi stated the pool is open and there will be restrooms. The leasing area now has a small conference/meeting room for small gatherings and will have restrooms as well.

Mr. Orille stated that he likes what you have done with the plans and all the comments. The walkways are nice and can get to all areas.

Mr. Baldi stated this is a double-edged sword. Whenever you have walkways you will have some

cut throughs from kids and such, but the city wants the connectivity.

Mrs. Fenderbosch stated that she liked the site plan and stated that she felt you have captured what we have envisioned for the site. She liked the response to the green open spaces and the design of the building now. Nice job on talking care of the comments that you were given. This is a wonderful addition to the area, these will be a higher end apartment and will be attractive to all age groups, empty nesters, and business people. You have Parkers, the gym and the businesses that all add another product to our community.

Mayor Zilka stated that you all look very proud of the product you have designed. This is a very nice design and plan. You have taken all the comments and put together a nice package for the community.

Mrs. Ma stated that she echoed the comments of the others, stating that this captured the essence of the area. The green spaces somehow look larger now, and I like the move of the pool area and leasing area. This makes more sense.

Mrs. Raymond stated that you did a nice job with the changes and the comments that you were given. Can you please explain how the trash will work in the complex? Will you have dumpsters?

Mr. Sayler stated that like Aqua Marine, there will be a trash compactor, which is the size of one dumpster. The residents will take the trash there to the compactor.

Mrs. Raymond asked if the trash compactor would be screened and in a hidden area.

Mr. Baldi stated that yes, there would be an enclosure and will be landscaped as well. This is all in the code requirements.

Mr. Plunkett stated that the green spaces are much better now. With the three- and four-story structures, we will see how this works with the buildings facing out.

Mr. Baldi stated that we will be doing a step up to the shopping center areas with the buildings.

Mr. Plunkett asked if you have looked at the saturation rates and how will the construction be moving along. Will you fill one building before moving on to another? Will there be phases?

Mr. Kopf stated that he would like to get the whole thing up. As it was with Aqua Marine, these units moved very fast. We would like to start construction right away. Shipping and receiving of materials have been much better. We are getting product now for construction, appliances and lumber. We will hope to have employees in place.

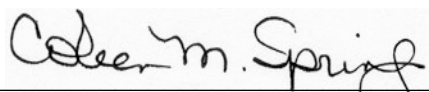
Aqua Marine has done very well with rentals. We are 100% full, and I feel this will be very soon the single biggest tax basis of the city. This is a 100,000-million-dollar project and will get started right away.

Mr. Kopf thanked the commission for all the work they have done with them to make this project a success.

There were no further comments from the commission.

The Work Session of February 7, 2023 was adjourned at 10:00 p.m.

Mr. Plunkett, Chairperson



Coleen M. Spring, Recording Secretary