

City of Avon Lake Planning Commission Meeting, April 4, 2023

<div>Page 1</div> <div>CITY OF AVON LAKE PLANNING COMMISSION</div> <div>-----</div> <div>Meeting Held at Avon Lake City Hall 150 Avon Belden Road, Avon Lake, Ohio Tuesday, April 4th, 2023 7:00 p.m.</div> <div>-----</div> <div>BOARD MEMBERS: Sean Plunkett, Chairman Ted Esborn Christine Raymond Holly Ma Robert Haas Mayor Gregory Zilka Jennifer Fenderbosch Scott Orille Austin Page</div>																									<div>Page 3</div> <div>CHAIRMAN PLUNKETT: Good evening everyone. We will call this regular meeting of the Planning Commission of April 4th, 2023 in session.</div> <div>Please call the roll.</div> <div>MR. ESBORN: Mrs. Fenderbosch?</div> <div>MS. FENDERBOSCH: Here.</div> <div>MR. ESBORN: Mr. Haas?</div> <div>MR. HASS: Here.</div> <div>MR. ESBORN: Mrs. Ma?</div> <div>MS. MA: Here.</div> <div>MR. ESBORN: Mr. Orille?</div> <div>MR. ORILLE: Here.</div> <div>MR. ESBORN: Mr. Plunkett?</div> <div>CHAIRMAN PLUNKETT: Here.</div> <div>MR. ESBORN: Mrs. Raymond?</div> <div>MS. RAYMOND: Here.</div> <div>MR. ESBORN: Mayor Zilka?</div> <div>MAYOR ZILKA: Here.</div> <div>MR. ESBORN: And Director of Law Ebert?</div> <div>MR. EBERT: Here.</div> <div>MR. ESBORN: And Community Development Director, Ted Esborn is here.</div> <div>CHAIRMAN PLUNKETT: Thank you.</div>																								
<div>Page 2</div> <div>APPEARANCES:</div> <div>Seeley Savidge Ebert &amp; Gourash Co. LPA BY GARY EBERT, ESQ. 26600 Detroit Road, Suite 300 Westlake, Ohio 44145 (216) 566-8200 Dfgourash@sseg-law.com</div>																									<div>Page 4</div> <div>Everyone should have received a revised copy of the minutes from February 7th regular meeting on their tabletop. I understand there were some grammatical revisions that were made to it.</div> <div>Would anyone care to make -- anyone have any comments on the minutes before we make a motion to approve?</div> <div>MAYOR ZILKA: I move to approve.</div> <div>CHAIRMAN PLUNKETT: Is there a second?</div> <div>MS. FENDERBOSCH: Second.</div> <div>CHAIRMAN PLUNKETT: Please call the roll.</div> <div>MR. ESBORN: Mayor Zilka?</div> <div>MAYOR ZILKA: Yes.</div> <div>MR. ESBORN: Mrs. Ma?</div> <div>MS. MA: Yes.</div> <div>MR. ESBORN: Mrs. Raymond?</div> <div>MRS. RAYMOND: Yes.</div> <div>MR. ESBORN: Mr. Plunkett?</div> <div>CHAIRMAN PLUNKETT: Yes.</div> <div>MR. ESBORN: Mr. Haas?</div> <div>MR. HAAS: Yes.</div> <div>MR. ESBORN: Mr. Orille?</div>																								

<p>1 MR. ORILLE: Yes.</p> <p>2 MR. ESBORN: Mrs. Fenderbosch?</p> <p>3 MRS. FENDERBOSCH: Yes.</p> <p>4 CHAIRMAN PLUNKETT: Is there any</p> <p>5 general correspondence or announcements? If</p> <p>6 there are none, Ms. Fenderbosch, is there a</p> <p>7 council report?</p> <p>8 MS. FENDERBOSCH: Yes. We are</p> <p>9 up-to-date, and we have the changes to the</p> <p>10 Planning Commission rules that came through</p> <p>11 planning, and we're ready for that.</p> <p>12 The only comment I want to make is, I</p> <p>13 really appreciate the way that these packets</p> <p>14 are put together. There is a change, and it is</p> <p>15 a positive change. Thank you.</p> <p>16 CHAIRMAN PLUNKETT: Thank you.</p> <p>17 At this time, we'll proceed with the swearing</p> <p>18 in of anybody who wishes to speak this evening.</p> <p>19 If you wish to speak, please stand and</p> <p>20 the law director will swear you in.</p> <p>21 - - - - -</p> <p>22 (All sworn in.)</p> <p>23 - - - - -</p> <p>24 CHAIRMAN PLUNKETT: So in</p> <p>25 addition to acknowledging you have been put</p>	<p>Page 5</p> <p>1 Based on recommendations from the Avon</p> <p>2 Lake law department, the access will not be</p> <p>3 included in any Planning Commission of the plan</p> <p>4 in order to ensure that those cities -- based</p> <p>5 on the recommendation from Planning Commission,</p> <p>6 this plan can go directly to the building</p> <p>7 department for permit.</p> <p>8 CHAIRMAN PLUNKETT: Thank you.</p> <p>9 Mr. Taylor.</p> <p>10 MR. TAYLOR: Thank you. James</p> <p>11 Taylor, resident, 4214 Rocky River Drive,</p> <p>12 Cleveland, Ohio representing Kopf Builders, and</p> <p>13 I was sworn in.</p> <p>14 CHAIRMAN PLUNKETT: Thank you.</p> <p>15 MR. TAYLOR: As said, it has been</p> <p>16 discussed somewhat at the ad hoc committee.</p> <p>17 The plans that I am presenting here for Phase 3</p> <p>18 improvement plans are in conformance with what</p> <p>19 was approved with the general development plan.</p> <p>20 Understanding that there was still some</p> <p>21 discussion between the two cities about the</p> <p>22 details of how we would make any connection to,</p> <p>23 or make any improvements for the park, I've</p> <p>24 tried to structure them so it would allow us to</p> <p>25 come back, and I guess optimize the plan if</p>
<p>Page 6</p> <p>1 under oath, please state your name and address</p> <p>2 for the record when you come to the podium if</p> <p>3 you wish to speak.</p> <p>4 Please read the first case.</p> <p>5 MR. ESBORN: This is Case Number</p> <p>6 005-23, Kopf Construction, site plan approval</p> <p>7 for the Harbour P.U.D. Subdivision No. 3.</p> <p>8 Request of Kopf Construction at 420 Avon</p> <p>9 Belden Road, Avon Lake, for site plan approval</p> <p>10 for The Harbour P.U.D Subdivision No. 3.</p> <p>11 This project is located on the south side</p> <p>12 of Walker Road between Lear Road and the city's</p> <p>13 border with Bay Village in a planned unit</p> <p>14 development zoning district.</p> <p>15 The Harbour P.U.D. is located on the</p> <p>16 eastern north edge of Avon Lake on the south</p> <p>17 side of Walker Road, north of and abutting</p> <p>18 Walker Road park. The Subdivision No. 3 is</p> <p>19 bordered by Walker Road park to the south and</p> <p>20 the driveway for this park to the east. In the</p> <p>21 plans there's shown an access between lots 53</p> <p>22 and 54 as will be discussed. This access was</p> <p>23 discussed at a meeting of the Avon Lake and Bay</p> <p>24 Village Walker Road ad hoc committee on</p> <p>25 March 28th.</p>	<p>Page 8</p> <p>1 agreements were made.</p> <p>2 So I have included a note on there that</p> <p>3 some of the details at the connection mark are</p> <p>4 subject to approval by the cities and coming up</p> <p>5 with a right of access that the developers</p> <p>6 contract would be able to use in order to go</p> <p>7 out to the shared city park property.</p> <p>8 The other item that was commented on in</p> <p>9 the review by the department heads, police and</p> <p>10 fire still had concerns about the intersection</p> <p>11 of Grand Bank and inlet. We have a -- kind of</p> <p>12 a Y-shaped intersection there with a landscaped</p> <p>13 island in the middle. That was on the approved</p> <p>14 general development plan. That was added to</p> <p>15 try and break up. The street's capable of the</p> <p>16 landscaping to provide a buffer for the lots 49</p> <p>17 and 48. That would be opposite the oncoming</p> <p>18 traffic at the intersection.</p> <p>19 Part of what we often do in planned unit</p> <p>20 developments is to try and provide a little bit</p> <p>21 of creativity. They were concerned about</p> <p>22 turning radiuses and access. I did respond and</p> <p>23 show that the largest piece of equipment that</p> <p>24 they have, the ladder truck, is able to</p> <p>25 negotiate around that center island, but that</p>

<p>1 was one outstanding comment that police and 2 fire still had.</p> <p>3 So we're requesting approval tonight 4 hoping to get it. I am prepared to answer any 5 questions. Doug Baldy is here also. He was 6 actually at the meeting. I was not able to 7 attend the ad hoc park committee meeting, so 8 any questions about that, he would be willing 9 to answer them also, and we are hoping to be 10 able to get this street in.</p> <p>11 And so it's important to the developer to 12 move forward as quickly as possible.</p> <p>13 Thank you very much.</p> <p>14 CHAIRMAN PLUNKETT: Mr. Mayor?</p> <p>15 MAYOR ZILKA: Thank you. The 16 only concern I had, Mr. Taylor, and he did 17 respond to it, the police and fire department 18 still had that as a concern.</p> <p>19 Let's go to a winter day when there's a 20 snow storm, and the snow is piled up and the 21 street department does its best to get the snow 22 out of the way, but that might reduce the 23 ability for safety vehicles to make those 24 important turns.</p> <p>25 Please respond to that as to how that</p>	<p>Page 9</p> <p>1 department.</p> <p>2 MR. TAYLOR: Yes. I did hear 3 that. Again, we referred that at the ad hoc, 4 our company, an amenity for the project. If 5 it's the Planning Commission's desire to tell 6 us to remove it, it's not something the 7 developer is intent on fighting the issue.</p> <p>8 If it's the Planning Commission's 9 decision, is that it would prefer not to have 10 that, then we would make a standard 11 intersection, and we would be more than happy 12 to get an approval contingent on removing the 13 landscape island and making a standard 14 intersection.</p> <p>15 MAYOR ZILKA: Thank you. The one 16 other thing I have, Mr. Chairman, is at the 17 meeting on March 28th, it was said, there were 18 only two council people from Bay Village, and 19 there were five -- and there were three 20 residents, I think. And they spoke with great 21 concerns about the issue that isn't involved 22 here, but it was really good to hear their 23 input. I think it would allow us to move along 24 in the future on that particular issue when it 25 comes before us again.</p> <p>Page 11</p>
<p>1 still might work in your mind.</p> <p>2 MR. TAYLOR: I think in general, 3 when streets are plowed, they're plowed to the 4 outside. I can't think of instances where 5 there would be significant piling of snow on 6 the inside there. So the turning radius is 7 around that island. I do not think would be 8 impacted.</p> <p>9 You know, as I stated, there's a 34-foot 10 radius in every intersection in the entire 11 state. So obviously, there may be situations 12 where you have a lot of snow and the snow piles 13 up, but it's no worse here than in any other 14 intersection.</p> <p>15 MAYOR ZILKA: My concern is that 16 the streets aren't necessarily approved from 17 curve to curve, and you might have to draw this 18 thing a little bit off center, if you will, and 19 they don't quite get all the snow off, and the 20 piling up might not get pushed as far as it 21 should. And so the radius or the width of the 22 street is less than 27 feet.</p> <p>23 And I think they have a valid concern, 24 and I think you have to message that. That's 25 very important to the police and fire</p> <p>Page 10</p>	<p>Page 12</p> <p>1 CHAIRMAN PLUNKETT: Ms. Ma?</p> <p>2 MS. MA: I just want to make sure 3 I am clear of what they're looking at and the 4 police chief's comments, most recently about, 5 it should be moved more.</p> <p>6 And so can you show exactly where, on 7 which island, which one and what he may be 8 referencing when he said that it could be 9 performed, as a suggestion?</p> <p>10 MR. TAYLOR: This is probably the 11 best drawing because I've actually shaded it 12 in.</p> <p>13 CHAIRMAN PLUNKETT: I think 14 that's page 7 of 17 in the packet.</p> <p>15 MR. TAYLOR: That is correct. It 16 is page 7. It's a little blurry, but the 17 island is this portion here. This would be 18 landscape. It does have a sidewalk/crosswalk 19 in the middle. You can see the grade, the 20 parts that I've shaded in gray are what I am 21 showing as the turning radius for the fire 22 truck, the ladder truck, the larger piece of 23 equipment.</p> <p>24 I believe what he's talking about, you 25 know. The island would have a nose here that</p>

<p>1 would be right at that inside turning radius, 2 and so I believe what he's talking about is, if 3 we can maybe move this nose farther north, 4 shave it off a little bit. You know, doing 5 that would not adversely impact. We'd still 6 have this whole area here for landscaping. 7 It's a little more pavement to plow. 8 The path of travel is a little bit closer 9 to the sidewalk, the crosswalk there, but you 10 know, certainly, if it was Planning 11 Commission's desire to, again, map its 12 contingents on moving, adding a little more 13 pavement here in the tree lawn area between the 14 sidewalk and the travel path, developer would 15 be more than happy to accommodate that. 16 MS. MA: And tell me what 17 landscaping is proposed to go in that island. 18 MR. BALDY: Doug Baldy. I have 19 been sworn in. Baldy Design Solutions. 20 What we have been doing in all the other 21 islands for the most part is, most of this is 22 perennial material. We have kind of gone that 23 route because come wintertime, we can cut it 24 back or it's not impacted by the salt and 25 everything like that. And the trees that we</p>	Page 13	<p>1 We've got a straight street coming down 2 there. This will interfere with some of the 3 headlights, slow people down, traffic calming 4 and things like that that we're trying to 5 introduce there. So does that answer your 6 question there okay? 7 MS. MA: Yes, thank you. 8 No other questions. 9 CHAIRMAN PLUNKETT: Ms. Raymond? 10 MS. RAYMOND: Thank you. 11 Just to clarify, Mr. Taylor, so if the 12 island was to be removed, if we were going to 13 require that, it would be a T-intersection 14 versus just removing it from the current 15 configuration? Because if we just removed and 16 everything else stayed in the plan, I feel it's 17 too wide of a confusing pavement. 18 If it wasn't for the safety forces, I 19 personally like the island for the reasons 20 you're proposing it with respect to the houses 21 across the street from it, as well as, I do 22 like -- there's times when I'm driving through 23 a development, and I might get a little lost, 24 and it's things like this that reminds me of 25 where to go, as opposed to all the</p>	Page 15
<p>1 have used in the islands in the first two 2 phases are columnar. We've used columnar oaks 3 and columnar hornbeam in there for something 4 that was very narrow in those places. 5 But the island would typically be 6 ornamental grasses, Russian sage, some of those 7 materials that, come wintertime, we trim them 8 back, we cut them down, because they just get 9 beat up by the snow plows. And we started 10 steering away from some of the other material. 11 But it's low material. When you're in a car, 12 you're looking over it, and if we do have a 13 tree in it, you're looking under the canopy. 14 No evergreen trees; something like this. 15 I would just say that, you know, some of 16 these amenities that we're trying to put in are 17 actually -- they cost us money to do. They're 18 actually more money than just putting in a 19 standard T-section intersection, and if you 20 think back to places that you go that you say, 21 boy, that's a really neat feature or neat 22 community or something like that, typically 23 they are things that aren't in the code. And 24 so here we have one of these amenities that we 25 try to introduce, too.</p>	Page 14	<p>1 intersections looking the same. 2 So that's my comment, but it's hard to 3 argue with the safety forces, but I do see that 4 you've done your homework with the turning 5 radius of the ladder truck. So I'm sorry, I 6 cut you off. 7 What would you do if the island was gone? 8 MR. TAYLOR: I would prefer to 9 make a standard roadway cross-section, not just 10 pave over where the island is, because that's 11 your -- it would be too much pavement, it would 12 be more pavement for the safety -- to plow 13 basically. So you would have more plows going 14 around the side. 15 So if that were the Planning Commission's 16 desire to make it contingent on the removal, 17 the island, I would request that you also note 18 the general pavement and right away down to a 19 standard section in conjunction with that 20 island removal. 21 MR. RAYMOND: I agree with that. 22 And with regards to the landscaping, or if the 23 island is -- let's say the island was pulled 24 shorter, but if there could be a piece, some 25 landscaping that actually did some height that</p>	Page 16



<p>1 didn't block a view towards the north end, that 2 could make the island not get lost and covered 3 by snow or inadvertently hit by a car if, you 4 know, the low landscaping, if it disappeared, 5 then you might be bumping your car into the 6 curb and not realize it's there. 7 MR. TAYLOR: Yes. 8 MS. RAYMOND: That's just what 9 popped into my head. Thank you. 10 CHAIRMAN PLUNKETT: Thank you. 11 It seems like the topic of this conversation is 12 this island. 13 MR. TAYLOR: Absolutely. 14 CHAIRMAN PLUNKETT: It seems like 15 you've done your homework on the safety 16 vehicles, and safety vehicles can come from 17 either direction really. And it seems like 18 it's really the outside edge that's more of a 19 challenge in this radius than even the inside 20 edge of the turn. 21 If there's trees in the tree lawn, Doug, 22 is there any issue with -- I can see someone 23 sliding past the turn, but -- 24 MR. BALDY: Typically, we've been 25 avoiding because -- at the intersections</p>	<p>Page 17</p> <p>1 That's all for me. 2 Mr. Haas? 3 MR. HAAS: To continue that, you 4 know, I hate the drop lock to not take the 5 recommendation of the safety portion, but it 6 does seem to me that maybe a redesign of that 7 does make sense, but a couple questions. 8 In the current plan you had Pier East and 9 East Bank, that's grasses. You also have the 10 street light in the middle of that. 11 Is there going to be a street light here, 12 in this? 13 MR. BALDY: I can't -- 14 MR. HAAS: Because it would be 15 right in the middle of the street. 16 MR. BALDY: Typically not, but 17 they do get in the cul-de-sac. We have little 18 control over that once CEI comes in. 19 MR. HAAS: Okay. 20 MR. BALDY: They kind of dictate 21 and put them where they want to. We can 22 sometimes get them to move them short 23 distances, but they're not very easy people to 24 work with. 25 And so I would not -- typically, I would</p> <p>Page 19</p>
<p>1 because you have signs, you have crosswalks and 2 everything like that, on the straighter 3 sections, we'll have trees on some of the tree 4 lawns, but anywhere in the intersection and 5 even on the outside of the cul-de-sacs, we've 6 been avoiding the trees because of the ladder 7 truck going around there. We've been pulling 8 those back so we have street trees on the 9 straight runs, but when we get down to these 10 intersections, the cul-de-sacs, some of those 11 things, that's where the trees end up going. 12 CHAIRMAN PLUNKETT: I think 13 there's an equal amount of safety value for 14 features in landscaping for the traffic. And 15 anybody who has ever come out of Ridgeside, 16 once you narrow into that driveway, you really 17 start to slow down and pay attention to what's 18 around you. 19 So I really think it has a calming 20 effect. If we wanted to compromise on the 21 front of it, I think that makes sense. I think 22 the neighborhood would be the worse for wear to 23 have the feature at all, but I am sure there 24 will be more debate as this conversation 25 continues.</p> <p>Page 18</p>	<p>Page 20</p> <p>1 say we wouldn't want to put it there, okay. 2 But they have put them in our center 3 islands when we didn't want them in there just 4 because they said, oh, we can cover both sides 5 of an entrance with one light, and that's how 6 they look at it. 7 And you can argue with them and sometimes 8 you get a little movement, but you know, I am 9 not going to tell you that we have control over 10 that. 11 MR. HAAS: I also think in the 12 current one, you have rocks? 13 MR. BALDY: Yes, we do. 14 MR. HAAS: Would you put rocks in 15 this particular -- 16 MR. BALDY: Typically, we put a 17 few rocks in there of gravel edge to the island 18 because people will cut across that edge, and 19 the rocks are put there. And a lot of it is 20 with construction traffic initially. 21 And if you go through Southport and this 22 project here, you'll see how -- and we haven't 23 had any people, you know, beach their car on 24 top of the rocks or anything like that. 25 But it does -- in the snow storms, they</p>

<p>1 show up. There will be a bump of snow, and 2 you'll be able to delineate the edge of the 3 pavement and everything like that. So we're 4 trying to do a balance there and give people 5 some delineation without having a big high curb 6 or bollards or something like that, something a 7 little different that fits into the nature of 8 the project. 9 So I would like to hear if the safety 10 forces have had a problem with some of the 11 existing ones. I haven't heard that. I 12 haven't heard them saying, you need to get them 13 rocks out of there, or you need to change that 14 or anything like that. 15 So I think what we have been doing in the 16 past has worked very well. 17 MR. HAAS: Okay, I got it. 18 MR. BALDY: And it looks pretty 19 good in the summertime. 20 Winter is a little rough. 21 MR. HAAS: I'll move off the 22 island. So that currently then is going to be 23 a stub street. And does Mr. Kopf control the 24 land beyond that or that area behind Lot 9 25 where the street is going to start?</p>	<p>Page 21</p> <p>1 Block E. Now it's Block H on the drawings in 2 front of you. And there is no retention basin 3 there. 4 Actually, there's a high point here that 5 they have been lowering part of the 6 development. There's only one retention basin 7 up here at Walker Road. 8 MR. HAAS: Okay. So that's 9 common area with access off of East Bank, two 10 accesses. And this is, I assume, a homeowners 11 association will maintain that? 12 MR. TAYLOR: That is correct. 13 MR. HAAS: I'd defer then to the 14 chair. I mean, I'd like some sort of a barrier 15 in that intersection, but -- maybe modified as 16 proposed, but I guess we can come to that. 17 Thank you. 18 CHAIRMAN PLUNKETT: Mr. Orille? 19 MR. ORILLE: I have no questions. 20 Thank you. 21 CHAIRMAN PLUNKETT: 22 Ms. Fenderbosch? 23 MS. FENDERBOSCH: Thank you. 24 Interesting information. The ladder 25 truck as you mentioned, it's almost three years</p> <p>Page 23</p>
<p>1 MR. TAYLOR: We did have to 2 change the lot from the original plan. I will 3 move out -- this is the general development 4 plan that we have been following. We're 5 dealing with this area here, Phase 3 area. 6 So are you talking about farther to the 7 west here or where I'm at here? 8 MR. HAAS: Right where you have 9 Grand, right in that intersection. 10 MR. TAYLOR: Yes. The Y-shaped 11 intersection that we've been talking about is 12 right here, so yeah. There's a sub here and 13 Phase 4, the last phase has been anticipated to 14 be a cul-de-sac, which would finish off the 15 street here. 16 MR. HAAS: Okay. That's helpful. 17 My other question is, in Block H, the area 18 behind, I assume you already have some of that 19 in. I assume that's a common area, and because 20 it looks like it's sloping down, is that a dry 21 retention area, or is it just a forced common 22 area, Block H? 23 MR. TAYLOR: Yeah. We've changed 24 the lot and blocked designations. So Block H 25 is this area up here. It was formally known as</p> <p>Page 22</p>	<p>1 old. They typically last about 10 to 12 years. 2 We don't use it that often, but it is being 3 ordered, a new one. We are putting our order 4 in before the end of the month so that we don't 5 have a price increase. 6 And like all of our vehicles, every time 7 we order them, they get bigger, and so I don't 8 know what the future holds, Mr. Taylor. I just 9 thought that I should mention that the one we 10 have right now is soon going to be retired. 11 What I say "soon," that means the next 12 three years. Because even though we would 13 order it this month, it won't be coming in for 14 about three years, okay. So I just thought I 15 should mention that. I want to ask you, are 16 all the streets here private or public? 17 MR. TAYLOR: They're all public 18 right-of-ways. 19 MS. FENDERBOSCH: They're public 20 right-of-ways. So Grand Bank is public, the 21 inlet is public and Pier East is public, right? 22 MR. TAYLOR: That's correct. 23 MS. FENDERBOSCH: So the process 24 for trees, just so the Planning Commission 25 knows, because I also serve on the tree</p> <p>Page 24</p>

<p>commission, is that there's a final plot that they bring in, the city collects their fees, whether it's capping fees or it's for the street trees, and that money goes into a fund. That's how -- and when 80 percent of the street is finished, then the engineering department then determines the location of where the trees will go.</p> <p>And at this point in time in the past, they've been going out for bid. They've going off to bid for the trees. They're either planted in the spring, or they're planted in the fall. That's usually a quite delayed process, and with trees, it's selected through the tree commission.</p> <p>So what you see here might be trees that they put in at the front intersection, like when they first come in the beginning, the entranceway, but the other ones will be collected by the tree commission.</p> <p>So moving along with the island, the island that you already have in, the ones that you already have in that are north of here, they have a kidney bean shape, I would say. I don't know what else you would call it.</p>	<p>doing the trees. It's going to be the city doing the maintenance, not the HOA on those street trees. A lot of us didn't know that, and I learned that by being on the tree commission.</p> <p>So back to Grand Bank and the inlet public island. I am in favor of deleting it, and reducing the size of that curve. And the reason is, it's very personal. I said this before. When I was out in Colorado, my very first experience with these islands, I was picking up the grand children in my daughter's vehicle, so it wasn't in my vehicle. And it was foggy, and it was dusk, and I almost ran through. I didn't realize it was there. I never seen it before, and so I slowed down real quick, and I started to go inward, and the kids are going, no, grandma, go left, go left.</p> <p>Because inward is where the people pull out their chairs at night, and they all talk. But with the amount of fog, obviously, they weren't outside, but their chairs were still there, and I could have run over those chairs.</p> <p>So I am not in real favor of these because of my personal experience. not knowing</p>
<p>MR. TAYLOR: The kidney bean shaped ones or -- are you talking about this one?</p> <p>MS. FENDERBOSCH: Yes, that's correct. That's what I call them.</p> <p>MR. TAYLOR: We call them eyebrows or elbows.</p> <p>MS. FENDERBOSCH: And then you also have finished H there, have you not, or is that yet to happen?</p> <p>MR. TAYLOR: And that is round, yes. And this one is part of the approval, this general development plan. It was changed from a tear drop shape to a round shape and the same request was made by the police chief at the time of this one also. And Joe Rice, the public works director, had had some bad experiences with the tear drop shaped cul-de-sac island.</p> <p>And so he requested that we change those. On this one, we changed it, and we anticipate changing this one.</p> <p>MS. FENDERBOSCH: So the city is governing on those. It's not going to be the HOA that's inside the cul-de-sac itself and</p>	<p>where I was driving, a new place, picking up the kids from a friend's house. And so having been there in that position, I think the other ones make sense. So I am going to just leave my discussion about islands there.</p> <p>And I do have a question, though, for you that I can use a little bit of explanation, and if this is not part of what we're doing tonight, just stop me in my tracks.</p> <p>So everybody is on the same page about the butterfly garden. That got way out of hand. I was representing the garden club, talking to Rob Monroe and some concepts were floated. Never was it the intention to put that on the back of the developer to put in a one-inch pipe there, and our service department is going to be pleased. That was the location for the butterfly club that, by the way, the Bay Village girl scouts designed within, but the Avon Lake garden club handled that.</p> <p>So I just wanted to let you know the history of that one, so I am glad that's off the table.</p> <p>Thank you. No further questions.</p> <p>MR. TAYLOR: Mr. Chairman, just</p>

<p>1 to make one clarification to what 2 Ms. Fenderbosch was speaking about, when, 3 Jennifer, you talked about the city maintaining 4 these cul-de-sac islands.</p> <p>5 MS. FENDERBOSCH: Yes, the trees.</p> <p>6 MR. TAYLOR: In general, the 7 engineering department has requested that we 8 put on the plat, the homeowners association is 9 responsible for, even though it is in a public 10 driveway, the city doesn't want to have the 11 extra spec of maintaining landscaping.</p> <p>12 So in the past, and I believe that was 13 the case on Pier West, of course, it wasn't 14 here yet, but the same thing happened to that 15 one. The engineering department requests that 16 we specify in the plat that the HOA is 17 responsible for the maintenance.</p> <p>18 MS. FENDERBOSCH: It's going to 19 be a change in some ordinances. It's going to 20 be landscaping, but not trees. We are going to 21 be taking over the responsibility of the 22 standard of the division of forestry, so that's 23 the direction we're going. We're not there 24 yet, but we're changing it like that to all the 25 other cities in Ohio.</p>	<p>Page 29</p>	<p>1 So there will be some sound buffer as far 2 as whether the lights would ever be considered 3 or be allowed. I don't have any information on 4 that.</p> <p>5 MR. HAAS: So the evergreens that 6 are there currently, that would be behind lots 7 53 and so, it was a string of mature trees, 8 that's on park property?</p> <p>9 MR. TAYLOR: That is on park 10 property.</p> <p>11 MR. HAAS: Is the city going to 12 be responsible then for extending those trees, 13 or is the developer going to do that?</p> <p>14 MR. TAYLOR: Extending them 15 farther laterally?</p> <p>16 MR. HAAS: Yes. That would 17 ultimately become behind 49, 48 and then 18 beyond.</p> <p>19 MR. TAYLOR: Yeah. So these 20 existing trees throughout this area here will 21 remain as they are. We're not proposing to 22 change that. The trees then, at this point -- 23 and there are no trees here. So we're 24 proposing a new mound farther back that would 25 kind of overlap and reorient this proposed walk</p>	<p>Page 31</p>
<p>1 MR. TAYLOR: Okay. 2 Thank you very much.</p> <p>3 MR. HAAS: I have two questions 4 for the city, if I may.</p> <p>5 CHAIRMAN PLUNKETT: Sure.</p> <p>6 MR. HAAS: So because of our 7 experience at Weiss Field with noise and noise 8 abatement, now that we're putting houses right 9 next to the park, a couple things.</p> <p>10 Is there anything that restricts, that 11 could restrict the use of the soccer fields 12 because they're now going to be very close to 13 these developments? And at some point, can we 14 put lights on the soccer fields, or are there 15 restrictions on that?</p> <p>16 CHAIRMAN PLUNKETT: I think 17 that's probably a better question for 18 Mr. Taylor given the proximity to the soccer 19 fields.</p> <p>20 MR. TAYLOR: Well, yeah. I can 21 certainly say that we do have landscape models 22 here, which I don't believe they have at Weiss 23 Field. There is an existing mound that's on 24 park property, and this location here, and 25 we're proposing another here.</p>	<p>Page 30</p>	<p>1 so it kind of winds in and out so that you have 2 a more complete barrier, and that's what is 3 under discussion as far as a walk.</p> <p>4 Again, these lot numbers have changed so 5 this might not be the best plan to be looking 6 at, but we are planning on proposing to put 7 trees in the area where there are no trees, and 8 we're leaving the existing mound.</p> <p>9 MR. HAAS: Okay. So that will 10 solve any cranky people that are not going to 11 like hearing kids play soccer.</p> <p>12 That's all my questions.</p> <p>13 CHAIRMAN PLUNKETT: 14 Ms. Fenderbosch?</p> <p>15 MS. FENDERBOSCH: Thank you.</p> <p>16 One of the topics that the garden club 17 asked me to talk to you all about, including 18 the city, and that has to do with a plant 19 called poisonous hemlock. We all know that 20 last year it started coming into Lorain County 21 through Walker Road park was the first 22 location, and it was in the backyards of Bay 23 Village residents, and it was also in the 24 driveway area of the park. 25 And as everybody knows, it looks like</p>	<p>Page 32</p>



<p style="text-align: right;">Page 33</p> <p>1 wild carrots, and do not touch it. Do not cut 2 it because if you inhale it, so it's very 3 poisonous to both humans and to dogs. And we 4 actually had to get ahold of the Department of 5 Natural Resources and have some assistance in 6 how to remove it. 7 I've been told that they have found it to 8 be back again, and I wanted to let the 9 contractor know so that could be aware, because 10 you can't mow over it without having hazmat 11 protection on. 12 So Mr. Rudebaker with the City Services 13 is going to be reaching back out again to ODNr 14 with assistance there. It takes three years to 15 eradicate it. And Mr. Baldy is very aware, it 16 looks like wild carrots. 17 MR. BALDY: Right, yeah. I did 18 talk to the contractor who assisted with the 19 removal of it, and he said, you know, first 20 year it appeared as if they got it, and he said 21 he's looking at it this year. It hadn't come 22 back, you know. There hadn't been enough 23 growth for a few years to tell whether it 24 needed a reapplication or not. 25 MS. FENDERBOSCH: They thought --</p>	<p style="text-align: right;">Page 35</p> <p>1 with that, if I may? 2 CHAIRMAN PLUNKETT: You may make 3 a motion in any way that you like. I think 4 it's important to add to the motion that we 5 will be excluding the trail path that shows up 6 on the drawings. 7 Move for approval. 8 MR. HAAS: Move for the approval 9 by the Planning Commission and referral to the 10 building department for approval of Case 005-23 11 on the application by Kopf Construction, 420 12 Avon Belden Road for the project located at the 13 Harbour P.U.D. on the south side of Walker Road 14 in the city for a site plan noting that the 15 access space between lots 53 and 54 are not 16 part of this approval and will require further 17 review by the cities of Avon Lake and Bay 18 Village and that the island proposed at the 19 intersection of Grand Bank and the inlet be 20 approved as modified with shortening the north 21 end of the proposed island. 22 MR. BALDY: It's the south end. 23 MR. TAYLOR: Moving the south end 24 farther north. 25 MR. HAAS: Oh, okay. Got it.</p>
<p style="text-align: right;">Page 34</p> <p>1 and we have had some professional, Ohio State 2 University extension people identify. 3 MR. BALDY: Okay. I am sure they 4 are identifying it. 5 MS. FENDERBOSCH: I am trying to 6 remember what her title is. Channon, 7 C-H-A-N-N-O-N. She's with Ohio State. She's 8 on the east side, and she was here visiting her 9 friend, and they went out there. 10 MR. BALDY: Yes, and we're kind 11 of losing her over to the east side, but she's 12 got family over there. She's not around 13 anymore. 14 MS. FENDERBOSCH: So that 15 everybody is aware, when you look at the plant, 16 if you see purple on the stem, stay away. 17 That's typically one of key marks. 18 Thank you. 19 CHAIRMAN PLUNKETT: Thank you. 20 Would anybody care to make a motion in 21 this case? 22 MR. HAAS: I would. With the 23 Chair's permission, I will start with a motion 24 that leaves the island in as modified, and as 25 Mr. Taylor discussed, and see where he goes</p>	<p style="text-align: right;">Page 36</p> <p>1 CHAIRMAN PLUNKETT: Thank you, 2 Mr. Haas. Is there a second? 3 MAYOR ZILKA: Second. 4 CHAIRMAN PLUNKETT: Any 5 discussion before we call the roll? 6 No discussion. Please call the roll. 7 MR. ESBORN: Mayor Zilka? 8 MAYOR ZILKA: Yes. 9 MR. ESBORN: Mrs. Ma? 10 MS. MA: Yes. 11 MR. ESBORN: Mrs. Raymond? 12 MS. RAYMOND: Yes. 13 MR. ESBORN: Mr. Plunkett? 14 CHAIRMAN PLUNKETT: Yes. 15 MR. ESBORN: Mr. Haas? 16 MR. HAAS: Yes. 17 MR. ESBORN: Mr. Orille? 18 MR. ORILLE: Yes. 19 MR. ESBORN: Mrs. Fenderbosch? 20 MS. FENDERBOSCH: Yes. 21 CHAIRMAN PLUNKETT: All right. 22 That is approved. 23 MR. TAYLOR: Thank you very much. 24 I appreciate your time. 25 CHAIRMAN PLUNKETT: Please call</p>

<p>1 the second case.</p> <p>2 MR. ESBORN: Case number 006-23</p> <p>3 R.A. West Land Development Company Inc.,</p> <p>4 (ValenSil) site plan approval for</p> <p>5 distribution/production warehouse.</p> <p>6 This is a request of John Reyes of Star</p> <p>7 Builders, 46405 Telegraph Road, Amherst, Ohio</p> <p>8 44001, on behalf of R.A. West Land Development</p> <p>9 Company Inc., company being ValenSil, for site</p> <p>10 plan approval of distribution/production</p> <p>11 warehouse at 33007 Pin Oak Parkway.</p> <p>12 This project is located on the south side</p> <p>13 of Pin Oak Parkway between Avon Belden Road and</p> <p>14 Moore Road in an I-2 General Industrial</p> <p>15 District.</p> <p>16 R.A. West Land Development Company is</p> <p>17 pursuing the site plan approval for ValenSil,</p> <p>18 an Avon based business that makes products</p> <p>19 using aerosol and silicone. Currently at 33007</p> <p>20 Pin Oak Parkway, instruction is well underway</p> <p>21 on the site's first building, which was</p> <p>22 approved last year.</p> <p>23 This site plan is for a 21,000 square</p> <p>24 foot addition to the building being completed</p> <p>25 now. Based on the recommendation from the</p>	<p>Page 37</p> <p>1 Again, all of this is existing and</p> <p>2 pre-planned. We're just adding the physical</p> <p>3 structure to the property right now. If we</p> <p>4 have any questions regarding the use of the</p> <p>5 building itself, Mr. West is here to elaborate</p> <p>6 on that if you have any other questions.</p> <p>7 Image-wise, elevations, we are following</p> <p>8 the profile of the current building right now,</p> <p>9 and we are adding a distinctive feature on the</p> <p>10 front where we're trying to emulate some</p> <p>11 Western reserve-style image on the front to try</p> <p>12 and breakdown that facade on the, along the</p> <p>13 road since it is a bit closer to that.</p> <p>14 We are also bringing up split face block</p> <p>15 on the front again to dress up that front.</p> <p>16 And, if you have any questions...</p> <p>17 CHAIRMAN PLUNKETT: Thank you.</p> <p>18 Mayor Zilka?</p> <p>19 MAYOR ZILKA: Thank you,</p> <p>20 Mr. Chairman. Everything looks pretty good.</p> <p>21 One questions I do have here in terms of the</p> <p>22 building for the semis to get off of Pin Oak</p> <p>23 Parkway because that's a recurring problem.</p> <p>24 Could you clarify how you tried to</p> <p>25 accommodate that concern for someone in the</p>
<p>Page 38</p> <p>1 Planning Commission, this plan can go directly</p> <p>2 to the building department for permits.</p> <p>3 MR. REYES: Good evening.</p> <p>4 My name is John Reyes with Star, Inc. and</p> <p>5 as Ted laid out, there's not really too much to</p> <p>6 add to all that.</p> <p>7 We are doing this addition to the</p> <p>8 existing facility, which I have on the monitor</p> <p>9 right now. It's under construction, as Ted</p> <p>10 mentioned, and we're going along so well that</p> <p>11 we're able to make this addition to the</p> <p>12 facility, and this has kind of been in the</p> <p>13 works for a while so everything has been</p> <p>14 pre-planned already for this addition.</p> <p>15 The site retention has been sized to</p> <p>16 accommodate all those things. The parking area</p> <p>17 has also been sized appropriately for that</p> <p>18 addition. We're required to have 41 parking</p> <p>19 spaces based on the ordinances on our plan. We</p> <p>20 are showing 45 at this point in time. We've</p> <p>21 got a -- we've showed before, the truck turning</p> <p>22 radiuses to make sure that we've got everything</p> <p>23 going on, that they have room to maneuver on</p> <p>24 the site without impinging on Pin Oak Parkway</p> <p>25 at all.</p>	<p>Page 40</p> <p>1 area who is not able to have all their trucks</p> <p>2 getting off, and it's causing you problems as</p> <p>3 you are building and other individuals who are</p> <p>4 trying to use the streets.</p> <p>5 So could you elaborate, please?</p> <p>6 MR. WEST: Sure. As you know, we</p> <p>7 have an image of a semi-truck coming in. They</p> <p>8 are able to pull in the widened apron here,</p> <p>9 come into the facility and make their turn back</p> <p>10 into the truck back area, whatever they need to</p> <p>11 do and then cut straight back out onto the</p> <p>12 road, Pin Oak Parkway, in either direction.</p> <p>13 So all of that, there is -- all of that</p> <p>14 is coming into the parking area and able to</p> <p>15 maneuver around.</p> <p>16 MAYOR ZILKA: The reason for all</p> <p>17 the information, I believe, is the number of</p> <p>18 trucks that you have coming in every day is not</p> <p>19 a great number?</p> <p>20 MR. WEST: Correct.</p> <p>21 MAYOR ZILKA: So that, I would</p> <p>22 imagine, makes it easier for you to accommodate</p> <p>23 that situation. That's the only concern I have</p> <p>24 is the ability to get in and out and not create</p> <p>25 a problem with the Parkway.</p>

<p>1 Thank you.</p> <p>2 CHAIRMAN PLUNKETT: Thank you.</p> <p>3 Ms. Ma?</p> <p>4 MS. MA: If I remember right,</p> <p>5 last time, there wasn't anything, the actual</p> <p>6 contents, there's nothing hazardous or anything</p> <p>7 like that.</p> <p>8 With the expansion, will there be any</p> <p>9 change in what you're producing or any kind of</p> <p>10 different materials?</p> <p>11 MR. WEST: This is what we're</p> <p>12 going to be making if you want to pass those</p> <p>13 around.</p> <p>14 My name is Dick West. I live at 15404</p> <p>15 Edgewater Drive in Lakewood. If you want to</p> <p>16 see my house, watch the movie on Netflix. It's</p> <p>17 the number one movie right now in the United</p> <p>18 States. It's called "I see you," with Helen</p> <p>19 Hunt, and the entire movie was shot in my home.</p> <p>20 I've got a picture of me with Helen Hunt</p> <p>21 next to me in my bedroom. And we're about the</p> <p>22 same age, too. But at any rate, I have been</p> <p>23 sworn in. So I'm not allowed to lie. It's a</p> <p>24 true story.</p> <p>25 What we're going to be making is, we are</p>	<p>Page 41</p> <p>1 change its physical properties. It's warm and</p> <p>2 brittle, and it doesn't soften. It's used --</p> <p>3 if you get waterproof fabric, that's got</p> <p>4 silicone impregnated into it.</p> <p>5 Silicon metal is the 8th most common</p> <p>6 element in the universe by mass. It's widely</p> <p>7 distributed in space. We're not going to run</p> <p>8 out of it. That's for sure. 90 percent of the</p> <p>9 earth's crust is full of silicon minerals,</p> <p>10 making silicon the second most abundant element</p> <p>11 on our planet, second only to oxygen.</p> <p>12 So if we run out of either one, we're in</p> <p>13 a lot of trouble. And they make it from a core</p> <p>14 sand, so they're digging up the earth to do</p> <p>15 this. They just scrape the beach, bring it in,</p> <p>16 melt it down and extract the silicon metal and</p> <p>17 then we add some carbon to that and we make</p> <p>18 silicone out of it.</p> <p>19 We don't do any of that here. When we</p> <p>20 buy it, we buy it as a polymer, already made</p> <p>21 fluid, and then we just add fillers to it. The</p> <p>22 products we're going to be making includes</p> <p>23 sealants or caulks, just like you find at Home</p> <p>24 Depot, except for, we'll be putting it in</p> <p>25 buckets. They're using a trowel to apply it to</p>
<p>Page 42</p> <p>1 going to be producing silicone in this new</p> <p>2 section and silicone touches parts of your life</p> <p>3 every day. It's used in the medical industry,</p> <p>4 fishing lures, baked goods and specifically, as</p> <p>5 you can see here, roof coatings.</p> <p>6 That's what we're going to be making is</p> <p>7 roof coatings and roof sealants in this</p> <p>8 facility. And it's primarily a solvent-free</p> <p>9 system, so -- and silicone itself, I mean, it's</p> <p>10 an inorganic product. It doesn't impact the</p> <p>11 earth in any way. It was first developed</p> <p>12 during World War II and used in military</p> <p>13 aircraft.</p> <p>14 And silicone is produced in silicon</p> <p>15 metal. Silicon metal -- I am going to get into</p> <p>16 that in a second, but the unique part about</p> <p>17 silicone is, it's UV stable. So on a roof,</p> <p>18 it's excellent. It's not going to break down.</p> <p>19 It's not going to age hard. It's not going to</p> <p>20 crack. It won't chalk. You put it on a roof,</p> <p>21 and it's basically there for 100 years. They</p> <p>22 put a 30 or 40 mil, which fairly thin, coat</p> <p>23 this down and issue 20-year warranties on it.</p> <p>24 It stays flexible down to minus 100</p> <p>25 degrees and up to 180 degrees, and it doesn't</p>	<p>Page 44</p> <p>1 all the roofs and silicone coatings.</p> <p>2 Our process for blending silicone is 100</p> <p>3 percent raw material consumption, or RMC. In</p> <p>4 other words, if we bring in 100 pounds of raw</p> <p>5 materials, we send out 100 pounds of finished</p> <p>6 goods. So we're not reacting to anything.</p> <p>7 We're not releasing it into the atmosphere.</p> <p>8 We're not putting it into the soil.</p> <p>9 What comes in goes right back out as</p> <p>10 finished goods. And because we're not a</p> <p>11 distribution center, we bring in the raw</p> <p>12 materials. We blend them there, and then we</p> <p>13 send them out, so we're not getting a lot of</p> <p>14 trucks in there now, just where we produce. We</p> <p>15 expect maybe three semi-trucks a week, but each</p> <p>16 semi-truck will hold 4,000 gallons of silicone</p> <p>17 coating, so that's a fair amount of silicone</p> <p>18 coating. Our silicone long-care packaging, the</p> <p>19 boxes and crates the materials come in, we</p> <p>20 actually recycle about 90 percent of that, of</p> <p>21 the packing itself.</p> <p>22 So again, we're not filling up our</p> <p>23 landfills. We are not releasing things into</p> <p>24 the atmosphere. We're not putting anything</p> <p>25 into the soil or the water. The equipment that</p>



<p>Page 45</p> <p>1 we use to make this with, it's pretty basic 2 stuff. I mean, it's -- this is a dual mixer. 3 That's what makes the caulk. And it's like a 4 giant bread mixer. It dumps the stuff in there 5 and switches it around. We use a big press and 6 push it out. It goes right into either caulk 7 tubes or into one or two-gallon buckets. And 8 then we've got a high speed disperser that 9 makes paint, basically. 10 Our coating is like a heavy bodied paint, 11 so we just spin it around until it gets good 12 and mixed up, and then we push it out into the 13 five-gallon buckets. 14 This is actually the coating being made 15 here. You can see it being pushed out right at 16 the five-gallon bucket there. This is a plant 17 in Pennsylvania where they used to make 18 products. GAF is the company that's paying us 19 to make their product for them. GAF is -- 20 they're a \$6 billion a year company. One out 21 of every four homes in the United States has a 22 GAF roof on it. I mean, they're huge. They're 23 the largest commercial roofing manufacturer in 24 the country, possibly in the world. 25 And they're coming to Avon Lake, and</p>	<p>Page 47</p> <p>1 -- we want this to look really, really nice 2 when we're done. 3 And again, GAF -- I can't say what 4 they're going to do five years from now, but I 5 think there's a real strong possibility that 6 GAF is going to be a long-term Avon Lake 7 resident, I would expect. 8 So that's what we want to do. It all 9 happened a little faster than I thought it 10 would. I was in here a year ago talking to you 11 people about, maybe some day we're going to, 12 but we're going to. But it's a good deal. 13 It's a good deal for us. 14 We've already hired a second plant 15 manager, and GAF is going to send in a 16 full-time chemist to work and live here in Avon 17 Lake, so that's a fairly high paid position, 18 and our plant manager is a high paid position. 19 We've got a sign out front right now 20 asking for help, you know, looking to hire 21 people. We expect this plant, when it's 22 running full board, will have maybe 20 or even 23 30 people, and they're going to be good jobs. 24 So we won't make much noise. We won't cause 25 any trouble, and we won't put a whole bunch of</p>
<p>Page 46</p> <p>1 they're excited about it. 2 And the reason they selected me to make 3 the products is because I have about 25 years 4 experience in making silicone products. And if 5 you remember, I told you the last time I was in 6 here, we're making silicone in Avon now to put 7 into the aerosol cans, and we make that in 8 30-gallon batches. Well, we're making 9 300-gallon batches here. This has really sized 10 up. 11 But we used to make these products in 12 LaGrange, Ohio, and we made them for 20 years 13 down there, and we've got quite a few different 14 patents and things like that on these type of 15 developments. So we understand silicone very, 16 very well, and again, that's why GAF has 17 selected us to be their primary manufacturer. 18 So John mentioned, we're going to dress 19 up the front of the building. We're really 20 going to dress up the front of the building. 21 We've got a really nice three-tier Winfield 22 fence that's going to go across the whole front 23 of the building. We're going to have raised 24 beds, and we're going to have a nice fountain, 25 just like in the pond up front, and we're just</p>	<p>Page 48</p> <p>1 trucks on your road. I guarantee you that. 2 The driveway is wide enough that we can 3 actually have a semi parked in the driveway and 4 another semi drive next to it, to come in and 5 turn around and back in. So I don't want 6 trucks on the road anymore than you do. We put 7 in a lot of concrete over there. 8 So any questions for me? 9 MS. MA: Thank you. And I 10 remember you were very entertaining and 11 forward, so I appreciate that. And I have no 12 further questions. 13 CHAIRMAN PLUNKETT: Thank you. 14 Ms. Raymond? 15 MS. RAYMOND: Thank you. 16 Just one question. You just mentioned 17 the fence. Could you point to on a plan where 18 the proposed fence is going to come out on 2.2? 19 MR. REYES: So what we were 20 discussing is the Parkway and the landscaping 21 in front of the retention area. So this is 22 the -- it's along here. It's not so much 23 anything along the property or anything like 24 that. It's exactly as Tom is saying. It would 25 be up behind landscaping and then also, there's</p>



<p>1 landscaping --</p> <p>2 MR. WEST: It would be all the</p> <p>3 way up and over like this all the way across</p> <p>4 the front.</p> <p>5 MS. RAYMOND: Well, I am happy to</p> <p>6 see that you're doing well in Avon Lake and</p> <p>7 already doing the addition.</p> <p>8 MR. WEST: Yes. It kind of came</p> <p>9 as a surprise. My daughter works for me.</p> <p>10 Actually, my daughter works for GAF remotely</p> <p>11 out of my office and she said, dad, she said,</p> <p>12 when you do things, just magic seems to come</p> <p>13 out of it, and all of sudden there's more and</p> <p>14 more and more is going on.</p> <p>15 So this is very exciting. We didn't</p> <p>16 expect it to happen this fast, but it's a great</p> <p>17 opportunity, really. It's just a super</p> <p>18 opportunity to bring more business into town</p> <p>19 and good jobs.</p> <p>20 MS. RAYMOND: Thank you.</p> <p>21 CHAIRMAN PLUNKETT: No questions.</p> <p>22 Glad to see you prospering. Welcome to Avon</p> <p>23 Lake, more Avon Lake than you already are.</p> <p>24 Mr. Haas?</p> <p>25 MR. HAAS: Does the aerosol, the</p>	<p>Page 49</p> <p>1 put triple wide -- we put triple docks in there</p> <p>2 so we've got room for three trucks sitting in</p> <p>3 there.</p> <p>4 MR. HAAS: Hope to see you next</p> <p>5 year with another building.</p> <p>6 We appreciate your presentation.</p> <p>7 MR. WEST: I went to the people</p> <p>8 next to me. They've got seven-and-a-half acres</p> <p>9 right next to us on sale, and I begged them to</p> <p>10 sell me two acres of that, because they want</p> <p>11 like \$100,000 an acre, so it would be a</p> <p>12 three-quarter of a million dollar investment.</p> <p>13 I just don't have that much, but I could spare</p> <p>14 200.</p> <p>15 I said, sell me two acres because we've</p> <p>16 got a new product we're making. It's a medical</p> <p>17 grade -- it's actually injected through a</p> <p>18 wound. It's being made for the military, so if</p> <p>19 a soldier is shot or wounded, this product is</p> <p>20 designed to be injected right into the wound,</p> <p>21 and it goes in. It's a weird product. At room</p> <p>22 temperature, it's as thick as Vaseline and at</p> <p>23 40 degrees, it's thinner than water, which is</p> <p>24 conversed to what you would anticipate.</p> <p>25 Okay, and it's an aerosol. When you</p>
<p>Page 50</p> <p>1 part of that building we improved last year,</p> <p>2 remained the same, that operation?</p> <p>3 MR. WEST: Yes. We're not</p> <p>4 changing that at all.</p> <p>5 MR. HAAS: And may I ask, why you</p> <p>6 made the decision for this addition? You have</p> <p>7 other facilities.</p> <p>8 MR. WEST: We could have gone</p> <p>9 elsewhere, but we originally wanted to have an</p> <p>10 addition to the front. The addition to the</p> <p>11 front was going to be more for more aerosol</p> <p>12 work, but when GAF asked me if we would do</p> <p>13 this, and I said, you're going to need around</p> <p>14 20,000 feet, we've got a space for it, and I</p> <p>15 live right down the road.</p> <p>16 And it just seemed like a natural thing,</p> <p>17 just move it right in there, and we're going to</p> <p>18 use the drop loading docks in the current</p> <p>19 building, the one that we're putting up right</p> <p>20 now. So the finished goods will be</p> <p>21 manufactured in the new addition and then just</p> <p>22 come right out and go into the drop loading</p> <p>23 docks.</p> <p>24 So we don't have to put additional</p> <p>25 loading docks in either of the stations. We</p>	<p>Page 51</p> <p>1 inject it out of the can, the aerosol is very</p> <p>2 cold, so that means it comes out super thin,</p> <p>3 and it actually becomes a foam of shaving</p> <p>4 cream, but as soon as it enters the body cavity</p> <p>5 and warms up, it turns into like Vaseline.</p> <p>6 And they've got anticoagulants in it and</p> <p>7 whatever, it stops the bleeding, you know, and</p> <p>8 other medicines. They shoot it right into the</p> <p>9 abdomen. They've done this on pigs and cows.</p> <p>10 They haven't done it on people yet.</p> <p>11 But the military has paid for all this</p> <p>12 technology, and we're expecting this probably</p> <p>13 to be in production in the next 18 to</p> <p>14 24 months. We're on the cutting edge of this</p> <p>15 technology. We need a new building for that,</p> <p>16 and that's what that two acres was going to be</p> <p>17 for.</p> <p>18 So the company that's developing this is</p> <p>19 working with the U.S. military. It's based in</p> <p>20 Los Angeles, and I talked to them a little bit.</p> <p>21 I said, hey, there's seven acres there. Give</p> <p>22 me the money and I'll buy the land so we can</p> <p>23 build the plant there for your new medical</p> <p>24 facility, and they're considering that, but I</p> <p>25 can't promise anything, but it could happen.</p>
<p>Tackla Court Reporting, LLC</p>	<p>Page 52</p> <p>PH: 216.241.3918</p> <p>Page: 13 (49 - 52)</p>

Page 53

1 So yeah, we hope to expand and go further  
2 and do more.

3 MR. HAAS: Thank you.

4 CHAIRMAN PLUNKETT: Anything  
5 else, Mr. Haas?

6 MR. HAAS: No.

7 CHAIRMAN PLUNKETT: Mr. Orille?

8 MR. ORILLE: Again, wonderful  
9 presentation. One question, you said the  
10 manufacturing process creates zero waste?

11 MR. WEST: Well, the only waste  
12 it creates is when we screw up. If we don't  
13 make a mistake, then there's no waste other  
14 than the dust in the air. I mean, we've got  
15 dust collectors because we're putting powders  
16 into the vats, you know, and carbonate that we  
17 dump into the mix to give it the white color.

18 So there's dust from that, but we've got  
19 dust collectors right there over the pot as we  
20 dump it in, so it sucks it right in. And I  
21 suppose we get, I don't know, five gallons of  
22 dust a month.

23 MR. ORILLE: So when there is a  
24 mistake, what's the method of disposing?

25 MR. WEST: Well, it's a moist

Page 54

1 secure product. So typically we could take the  
2 product and add a little catalyst to it and mix  
3 it up and just let it sit, and within 24 hours,  
4 it's cured out fully, and then we can dispose  
5 it in the landfill. We try to avoid that.

6 That's really expensive.

7 So that's how we get rid of it when we do  
8 have a spill. We mix it all together and let  
9 it cure out.

10 MR. ORILLE: Thank you.

11 Very exciting.

12 MR. WEST: It's neat stuff.

13 CHAIRMAN PLUNKETT:

14 Ms. Fenderbosch?

15 MS. FENDERBOSCH: Thank you.

16 Very exciting. You also explained now why  
17 people were not wearing breathing apparatus  
18 over them because it's a very clean operation,  
19 too.

20 MR. WEST: Yes. There's no  
21 solvents.

22 MS. FENDERBOSCH: The only  
23 comment I have has to do with one plant.

24 That's your burning bush, and I'm going to give  
25 this to you. Burning bush is our -- identified

Page 55

1 in 22 states now as being invasive, and right  
2 before it becomes invasive is what they call  
3 the watch, and ODNR has it on the watch list.

4 And so the paper I gave you suggested  
5 that it could be wild berry, or there could be  
6 Diablo, different shrubs that can be placed  
7 there, like nine bark, that could be placed  
8 there instead of the burning bush.

9 And the problem with the burning bush  
10 isn't the bush. It's the burrs. The birds  
11 pick up the seeds, and then they take them out  
12 to the woods, and then they drop them or it  
13 goes through their digestive system. They  
14 overcome the native plant, and they kill off  
15 the native plant.

16 So cutting edge, if you can just change  
17 it from burning bush to something else, you  
18 would be ahead of the game.

19 I think it's a great project.

20 MAYOR ZILKA: Last time you were  
21 here you were taking seven or eight of your  
22 employees hunting. Are you going to take your  
23 32 employees hunting somewhere?

24 MR. WEST: We are leaving on  
25 May 20th to go to the Upper Peninsula. We're

Page 56

1 not going hunting. We're going fishing. We're  
2 taking them up pike fishing. We'll take them  
3 all up there. We try to do that every year if  
4 we can.

5 CHAIRMAN PLUNKETT: Would anyone  
6 like to make a motion in this case?

7 MR. HAAS: I'll move for approval  
8 by the Planning Commission and referral to the  
9 building department of Case Number 006-23 and  
10 the application by West Land Development Inc.  
11 (ValenSil) at 46405 Telegraph Road in Amherst,  
12 Ohio and the project associated with that,  
13 33007 Pin Oak Parkway for a site plan.

14 MS. FENDERBOSCH: Second.

15 CHAIRMAN PLUNKETT: Mr. Esborn,  
16 did you want us to add a comment about the  
17 development?

18 MR. ESBORN: You know, actually,  
19 I'll make a comment on that before we adjourn  
20 this meeting, and I think that'll be good.

21 MS. FENDERBOSCH: I second.

22 CHAIRMAN PLUNKETT: Please call  
23 the roll.

24 MR. ESBORN: Mayor Zilka?

25 MAYOR ZILKA: Yes.

<p>Page 57</p> <p>1 MR. ESBORN: Mrs. Ma?</p> <p>2 MS. MA: Yes.</p> <p>3 MR. ESBORN: Mrs. Raymond?</p> <p>4 MS. RAYMOND: Yes.</p> <p>5 MR. ESBORN: Mr. Plunkett?</p> <p>6 CHAIRMAN PLUNKETT: Yes.</p> <p>7 MR. ESBORN: Mr. Haas?</p> <p>8 MR. HAAS: Yes.</p> <p>9 MR. ESBORN: Mr. Orille?</p> <p>10 MR. ORILLE: Yes.</p> <p>11 MR. ESBORN:</p> <p>12 And Mrs. Fenderbosch?</p> <p>13 MS. FENDERBOSCH: Yes.</p> <p>14 CHAIRMAN PLUNKETT: Thank you</p> <p>15 very much for your time.</p> <p>16 MR. ESBORN: One of the cases</p> <p>17 that we had in February was one where Beth</p> <p>18 Fulton, the city engineer, was at a point in</p> <p>19 reviewing the case where she said that there</p> <p>20 were very small things that the applicant</p> <p>21 needed to address, but she was all in favor of</p> <p>22 it moving forward with the Planning Commission.</p> <p>23 And so then when that applicant went to</p> <p>24 obtain permits, she wanted to make sure that</p> <p>25 those small items were taken care of.</p>	<p>Page 59</p> <p>1 MS. FENDERBOSCH: Thank you, sir.</p> <p>2 CHAIRMAN PLUNKETT: Is there any</p> <p>3 way before we approve this -- that are not on</p> <p>4 the -- that haven't been addressed, are we</p> <p>5 approving things that essentially have</p> <p>6 approvals on this body, which is sort of the</p> <p>7 official, as sort of passing all of the reviews</p> <p>8 by any engineering body?</p> <p>9 MR. ESBORN: I think the best way</p> <p>10 to answer that is, since we've had a</p> <p>11 development review committee, which we started</p> <p>12 in beginning of 2021, not only do we have each</p> <p>13 department commenting on applications, but when</p> <p>14 that group meets each week, we're sort of</p> <p>15 checking in as a group on the status of</p> <p>16 applications and assessing, you know, do we, as</p> <p>17 a group, think that this is ready to move on to</p> <p>18 Planning Commission.</p> <p>19 And you know, it has happened, you know,</p> <p>20 occasionally that a department will say the</p> <p>21 same thing, that the engineering department</p> <p>22 said for our last meeting, which was, you know,</p> <p>23 there are minor things that we need to see from</p> <p>24 the applicant, but we don't want that to push</p> <p>25 them, you know, back.</p>
<p>Page 58</p> <p>1 So I just wanted to sort of state that,</p> <p>2 you know, I am willing to contact tomorrow</p> <p>3 morning each of the candidates that got</p> <p>4 approval tonight and let them know that that</p> <p>5 would be part of their permitting, you know.</p> <p>6 Getting permits for the project will be</p> <p>7 working with engineering or any other</p> <p>8 department that still has items that they need</p> <p>9 to clear up that were minor to the point of</p> <p>10 wanting the project to move forward with the</p> <p>11 Planning Commission.</p> <p>12 So I figured that rather than adding that</p> <p>13 as a condition to both approvals, I would just</p> <p>14 sort of state it before we adjourned and go</p> <p>15 from there.</p> <p>16 CHAIRMAN PLUNKETT:</p> <p>17 Mrs. Fenderbosch?</p> <p>18 MS. FENDERBOSCH: Mr. Esborn, do</p> <p>19 they know what these items are? Is there a</p> <p>20 check sheet, and it's been cleared and cleared</p> <p>21 and cleared, and this one was still open?</p> <p>22 MR. ESBORN: Yes.</p> <p>23 MS. FENDERBOSCH: So there's a</p> <p>24 format that we have in place?</p> <p>25 MR. ESBORN: Yes.</p>	<p>Page 60</p> <p>1 And so, you know, I think the best way to</p> <p>2 address that is just to contact the applicants</p> <p>3 after they get the approval and let them know,</p> <p>4 here are the items from the checklist that we</p> <p>5 have.</p> <p>6 CHAIRMAN PLUNKETT: So I think if</p> <p>7 there are any items on the checklist and the</p> <p>8 checklist items would need to be approved by</p> <p>9 this body or by a review of the international</p> <p>10 building code, or some other internal body to</p> <p>11 approve the process, then I'm okay with that.</p> <p>12 So long as we're not approving something</p> <p>13 that we don't have full guidance from</p> <p>14 department heads.</p> <p>15 MR. ESBORN: Right.</p> <p>16 CHAIRMAN PLUNKETT: So if we</p> <p>17 think there's open items from the department</p> <p>18 heads that aren't covered by some other</p> <p>19 process, then we need to make a caveat in our</p> <p>20 rules stating that they need to comply with the</p> <p>21 engineering department going forward.</p> <p>22 Does everybody agree with that? Because</p> <p>23 otherwise, the legal power comes from the</p> <p>24 approval so then they can say whatever they</p> <p>25 want after the fact, but what we approved is</p>



Page 61	Page 63
<p>1 what we approved.</p> <p>2 MR. ESBORN: Right.</p> <p>3 CHAIRMAN PLUNKETT: Okay. Well,</p> <p>4 thank you for the clarification. I appreciate</p> <p>5 you guys trying to expedite the process.</p> <p>6 Are there any discussion items? No</p> <p>7 discussion items.</p> <p>8 Is there any general public comment?</p> <p>9 MR. ZURUCHI: 16 Noble Road. I'm</p> <p>10 sworn in. Just that the work session was not</p> <p>11 on the calendar for the city when I pull it up.</p> <p>12 So that makes no difference to me, but it</p> <p>13 might have to somebody else.</p> <p>14 CHAIRMAN PLUNKETT: Thank you.</p> <p>15 Any other general public comment?</p> <p>16 Not hearing any other general public</p> <p>17 comments, can I get a motion to adjourn the</p> <p>18 regular meeting?</p> <p>19 MR. ORILLE: So moved.</p> <p>20 CHAIRMAN PLUNKETT: Is there a</p> <p>21 second?</p> <p>22 MS. RAYMOND: Second.</p> <p>23 CHAIRMAN PLUNKETT: Let's call</p> <p>24 the roll.</p> <p>25 MR. ESBORN: Mayor Zilka?</p>	<p>1 MR. ESBORN: Mrs. Fenderbosch?</p> <p>2 MS. FENDERBOSCH: Here.</p> <p>3 MR. ESBORN: Mr. Haas?</p> <p>4 MR. HAAS: Here.</p> <p>5 MR. ESBORN: Mrs. Ma?</p> <p>6 MS. MA: Here.</p> <p>7 MR. ESBORN: Mr. Orille?</p> <p>8 MR. ORILLE: Here.</p> <p>9 MR. ESBORN: Mr. Plunkett?</p> <p>10 CHAIRMAN PLUNKETT: Here.</p> <p>11 MR. ESBORN: Mrs. Raymond?</p> <p>12 MS. RAYMOND: Here.</p> <p>13 MR. ESBORN: Mayor Zilka?</p> <p>14 MAYOR ZILKA: Here.</p> <p>15 MR. ESBORN: Director of law,</p> <p>16 Ebert?</p> <p>17 MR. EBERT: Here.</p> <p>18 MR. ESBORN: And Community</p> <p>19 Development Director Esborn is here.</p> <p>20 CHAIRMAN PLUNKETT: Please read</p> <p>21 the first case.</p> <p>22 MR. ESBORN: Before I do, we've</p> <p>23 got here on the agenda All Pro Freight/Pin Oak</p> <p>24 Parkway, LLC. I am sure the people here</p> <p>25 tonight will correct -- that is correct?</p>
Page 62	Page 64
<p>1 MR. ZILKA: Yes.</p> <p>2 MS. ESBORN: Ms. Ma?</p> <p>3 MS. MA: Yes.</p> <p>4 MR. ESBORN: Mrs. Raymond?</p> <p>5 MS. RAYMOND: Yes.</p> <p>6 MR. ESBORN: Mr. Plunkett?</p> <p>7 CHAIRMAN PLUNKETT: Yes.</p> <p>8 MR. ESBORN: Mr. Haas?</p> <p>9 MR. HAAS: Yes.</p> <p>10 MR. ESBORN: Mr. Orille?</p> <p>11 MR. ORILLE: Yes.</p> <p>12 MR. ESBORN: And Mrs.</p> <p>13 Fenderbosch?</p> <p>14 MS. FENDERBOSCH: Yes.</p> <p>15 MR. ESBORN: Thank you.</p>	<p>1 All right. Case WS 002-223, All Pro</p> <p>2 Freight/Pin Oak Parkway, LLC, Proposed</p> <p>3 warehouse building. This is a request of Gary</p> <p>4 Fischer of Fischer &amp; Associates Architects</p> <p>5 Inc., on behalf of All Pro Freight/Pin Oak</p> <p>6 Parkway, LLC, 33625 Pin Oak Parkway for a</p> <p>7 review and discussion of their proposed 200,000</p> <p>8 square foot warehouse building located to the</p> <p>9 south of their current building on Pin Oak</p> <p>10 Parkway.</p> <p>11 This project is located on the south side</p> <p>12 of Pin Oak Parkway between Avon Belden Road and</p> <p>13 Moore Road in an I-2 General Industrial</p> <p>14 District.</p> <p>15 Based on the discussions of the Planning</p>
<p>16 CHAIRMAN PLUNKETT: Okay. Now</p> <p>17 we'll move into the -- we'll open up a work</p> <p>18 session for the Planning Commission this</p> <p>19 Tuesday, April 4th. Just a quick note.</p> <p>20 Obviously, this is a work session so</p> <p>21 there are no approvals that will come out of</p> <p>22 here. This is mostly a dialogue back and</p> <p>23 forth. Nothing here said will be construed as</p> <p>24 a ruling of any kind.</p> <p>25 So can you please call the roll?</p>	<p>16 Come back to the Planning Commission for site</p> <p>17 plan approval. And let's see.</p> <p>18 The proposed 200,000 square foot</p> <p>19 warehouse building is being proposed for use by</p> <p>20 All Pro Freight. This company moved into 33625</p> <p>21 Pin Oak Parkway in 2019. In 2022, the company</p> <p>22 purchased land from the City of Avon Lake to</p> <p>23 the south of their facility, and that is where</p> <p>24 the building is being proposed.</p>

work  
session  
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end  
of  
regular  
meeting  
minutes

work  
session  
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<p>Page 65</p> <p>1 Based on the discussions at the Planning 2 Commission, this case will be revised and will 3 come back to the Planning Commission for site 4 plan approval.</p> <p>5 CHAIRMAN PLUNKETT: Thank you 6 very much. Any of you gentlemen care to 7 present?</p> <p>8 MR. FISCHER: I don't know if I 9 have to be sworn in, but I'm sworn in anyway. 10 I'm Gary Fischer with Fischer &amp; Associates 11 Architects.</p> <p>12 So the current building to the front, 13 this building will almost be invisible from Pin 14 Oak Parkway. It's just so far back and only 15 the very ends of the building are actually even 16 visible from any location.</p> <p>17 So what we're proposing to do is actually 18 stack a little bit of masonry to the front to 19 kind of deflect what's happening up in front, 20 probably the same color siding on the front of 21 the building. And then this, just to give you 22 some idea of the size of this structure, this 23 is massive.</p> <p>24 So this is the length of the building 25 from end to end. You can see it's a very long</p>	<p>Page 67</p> <p>1 buildings at one point along the back. Really, 2 it's a warehouse box. There is nothing else I 3 can tell you about it.</p> <p>4 He kind of stole all my thunder.</p> <p>5 CHAIRMAN PLUNKETT: Mr. Haas, 6 questions?</p> <p>7 MR. HAAS: Can you describe the 8 driveway? I think that's one of the biggest 9 areas of concern in terms of the width.</p> <p>10 MR. FISCHER: Sure. It's a 11 26-foot access drive.</p> <p>12 MR. HAAS: That's going to be 13 your primary entryway for trucks?</p> <p>14 MR. FISCHER: There's two. So we 15 have the existing driveway to the west, so this 16 building has two sets of docks on the west side 17 and on the east side.</p> <p>18 So this driveway is enough that trucks 19 can pass each other on the drive, that they can 20 actually get in here, back in and pull around 21 and then they can actually, you know, pull out 22 when they need to as well.</p> <p>23 MR. HAAS: Let's start with the 24 western driveway. That's -- when I went by 25 that, that's asphalt currently, right, or</p>
<p>Page 66</p> <p>1 building.</p> <p>2 MAYOR ZILKA: You can zoom out.</p> <p>3 MR. FISCHER: It's about 200,000 4 square feet, and it will be used by the same 5 folks that are using the front building so it's 6 All Pro using both buildings. So there's very 7 little increase in the number of people. It 8 would be about five people that work back in 9 this building full-time, but they will run back 10 and forth.</p> <p>11 MR. SEHAUS: There will be more 12 than that. About 10 to 15 more jobs full-time 13 and then some seasonal.</p> <p>14 Matt Sehaus. I've been sworn in.</p> <p>15 MR. FISCHER: This is the correct 16 Topo of the site. This shows the access to Pin 17 Oak Parkway here. It will actually have access 18 through their current parking lot here and a 19 new access created along this piece of property 20 here back along this side of the road.</p> <p>21 This shows the new proposed warehouse, 22 the truck backing, the truck backing here. We 23 have a little bit of land here that we're 24 dealing with. We have the building here. 25 There will be a connector between the two</p>	<p>Page 68</p> <p>1 blackout.</p> <p>2 MR. FISCHER: The parking lot is, 3 yes.</p> <p>4 MR. HAAS: Are you running 5 trucks?</p> <p>6 MR. SEHAUS: Yes.</p> <p>7 MR. FISCHER: There is some 8 concrete towards the back, towards the dock 9 area as well. There's some concrete in there 10 by the docks, the current docks.</p> <p>11 MR. SEHAUS: The current docks. 12 The car parking lot right now is asphalt.</p> <p>13 MR. HAAS: So is the western-most 14 driveway, that's a secondary access or is 15 that --</p> <p>16 MR. SEHAUS: That will be the 17 main access.</p> <p>18 MR. HAAS: That's going to be the 19 main access?</p> <p>20 MR. SEHAUS: That will be the 21 main. So they'll come in the west, pull in 22 those docks, and we're going to have a chipper 23 on the back. So they'll be able to go around 24 the back of the building. 25 If they have to go to the east side</p>

<p>1 docks, they can go there, and then they'll exit 2 out to the easement. 3 MR. HAAS: Okay. So to the west, 4 that's a much wider space, right? 5 MR. SEAHAUS: Yes. 6 MR. HAAS: And you're going to 7 have some blacktop area for your parking among 8 the first building? 9 MR. SEAHAUS: We haven't figured 10 that one out yet, but we're either going to put 11 parking in the back or in the front. 12 MR. HAAS: Because that area has 13 been -- it's really rugged. I mean, that's an 14 area where -- 15 MR. FISCHER: The black top? 16 MR. HAAS: Well, that whole area. 17 From the Pin Oak. 18 MR. FISCHER: You're saying out 19 on Pin Oak, the apron will be wide. 20 MR. HAAS: The trucking is 21 blocking. So a few months ago we approved the 22 additional -- 23 MR. FISCHER: On the front 24 building. 25 MR. HAAS: Those are now in?</p>	<p>Page 69</p> <p>1 there. 2 MR. FISCHER: Sure, absolutely. 3 MR. HAAS: And the building 4 itself, it's just going to be a general 5 warehouse? 6 MR. FISCHER: A big box, very 7 much similar to the one that's -- 8 MR. SEAHAUS: It's identical. 9 It's the same company. 10 MR. HAAS: And what's the general 11 product that's stored in there? 12 MR. SEAHAUS: Cotton product 13 Q-tips, like the cotton swabs. 14 MR. HAAS: Is that creating any 15 unique fire hazards or suppression issues that 16 you have? 17 MR. SEAHAUS: No. 18 MR. HAAS: And that's the same 19 product that's stored in the front? 20 MR. SEAHAUS: Correct. 21 MR. HAAS: I have no issues. 22 MR. ORILLE: I have no questions. 23 Thank you. 24 CHAIRMAN PLUNKETT: 25 Mrs. Fenderbosch?</p> <p>Page 71</p>
<p>1 MR. SEAHAUS: Correct. 2 MR. HAAS: I guess I'd like to 3 get a better idea of what that front driveway 4 is going to be. 5 MR. FISCHER: You're saying the 6 front out of Pin Oak? 7 MR. HAAS: The western, yeah, 8 what you described is now the primary access 9 point, how that's going to look. 10 MR. FISCHER: I mean, it will be 11 the existing. So there's an existing apron 12 already that comes in. That serves their dock. 13 CHAIRMAN PLUNKETT: I think what 14 Mr. Haas is asking is, we can't see on the 15 diagram what that connection looks like on a 16 drawing. So I think showing us graphically the 17 next time you come where these connection 18 points are. 19 MR. FISCHER: The connection to 20 Pin Oak or -- this is the connection for the 21 existing drive, but you're saying you want to 22 see the actual exit? 23 CHAIRMAN PLUNKETT: We'd like to 24 see the garage and the parking and what that 25 traffic looks like flowing all the way through</p> <p>Page 70</p>	<p>1 MS. FENDERBOSCH: I think that 2 the questions that you have had are a 3 reflection of the comments that were made by 4 the engineering department? 5 MR. FISCHER: Yes. 6 MS. FENDERBOSCH: And I know that 7 you have a copy of those. 8 MR. FISCHER: Yes. 9 MS. FENDERBOSCH: And I'm sure 10 you're working through them, right, and I think 11 what we're still looking at is to show the 12 existing condition and then how they're going 13 to be altered. Because when we look at the -- 14 you know that it's there, but we don't see it. 15 We see so many other projects. 16 MR. FISCHER: Sure. 17 MS. FENDERBOSCH: So by having 18 everything documented so we can see what it is. 19 So that was one thing. 20 I just have a couple things here. It 21 says that the this is from the police 22 department. You have their comments. 23 MR. FISCHER: Yes. 24 MS. FENDERBOSCH: Yes, no, yes? 25 MR. FISCHER: We've probably</p> <p>Page 72</p>

<p>1 received them.</p> <p>2 CHAIRMAN PLUNKETT: You have</p> <p>3 them.</p> <p>4 MS. FENDERBOSCH: You have them,</p> <p>5 okay. The police department has some concerns</p> <p>6 about the turn-around. So when people are</p> <p>7 coming in -- and I'm sorry.</p> <p>8 The trucks are coming in, and you have</p> <p>9 the docks, can a truck go around the other ones</p> <p>10 that are in --</p> <p>11 MR. FISCHER: We've altered this</p> <p>12 plan and worked with the engineers. Actually,</p> <p>13 we've altered even the location from the first,</p> <p>14 to the middle.</p> <p>15 So originally, these docks were up here,</p> <p>16 and we moved them to the back and we moved</p> <p>17 these over here and widened these aprons out so</p> <p>18 that we have a proper radius, and we can</p> <p>19 actually verify that with the experts in</p> <p>20 logistics.</p> <p>21 MS. FENDERBOSCH: Thank you.</p> <p>22 What is the wall that they're talking</p> <p>23 about, the wall?</p> <p>24 MR. ROSSETTI: I'm Mike Rossetti.</p> <p>25 I am a source design. I was sworn in.</p>	<p>Page 73</p> <p>1 this building. That's a -- you know, it's one</p> <p>2 space for every thousand square feet. You end</p> <p>3 up with 200, you know. So that was, you know,</p> <p>4 that was going to be my question. I couldn't</p> <p>5 recall sort of what the approach of the plan is</p> <p>6 with that requirement, you know.</p> <p>7 Certainly -- and I will, you know,</p> <p>8 Mr. Page can do that at the end. He can</p> <p>9 comment on this at the end, but you know, I</p> <p>10 think, Mrs. Fenderbosch, the point you're</p> <p>11 making about the use of the building versus the</p> <p>12 parking requirement is something, you know,</p> <p>13 that would sort of make a variance argument.</p> <p>14 MS. FENDERBOSCH: I agree. It's</p> <p>15 number six on the zoning comment, and I'm just</p> <p>16 trying to be logical about it and --</p> <p>17 MR. FISCHER: As are we.</p> <p>18 MR. ESBORN: And well, I mean,</p> <p>19 you know, just so we don't sort of miss this</p> <p>20 point, and Mr. Page can confirm, you know, if</p> <p>21 -- I'm sort of looking at the calendar in my</p> <p>22 head. I mean, would this group be able to</p> <p>23 apply for a variance at the April Zoning Board</p> <p>24 meeting?</p> <p>25 MR. PAGE: They can, yes. The</p>
<p>Page 74</p> <p>1 There was a site retaining wall there</p> <p>2 initially, and it's gone now. Instead of</p> <p>3 having a retaining wall along the dock that</p> <p>4 runs perpendicular to the building, we'll just</p> <p>5 lay that back.</p> <p>6 MR. FISCHER: And by moving the</p> <p>7 docks, it negated the need for any kind of</p> <p>8 retainment site dock.</p> <p>9 MS. FENDERBOSCH: Okay. And then</p> <p>10 I just have two more I want to look at here.</p> <p>11 How many employees are you going to be</p> <p>12 having?</p> <p>13 MR. SEAHAAUS: We have about 25</p> <p>14 there now, and we're looking at another 15</p> <p>15 full-time and part-time.</p> <p>16 MS. FENDERBOSCH: So here's my</p> <p>17 question. Why would they require 200 spaces?</p> <p>18 MR. FISCHER: It's simply</p> <p>19 calculated from square footage in the zoning</p> <p>20 code. So there could be intense enough</p> <p>21 manufacturing that you would have that need.</p> <p>22 MS. FENDERBOSCH: Okay. I</p> <p>23 thought that's what we were getting away with?</p> <p>24 MR. ESBORN: Well, I think some</p> <p>25 of that is just the function of the size of</p>	<p>Page 76</p> <p>1 deadline is next Wednesday.</p> <p>2 MR. FISCHER: Okay.</p> <p>3 MR. PAGE: I understand that it</p> <p>4 asks a lot, but the code is very straight</p> <p>5 forward. If you can't meet the code, apply for</p> <p>6 a variance so it's just one of those</p> <p>7 situations.</p> <p>8 MR. FISCHER: Sure.</p> <p>9 MS. FENDERBOSCH: No further</p> <p>10 comments. Thank you.</p> <p>11 CHAIRMAN PLUNKETT: Mayor Zilka?</p> <p>12 MAYOR ZILKA: Thank you. Chief</p> <p>13 Molnar is very concerned that these trucks are</p> <p>14 on Pin Oak and also, when they're backing out</p> <p>15 and going in and out, when they're making</p> <p>16 turns, they're making big ruts in the tree lawn</p> <p>17 area.</p> <p>18 And explain again how you alleviated</p> <p>19 that. Have you widened the entryway that you</p> <p>20 currently have?</p> <p>21 MR. FISCHER: Well, the current</p> <p>22 entryway to the west out of Pin Oak has not</p> <p>23 been widened.</p> <p>24 MAYOR ZILKA: Okay. But you're</p> <p>25 putting in a new --</p>

<p>1 MR. FISCHER: This is a brand new 2 one that will go in. 3 MAYOR ZILKA: And what is the 4 width of that compared to the old one? 5 MR. FISCHER: Part of the issue 6 there -- Mr. Seahauss? 7 MR. SEHAUSS: Yeah. This is 8 going to alleviate all the trucks on Pin Oak. 9 All the action is going to be at the new 10 building. There will be no truck staging. 11 If they would stage, they would be in the 12 driveway, but now we have ten docks instead of 13 five. There shouldn't be any trucks waiting to 14 get back in. It should alleviate the traffic 15 big time. 16 MAYOR ZILKA: So the current 17 driveway isn't wide enough for a truck to go 18 around it, but the new one is? 19 MR. FISCHER: I think part of the 20 problem is just the sheer number of trucks that 21 are coming down Pin Oak, and, you know, I mean, 22 I'm not out there every day. 23 MR. SEHAUSS: We do get 10 to 15 24 trucks a day, but these guys are going to be 25 pulling into the driveways. We have a,</p>	<p>Page 77</p> <p>1 address those as well. 2 MR. FISCHER: This will add ten 3 new docks. 4 MR. SEHAUSS: Nine, actually. 5 Five that we do shipping and receiving out of. 6 MAYOR ZILKA: The other 7 alternative is to put a turn lane in, which is 8 very expensive for the city, yeah, and the cost 9 of it is... 10 MR. SEHAUSS: I don't think that 11 will be necessary. All the trucks will be off 12 the street when they get to the facility. They 13 won't be parking on the street. They'll be 14 pulling right into the driveway. 15 MAYOR ZILKA: Okay. Thank you. 16 CHAIRMAN PLUNKETT: Ms Ma? 17 MS. MA: No questions. 18 CHAIRMAN PLUNKETT: Ms. Raymond? 19 MS. RAYMOND: Thank you. I think 20 maybe a suggestion, but I think based on a lot 21 of these questions that you're getting tonight, 22 I pulled up on my phone the Google Maps to try 23 to understand really what we're looking at. 24 So a larger context plan since, because 25 we're talking like, as other comments have</p> <p>Page 79</p>
<p>1 basically a one-way going around in the west 2 and out the east. It's going to alleviate any 3 traffic issues that we have on Pin Oak. 4 MAYOR ZILKA: Yeah. Last week I 5 think the chief said there were five trucks 6 sitting out there, and it was difficult for 7 people -- 8 MR. SEHAUSS: And my guys have 9 been told -- we have a deal with the owner to 10 the west that we can stage our trucks in their 11 parking lot to get them off the street. 12 I've got to tell them, but they can't get 13 in the truck to move them. So if the police 14 chief wants to start ticking them for sitting, 15 I have no problem with that. 16 MAYOR ZILKA: I think you can 17 appreciate how frustrating that is. 18 MR. SEHAUSS: It is very 19 frustrating. 20 MAYOR ZILKA: And with your 21 neighbors trying to get around there, and 22 people -- it's a through street, if you will, 23 and it does get congested and certainly, the 24 ruts look pretty ugly. 25 MR. SEHAUSS: Correct. And we'll</p> <p>Page 78</p>	<p>1 been, we're talking about a piece of a property 2 that is not land-locked, but I think you 3 understand. 4 MR. FISCHER: It's a separate 5 property so the engineers assume. 6 MS. RAYMOND: A very simple 7 master site plan, just very simple. 8 MR. FISCHER: Absolutely. 9 MS. RAYMOND: And then I think 10 what that might clear up, too, they didn't 11 follow if the trucks come in on the west, how 12 they traverse the site over to the east side to 13 leave the east side. I don't see any cross 14 path. Maybe it's not there. 15 MR. FISCHER: It's a work in 16 progress. 17 MS. RAYMOND: I think when you 18 draw this master site plan to show very clearly 19 in and out, and that will just clear up a lot 20 of questions. 21 MR. FISCHER: What we're really 22 looking for tonight is, obviously, our client 23 would like us to move as quickly as possible 24 because this is a contract that needs to be 25 fulfilled by them and by -- and there go by us.</p> <p>Page 80</p>



<p>1 MS. RAYMOND: Right.</p> <p>2 MR. FISCHER: And in order to do</p> <p>3 that, we need to start moving and planning what</p> <p>4 we're doing. So what we're looking for tonight</p> <p>5 is exactly what you're giving us, is the</p> <p>6 comments that are the important.</p> <p>7 Obviously, you can -- if you have a lot</p> <p>8 of comments about the building, we're concerned</p> <p>9 with that as well, but it seems as though the</p> <p>10 building is the least of our concerns here.</p> <p>11 The other site logistics, we can handle.</p> <p>12 MS. RAYMOND: Just curious, with,</p> <p>13 it's just a big box and a big warehouse, but</p> <p>14 does code require certain things inside it, I</p> <p>15 mean, or is it literally just like a big barn?</p> <p>16 MR. SEAHAUS: We're going to have</p> <p>17 a couple shipping and receiving offices and</p> <p>18 restrooms.</p> <p>19 MS. RAYMOND: That's fine.</p> <p>20 That's what I would expect. I figured there</p> <p>21 would be something in there, even -- it's going</p> <p>22 to look very small in your plan.</p> <p>23 Nothing else for me. Thank you.</p> <p>24 CHAIRMAN PLUNKETT: So to your</p> <p>25 point, so to summarize what I would like to see</p>	<p>1 you're taking all the rain water out and</p> <p>2 putting it?</p> <p>3 MR. FISCHER: Into the retention.</p> <p>4 CHAIRMAN PLUNKETT: Okay. I</p> <p>5 would also like to -- I think we have to see</p> <p>6 this east/west traffic showing up on whatever</p> <p>7 plan that appears in front of us.</p> <p>8 MR. FISCHER: Of course.</p> <p>9 CHAIRMAN PLUNKETT: And I'd like</p> <p>10 to understand where the parking is relative to</p> <p>11 the truck and the loading dock traffic and</p> <p>12 hazards and people crossing.</p> <p>13 MR. FISCHER: Absolutely.</p> <p>14 CHAIRMAN PLUNKETT: But other</p> <p>15 than that, I think we're -- I'm okay with it.</p> <p>16 If you were to define where you think</p> <p>17 fire trucks might attack a hazard on this site</p> <p>18 would also be help in understanding emergency</p> <p>19 access.</p> <p>20 MR. FISCHER: Yes. Actually,</p> <p>21 there is -- there is a fire department</p> <p>22 connection here, I believe. I want to say</p> <p>23 there is another one here, so there are fire</p> <p>24 department connections.</p> <p>25 CHAIRMAN PLUNKETT: If I had a</p>
<p>1 when you come back, I think a blown up plan of</p> <p>2 where we need to mark up the Pin Oak Parkway</p> <p>3 entrance. I'd like to see that blown up so</p> <p>4 that we can see that. Anywhere that you've got</p> <p>5 truck access, we'd like to see it blown up in</p> <p>6 those areas so that we can understand what sort</p> <p>7 of radius are you using and whether or not we</p> <p>8 think the clearances meet that.</p> <p>9 And a building of this size, you actually</p> <p>10 have points that are required based on travel</p> <p>11 distance, and we'd like to see those all on the</p> <p>12 plan, the amount of curbs or streets or if</p> <p>13 you're dumping them out at other locations.</p> <p>14 You're storing Q-tips.</p> <p>15 Any Pyrex storage in here?</p> <p>16 MR. SEAHAUS: No racks.</p> <p>17 CHAIRMAN PLUNKETT: No racks. So</p> <p>18 it's all ground level stuff.</p> <p>19 How tall is this building?</p> <p>20 MR. FISCHER: This is 22 feet.</p> <p>21 CHAIRMAN PLUNKETT: Okay. This</p> <p>22 is all concrete slab interior, steel frame</p> <p>23 construction?</p> <p>24 MR. FISCHER: Yes.</p> <p>25 CHAIRMAN PLUNKETT: Essentially,</p>	<p>1 200,000 square feet and 1,700 feet across, a</p> <p>2 ladder truck is not going to do much there.</p> <p>3 So understanding where the fire truck</p> <p>4 actually has access to in the event that</p> <p>5 something was since, because we are not</p> <p>6 sprinkling this building, I understand?</p> <p>7 MR. FISCHER: It's definitely</p> <p>8 sprinkled.</p> <p>9 CHAIRMAN PLUNKETT: Okay. Then</p> <p>10 no fire separations inside the building?</p> <p>11 MR. FISCHER: No.</p> <p>12 CHAIRMAN PLUNKETT: Okay. That's</p> <p>13 it for me.</p> <p>14 Mrs. Fenderbosch?</p> <p>15 MS. FENDERBOSCH: Thank you. And</p> <p>16 you mentioned something also. You said that at</p> <p>17 some point in time in the future, you're going</p> <p>18 to become creating or consisting of the asphalt</p> <p>19 right now and when you come back to us, that</p> <p>20 would be something that you want to do is help</p> <p>21 us with staging, like this is going to happen</p> <p>22 after this happens, when it is presented to</p> <p>23 Planning as a true application versus just a</p> <p>24 work plan, that we're able to understand the</p> <p>25 timing.</p>

<p>1 MR. FISCHER: Would that come --</p> <p>2 and this is more of a question. I don't have a</p> <p>3 problem bringing it back, but normally if it's</p> <p>4 hard surface pavement --</p> <p>5 MS. FENDERBOSCH: But I'm saying</p> <p>6 is, this is a request for a vote so when you're</p> <p>7 coming back and it's a true application, and we</p> <p>8 would want -- so there's no vote.</p> <p>9 So when you're coming back in for your</p> <p>10 true application, we're going to have a vote,</p> <p>11 we will want to know at that point in time</p> <p>12 whether you're going to be concreting it</p> <p>13 because the asphalt is not holding up.</p> <p>14 MR. SEAHAUS: It's aged for sure.</p> <p>15 CHAIRMAN PLUNKETT: Mayor Zilka?</p> <p>16 MAYOR ZILKA: Thank you. Avon</p> <p>17 Lake Fire and Water has 17 comments, and I</p> <p>18 don't expect you to address each one, but it's</p> <p>19 important that all these are taken care of and</p> <p>20 they all involve water and certainly fire</p> <p>21 hydrants and sanitary and all that. That all</p> <p>22 needs to be presented.</p> <p>23 MR. FISCHER: Yes, absolutely.</p> <p>24 The engineers were working through all that.</p> <p>25 There's a lot of that in here. The storm water</p>	<p>Page 85</p> <p>1 the tractor trailers are going to be using.</p> <p>2 Are most of your trucks coming in off of</p> <p>3 83, or are they coming in on Moore or --</p> <p>4 MR. SEAHAUS: It depends from</p> <p>5 what direction they're coming from.</p> <p>6 MR. HAAS: So All Pro doesn't</p> <p>7 have any control over which access roads the --</p> <p>8 MR. SEAHAUS: No, no. I mean, I</p> <p>9 can tell my drivers which way to go, but our</p> <p>10 customer sends in trucks that pick up on their</p> <p>11 own.</p> <p>12 MR. HAAS: And what's the balance</p> <p>13 between your controlled drivers and others?</p> <p>14 MR. FISCHER: Probably 50/50. We</p> <p>15 probably do seven or eight of our trucks a day</p> <p>16 and seven or eight of the customer's trucks.</p> <p>17 MR. HAAS: Normal business hours</p> <p>18 for this?</p> <p>19 MR. FISCHER: We're 24/7.</p> <p>20 MR. HAAS: So you have trucks</p> <p>21 coming in and out?</p> <p>22 MR. SEAHAUS: Most our shipping</p> <p>23 is done during the day between 8 and 5, but we</p> <p>24 do have stragglers sometimes.</p> <p>25 CHAIRMAN PLUNKETT: People's ears</p>
<p>Page 86</p> <p>1 calculations are nearly finished, and I'm sure</p> <p>2 you will agree, we just received a lot of this</p> <p>3 information this morning. So we did forward it</p> <p>4 along just for a review.</p> <p>5 MR. ROSSETTI: I think the only</p> <p>6 real thing with that is the storm water</p> <p>7 calculations and writing the avoidance letter</p> <p>8 and Jason McCain, he didn't send it overnight,</p> <p>9 but he can tomorrow.</p> <p>10 MR. ESBORN: And hopefully we're</p> <p>11 all on the same page that one of the things at</p> <p>12 the table when you got here tonight was the</p> <p>13 updated site plan. So hopefully, everybody has</p> <p>14 been kind of referencing that as they've been</p> <p>15 going through it.</p> <p>16 CHAIRMAN PLUNKETT: Did I hear</p> <p>17 you correctly, you did a Phase 1, and there's</p> <p>18 no wetlands onsite?</p> <p>19 MR. ROSSETTI: No. There are</p> <p>20 wetlands onsite, but we're avoiding them.</p> <p>21 CHAIRMAN PLUNKETT: They're not</p> <p>22 fundamental to --</p> <p>23 MR. ROSSETTI: No.</p> <p>24 MR. HAAS: Previous discussions</p> <p>25 on another project we talked about, which roads</p>	<p>Page 88</p> <p>1 get dirty by morning.</p> <p>2 MR. HAAS: You're close to the</p> <p>3 tracks, right?</p> <p>4 MR. SEAHAUS: Yes.</p> <p>5 MR. ESBORN: Quick question.</p> <p>6 Just, you know, so he can sort of hopefully</p> <p>7 kind of settle this. You know, my</p> <p>8 recollection -- so Avon Lake adopted a new</p> <p>9 planning and zoning code at the beginning of</p> <p>10 2022.</p> <p>11 From years before then, I recall Planning</p> <p>12 Commission sort of getting involved in some way</p> <p>13 with parking counts. My understanding is with</p> <p>14 the new code, that's no longer something that</p> <p>15 Planning Commission does.</p> <p>16 Is that your understanding, too?</p> <p>17 MR. PAGE: It's a yes and a no.</p> <p>18 There is a deferred section, what you have to</p> <p>19 show all of your spaces on the site plan and</p> <p>20 provide all that space. So if you can provide</p> <p>21 space for a few hundred spaces on there, it</p> <p>22 could be, I guess, pushed down the road a bit.</p> <p>23 And then if you all decide that, hey, you</p> <p>24 guys need these spaces, then you can install</p> <p>25 them, but you have to have that space.</p>

<p style="text-align: right;">Page 89</p> <p>1 CHAIRMAN PLUNKETT: If he doesn't 2 get the variance, he doesn't have to have that? 3 MR. PAGE: That's correct, which 4 may be the easier route, but we can talk. 5 MR. ESBORN: The timing does seem 6 fortunate with a variance. You know, the next 7 Zoning Board meeting is before the next 8 Planning Commission so. 9 MR. ROSSETTI: Does the building 10 elevations look alright to you? And the only 11 reason I ask is, we're in the process of 12 getting the building ordered. I mean, they 13 won't start to manufacture for a while, but the 14 engineer will be going -- does the metal look 15 alright or -- 16 CHAIRMAN PLUNKETT: I think what 17 you said in the beginning sort of summarizes 18 it. We really can't see it, so it's probably 19 the least important to us. 20 MR. FISCHER: We'll make the box 21 match the box in front of it and put a little 22 decoration on it. 23 CHAIRMAN PLUNKETT: Thank you. 24 Ms. Raymond? 25 MS. RAYMOND: I just thought of</p>	<p style="text-align: right;">Page 91</p> <p>1 it's going to be deeded over soon to this 2 group. 3 MR. FISCHER: And truly, 4 compliments to the department because that was 5 discovered very early on in this process and 6 they jumped on it like that, and it was solved 7 in matter of hours so. 8 MS. RAYMOND: Did I see that 9 there's only a 22-foot drive? 10 MR. FISCHER: That's the paved 11 portion? 12 MS. RAYMOND: You don't want it 13 to be 24? 14 MR. FISCHER: It doesn't need to 15 be. 16 MS. RAYMOND: Okay. Thanks. 17 That's it. 18 CHAIRMAN PLUNKETT: Thank you 19 very much. Thank you, gentlemen. 20 - - - - - 21 (Meeting concluded at 8:38 p.m.) 22 - - - - - 23 24 25</p>
<p style="text-align: right;">Page 90</p> <p>1 this. Are these all separate parcels? Is 2 there any access issue? Is that a separate 3 parcel in the back, or does it have frontage on 4 Pin Oak Parkway? 5 MR. FISCHER: Is there a property 6 line separating? Yes. There is a property 7 line separating the two. 8 MR. ROSSETTI: But the east 9 excessive would remain. 10 MR. SEHAUS: And we also have 11 access off of Moore Road, too. 12 MS. RAYMOND: So that access 13 point on the east is -- I think I saw some 14 notes about, did it refer to city land or 15 something? 16 MR. ESBORN: So it is city land, 17 you know. The two main parcels being utilized 18 in this building, the city acquired a 19 forfeiture in 2016. Recently, we cleared up a 20 past transaction with the company formally 21 known as Chemfront and so the sort of 22 north/south, what will become the east 23 driveway, that property is going to be deeded 24 over to 33625. 25 There is a permanent easement now, but</p>	<p style="text-align: right;">Page 92</p> <p>1 REPORTER'S CERTIFICATE 2 The State of Ohio, ) 3 SS: 4 County of Cuyahoga. ) 5 6 I, Melissa Cruz, a Notary Public within and for 7 the State of Ohio, duly commissioned and qualified, do 8 hereby certify that the meeting was by me reduced to 9 stenotypy; afterwards transcribed, and that the 10 foregoing is a true and correct transcription of the 11 meeting. 12 I do further certify that this meeting was 13 taken at the time and place in the foregoing caption 14 specified and was completed without adjournment. 15 16 17 18 19 20 21 22 23 24 25</p>



# City of **Avon Lake** Ohio

## Amendments to April 4, 2023, Regular Meeting Minutes

**Page: 7 (25)**

- Line 13 Change “plot” to “plat”
- Line 20 Change “collected” to “selected”

**Page: 7 (28)**

- Line 18 Change “club” to “garden”