

City of Avon Lake Planning Commission Meeting, May 16, 2023

<div>Page 1</div> <div>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</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, May 16th, 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</div>	<div>Page 3</div> <div>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</div> <div>CHAIRMAN PLUNKETT: Good evening, everyone. I call this meeting on May 16th of the regular meeting of the planning commission to order. Please call the roll. MR. ESBORN: Mrs. Fenderbosch. MS. FENDERBOSCH: Here. MR. ESBORN: Mr. Haas. MR. HAAS: Here. MR. ESBORN: Mrs. Ma. DR. MA: Here. MR. ESBORN: Mr. Orille. MR. ORILLE: Here. MR. ESBORN: Mr. Plunkett. CHAIRMAN PLUNKETT: Here. MR. ESBORN: Mrs. Raymond. MS. RAYMOND: Here. MR. ESBORN: Mayor Zilka. MAYOR ZILKA: Here. MR. ESBORN: Director of Law, Ebert. MR. EBERT: Here. MR. ESBORN: And I'm community development director Esborn, here. CHAIRMAN PLUNKETT: Thank you.</div>
<div>Page 2</div> <div>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</div> <div>APPEARANCES:</div> <div>Seeley Savidge Ebert & Gourash Co., LPA BY GARY EBERT, ESQ. 26600 Detroit Road Westlake, Ohio 44145 (216) 535-4523 Gebert@sseg-law.com</div>	<div>Page 4</div> <div>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25</div> <div>I believe everybody received a copy of the April 4th minutes and the corrections to those minutes. Were those handed to everybody in paper this evening? Does anybody have any additional comments to those minutes? Ms. Fenderbosch. MS. FENDERBOSCH: Yes. I have several changes. I'm going to turn to the pages, and I will list the page it's on and then the line item. CHAIRMAN PLUNKETT: Sure. MS. FENDERBOSCH: On page 9, line item 12, it reads Mr. Rudybaker. And it's Brubaker. I will spell it, B, as in Bob, R-U-B-A-K-E-R. The next change -- CHAIRMAN PLUNKETT: What page? MS. FENDERBOSCH: On page 9, yes, line 12. May I continue, sir? CHAIRMAN PLUNKETT: Yes. MS. FENDERBOSCH: Thank you. The next change -- I know it's really</div>

<p style="text-align: right;">Page 5</p> <p>1 hard, in that we have someone that doesn't work 2 with our personnel. 3 I have an old e-mail. Okay. Thank you. 4 On page 7, Line No. 1, it reads, "Is 5 that" -- there's a file plot. The word is 6 plat, P-L-A-T. 7 The next change is also on page 7. It 8 would be Line No. 20. Right now, it reads 9 "collected," and the word should be selected, 10 S-E-L-E-C-T-E-D. 11 On page 7 -- I'm sorry, page -- the 12 bottom of page 7 that is actually typed up, 13 page 28, it says Bob -- I'm sorry, Rob Monrow. 14 And his name is spelled M, as in Mary, U, as in 15 universe, N, as in Nancy, R, as in Ralph, O, as 16 in oxygen. 17 The next item is also on typed up page 7, 18 document page 28. It is Line No. 18. It says 19 "Butterfly Club." It should be Butterfly 20 Garden. 21 And I believe there's one more, if I can 22 find it. 23 That's all, sir. 24 CHAIRMAN PLUNKETT: Thank you. 25 Are there any other comments to the</p>	<p style="text-align: right;">Page 7</p> <p>1 CHAIRMAN PLUNKETT: You also 2 received the April 4th work session minutes. 3 Are there any comments related to them as 4 submitted? 5 If there are no comments, would someone 6 care to make a motion for approval? 7 MS. FENDERBOSCH: So moved. 8 CHAIRMAN PLUNKETT: Is there a 9 second? 10 MAYOR ZILKA: Second. 11 CHAIRMAN PLUNKETT: Please call 12 the roll. 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 MR. ESBORN: Mayor Zilka. 22 MAYOR ZILKA: Yes. 23 MR. ESBORN: Mrs. Ma. 24 DR. MA: Yes. 25 MR. ESBORN: Mrs. Raymond.</p>
<p style="text-align: right;">Page 6</p> <p>1 minutes? 2 If there are no other comments, would 3 someone care to make a motion to approve the 4 minutes as presented? 5 ----- 6 (Off-the-record discussion.) 7 ----- 8 MAYOR ZILKA: I so move. 9 MS. FENDERBOSCH: Second. 10 CHAIRMAN PLUNKETT: Thank you. 11 Please call the roll. 12 MR. ESBORN: Mr. Plunkett. 13 CHAIRMAN PLUNKETT: Yes. 14 MR. ESBORN: Mr. Haas. 15 MR. HAAS: Yes. 16 MR. ESBORN: Mr. Orille. 17 MR. ORILLE: Yes. 18 MR. ESBORN: Mrs. Fenderbosch. 19 MS. FENDERBOSCH: Yes. 20 MR. ESBORN: Mayor Zilka. 21 MAYOR ZILKA: Yes. 22 MR. ESBORN: Mrs. Ma. 23 DR. MA: Yes. 24 MR. ESBORN: Mrs. Raymond. 25 MS. RAYMOND: Yes.</p>	<p style="text-align: right;">Page 8</p> <p>1 MS. RAYMOND: Yes. 2 CHAIRMAN PLUNKETT: Thank you. 3 Is there any general correspondence right 4 now? 5 MR. ESBORN: An announcement. We 6 have here at the meeting tonight Kelly La Rosa, 7 who is Avon Lake's new planning and zoning 8 manager. She will be working closely with the 9 planning commission. 10 And I wonder if Kelly could just say a 11 couple of words about her background and what 12 brought her here to Avon Lake. 13 MS. LA ROSA: Good evening. 14 MR. ESBORN: Turn on your mic. 15 MS. LA ROSA: Yes. 16 This is week 3 since I started in Avon 17 Lake. My background is in planning, real 18 estate, economic development. I was a city 19 planner for the City of Elyria. I worked in 20 planning and zoning in Oberlin. I received my 21 master's in urban planning design and 22 development many years ago. 23 I'm taking basically all the skills that 24 I've utilized throughout my career to implement 25 into this position, which is a new position.</p>

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1 Of course, you know that.
 2 But, yeah, I'm happy to be here, and I'm
 3 excited. I've been in Lorain County most of my
 4 life, so Avon Lake isn't -- even though I
 5 didn't live or work in Avon Lake, I've been
 6 here and visited lots of the different
 7 businesses, so I'm familiar with the area.
 8 MR. ESBORN: Thank you.
 9 And we also -- we have --
 10 MS. FENDERBOSCH: Chris.
 11 MR. ESBORN: -- Chris. And,
 12 also, I forgot that it's Chris's first time at
 13 the planning commission. So Chris Howard,
 14 our -- with Bramhall Engineering, our new city
 15 engineer.
 16 Chris, do you want to say just a couple
 17 of words about, again, background, what brought
 18 you here?
 19 MR. HOWARD: Chris Howard with
 20 Bramhall Engineering. I appreciate the
 21 opportunity to assist the City of Avon Lake.
 22 I'm a partner and vice president of Bramhall
 23 Engineering. I'm doing this for many years, so
 24 I appreciate the opportunity.
 25 CHAIRMAN PLUNKETT: You're

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1 welcome.
 2 Ms. Ma.
 3 DR. MA: I am very excited to
 4 say, yes, you can call me Mrs. Ma, but now I'm
 5 officially Dr. Ma.
 6 CHAIRMAN PLUNKETT: We have to
 7 correct that for the future minutes as well.
 8 That's a great achievement. Congratulations.
 9 Is there a council report?
 10 MS. FENDERBOSCH: No, there
 11 isn't.
 12 CHAIRMAN PLUNKETT: Well, that
 13 makes life easy.
 14 All right. We'll move to the swearing
 15 in.
 16 Any individuals who wish to speak, if you
 17 would please stand, and the law director will
 18 swear you in.
 19 ALL WITNESSES,
 20 of lawful age, called for examination, as provided
 21 by the Ohio Rules of Civil Procedure, being by law
 22 director first duly sworn, as hereinafter
 23 certified, deposed and said as follows:
 24 MR. EBERT: Please acknowledge
 25 the oath of office when you come up to speak.

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1 Thank you.
 2 CHAIRMAN PLUNKETT: And just
 3 quickly, for the folks that don't come up here
 4 regularly, so when you come to the podium,
 5 state your name and address, acknowledge that
 6 you've been sworn in.
 7 Please read the first case.
 8 MR. ESBORN: Case No. 007-23,
 9 Kopf Construction Site Plan Approval for Towne
 10 Center Apartments. This is a request of Kopf
 11 Properties Ltd., at 420 Avon Belden Road, Avon
 12 Lake, for site plan approval for Towne Center
 13 Apartments.
 14 This project is located on the north side
 15 of Walker Road between Avon Belden Road and
 16 Community Drive on a property rezoned from B-1,
 17 limited business, to R-3, multi-family
 18 residential, in 2022.
 19 The Towne Center Apartments project has
 20 been before planning commission twice for work
 21 sessions, once in August of 2022 and again in
 22 February of 2023. The procedural process for
 23 this project has involved a rezoning of the
 24 property from B1 to R3 and a variance to
 25 increase the residential density above the R3

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1 limit.
 2 The proposal is 120 apartment units,
 3 20 units in each of six buildings. The site is
 4 designed to give residents access to the Towne
 5 Center retail businesses to the east.
 6 Based on approval from planning
 7 commission, this plan can go directly to the
 8 building department for process.
 9 CHAIRMAN PLUNKETT: Thank you.
 10 Is there any engineering commentary
 11 before we begin?
 12 MR. ESBORN: I don't think so.
 13 CHAIRMAN PLUNKETT: Okay.
 14 Mr. Sayler.
 15 MR. SAYLER: Jim Sayler, Reitz
 16 Engineering, 4214 Rocky River Drive, and I have
 17 been sworn in. With me is Doug Baldi from
 18 Baldi Design Solutions, also. And we're happy
 19 to appear again in front of you.
 20 I think we were last here in February as
 21 a work session item. And as far as the layout
 22 of the project, there has been really no
 23 substantial change to the subdivision. It's
 24 the same arrangement of units and pedestrian
 25 access way, water quality features. I think

<p style="text-align: right;">Page 13</p> <p>1 Doug was involved in refining the amenities a 2 little, so I will let him speak a little bit on 3 that issue.</p> <p>4 MR. BALDI: Yes. Doug Baldi, 5 Baldi Design Solutions, 26706 Butternut Ridge 6 Road, and I was sworn in.</p> <p>7 Yes. I think if you look in your -- if 8 you look through your packets, and I do have 9 that information with us, the major portion 10 that was -- has probably been refined since you 11 saw it last was -- we always had the pool, and 12 there was a small pergola. We elaborated on 13 that. We've got a gazebo in there. And the 14 idea is, because we're looking at these being a 15 little bit more of a higher end, we wanted to 16 provide some amenities, and that's where the 17 pergola, a fire pit, and things like that came 18 into our thinking there.</p> <p>19 So you would see that in your packet. 20 And if you haven't seen those, I can bring them 21 out.</p> <p>22 The other thing that has been probably 23 slightly changed is where our leasing and 24 service office would be has been further 25 refined, and that is also in the architectural</p>	<p style="text-align: right;">Page 15</p> <p>1 far as I know -- I -- I've tried to have a 2 meeting with Avon Lake Regional Water and have 3 not been successful yet. But according to my 4 own research, the only option would be for us 5 to go out and walk to Walker Road along the 6 access road that's on the west side of the 7 property.</p> <p>8 Doug, if you want to show them there 9 the -- and we have a tie-in to the trunk line 10 there. So that -- those plans -- the sanitary 11 sewer plans will have to change if we have to 12 comply with Avon Lake Regional Water's 13 requests. So, you know, if you feel 14 comfortable approving it tonight, we would 15 anticipate a contingency that we don't start 16 construction until we get approval of Avon Lake 17 Regional Water.</p> <p>18 CHAIRMAN PLUNKETT: Thank you.</p> <p>19 MR. SAYLER: And if anybody has 20 any questions about the layout, we're -- Doug 21 and I would be more than happy to answer them. 22 Thank you.</p> <p>23 CHAIRMAN PLUNKETT: So, Doug, you 24 know, I've appreciated the plan for some time. 25 I think what you've done is pretty nice. I</p>
<p style="text-align: right;">Page 14</p> <p>1 packet that was provided in your things. The 2 idea there is, this has an appearance that does 3 tie in with both the architecture here but also 4 starts picking up some of the elements of the 5 Towne Center and would become the focal point 6 for the neighborhood.</p> <p>7 MR. SAYLER: Okay. Thank you, 8 Doug.</p> <p>9 Other than that, we have gone through 10 extensive department head reviews. I think 11 we've got everyone, at this point, satisfied 12 except -- with the exception of Avon Lake 13 Regional Water. They have come out recently 14 with a request to change the sanitary sewer 15 routing.</p> <p>16 We had -- it's shown routing through -- 17 into the existing private sanitary sewer that 18 goes across the front of the pod, because that 19 actually comes right into our site. The 20 quickest and easiest way to tie on it was deep 21 enough there.</p> <p>22 But they have since, recently, just told 23 us last week that they don't want us to tie 24 into the private sewer. They want us to tie 25 into a public sewer. So that would require, as</p>	<p style="text-align: right;">Page 16</p> <p>1 like the pedestrian pathways through the site.</p> <p>2 Could you speak a little bit about the 3 plantings around the proper edge, just sort of 4 deciduous versus nondeciduous nature of some of 5 those trees?</p> <p>6 MR. BALDI: As far as around 7 the -- outside --</p> <p>8 CHAIRMAN PLUNKETT: Yeah. Along 9 the edge along the parking lot of the shopping 10 center and along the southern edge.</p> <p>11 MR. BALDI: This area here next 12 to Parkers in the outside patio, these are 13 evergreen trees. Some are existing. There are 14 a number of new ones that are being placed 15 there. This perimeter here is deciduous.</p> <p>16 These are -- these were actually called out to 17 be upright hornbeams across here with some 18 shades on the end. Part of the reason there 19 is, we don't have the width to accommodate a 20 broad evergreen. And, quite frankly, a little 21 skinny item is not going to have much impact 22 there, so the upright hornbeam was the choice 23 for -- there.</p> <p>24 The rest of the property, mainly in the 25 front, is deciduous trees around the perimeter.</p>

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<p>1 But many of the buildings have on the corners 2 to help screen some of the parking on the side 3 of the buildings and everything, that is 4 evergreen material. Again, in the interior, 5 there are some evergreens to break up the space 6 in the wintertime as well as the deciduous 7 shade around the pool and around some of the 8 other structures there.</p> <p>9 CHAIRMAN PLUNKETT: Could you 10 comment quickly on the vehicular flow through 11 the eastern side of the site and the southern 12 side of the site parking, et cetera?</p> <p>13 MR. BALDI: As far as --</p> <p>14 CHAIRMAN PLUNKETT: The way you 15 see people entering, common points of entry and 16 flow patterns.</p> <p>17 MR. BALDI: I would think that 18 these two buildings here are probably going to 19 be serviced mainly either coming in this main 20 drive to the Towne Center, and then they would 21 either come into the parking lots around the 22 buildings that way. We -- there would probably 23 be some traffic that would come through here, 24 but I would think this would be minor. I think 25 most of the traffic that's going to come up is</p>	<p>1 being a snow collection point. There's a lot 2 of parking lot there to plow, and so we tend to 3 use perennial material that, in the wintertime, 4 goes dormant. You can pile snow there, and 5 you're not breaking shrubs and everything like 6 that.</p> <p>7 There is an existing walkway through the 8 Towne Center here, which does have some 9 ornamental trees and some plantings on it 10 already. Again, that starts breaking up that 11 parking lot.</p> <p>12 CHAIRMAN PLUNKETT: Okay. Thank 13 you.</p> <p>14 Mr. Haas.</p> <p>15 MR. HAAS: Speaking of the 16 walkway, are the easements in place that are 17 discussed in the packet for the future 18 residents to be able to have access to the 19 Towne Center? There was that discussion 20 about --</p> <p>21 MR. SAYLER: Yes. Actually, the 22 comment from Beth Fulton was not for the future 23 residents' benefit, but it was for the small 24 sliver of land that is going to be deeded to 25 the area where the Parkers patio is. So that</p>
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<p>1 going to come in this direction.</p> <p>2 And then if you are in these buildings or 3 the buildings in the rear, I would think that 4 the western end will be servicing buildings 1, 5 5, and 6 there. Two is kind of in the middle, 6 of course, but I see most of this traffic that 7 comes in here probably jumping to these three 8 buildings and then the western edge being 9 handled by those.</p> <p>10 CHAIRMAN PLUNKETT: Thank you.</p> <p>11 I think the planting along the south edge 12 makes a lot of sense. I think on the eastern 13 edge, the deciduous nature of those trees for a 14 good portion here probably doesn't provide a 15 ton of screening to the face of that building, 16 particularly for people parking in that parking 17 lot on the western edge. I was curious if you 18 thought about shrubbery down below the 19 deciduous community.</p> <p>20 MR. BALDI: There's -- the -- 21 there's plantings of ornamental grasses on the 22 lower thing. I think I had called out 23 carlforest or something in there. The idea on 24 that lower edge, of course, with the -- again, 25 a fairly narrow buffer zone, is it ends up</p>	<p>1 would -- will be -- it's not in place yet. I 2 have indicated to -- in my responses that we 3 will have that easement in place when we come 4 in for the lot, but we're kind of waiting to 5 make sure that we get all our approvals, if the 6 economics of it works out, before we do that 7 lot. But that -- we have not resolved -- 8 finalized that yet.</p> <p>9 There are existing reciprocal easements 10 in place throughout there, and I pointed that 11 out to Ms. Fulton. But I think she wanted to 12 have something that was specific for that one 13 block of land that -- and so we're more than 14 happy to do that, and we'll prepare that. And 15 I believe -- now, there's a lot of split that 16 won't come in front of this board, though. 17 That would go, because of the design so that 18 happens administratively. But it's in the 19 comments. Beth has it highlighted several 20 times.</p> <p>21 So we'll definitely have to resolve that 22 when we come back with them with those legal 23 descriptions and a lot of split agreement.</p> <p>24 MR. HAAS: Secondly, and, Doug, 25 we've talked about this before, because we've</p>

<p style="text-align: right;">Page 21</p> <p>1 had other cases where residential residents 2 have complained about noises from commercial 3 property. This is a little bit reversed, in 4 that the commercial properties are already in 5 existence and you're putting residential there. 6 Is -- do you have any concern? Is there 7 anything you can do to provide greater noise 8 buffer between those buildings that are going 9 to be on the -- 10 MR. BALDI: There has -- 11 MR. HAAS: -- southern line and 12 Conrad's and -- 13 MR. BALDI: Right. 14 MR. HAAS: Especially Conrad's 15 and -- 16 MR. BALDI: There has been some 17 discussion about us adding evergreen trees to 18 the Conrad property if this goes through. 19 MR. HAAS: Does Kopf control or 20 have any relationship with those -- 21 MR. BALDI: No, they don't. That 22 was separate, but they have a working 23 relationship with them. And from my 24 understanding is, they thought that that would 25 be something that they would be willing to do</p>	<p style="text-align: right;">Page 23</p> <p>1 submitted to the city or not. I can 2 double-check on that. 3 CHAIRMAN PLUNKETT: I think we 4 knew it had been revised. I don't think we've 5 received the revised version yet, but I opted 6 not to put the marked up version of it in 7 packets. It was a very long document. 8 MR. SAYLER: It's 163 pages. So, 9 you know, certainly, you know, we can make a 10 PDF available for anybody who's interested and, 11 you know, wants to go through it, and I can 12 e-mail it to Ted, and then he can distribute it 13 for you if that's -- we'll make a note of that. 14 MR. ORILLE: Very good. That was 15 my only question. I think the plan looks 16 great. 17 CHAIRMAN PLUNKETT: 18 Ms. Fenderbosch. 19 MS. FENDERBOSCH: I think the 20 plan looks great, also. And I like the updates 21 that you did in the center, like the gazebo and 22 the fire pit. Besides the amenities, that 23 looks great. And hornbeams is one of my 24 favorite trees. And it's a native tree for 25 everybody that might be interested.</p>
<p style="text-align: right;">Page 22</p> <p>1 because it doesn't affect their visibility or 2 anything like that. 3 MR. HAAS: No further questions. 4 CHAIRMAN PLUNKETT: Thank you. 5 Mr. Orille. 6 MR. ORILLE: Just one question. 7 The packet makes reference to the traffic 8 impact study. 9 Was that revised and submitted? 10 MR. SAYLER: It was revised. 11 May 10th is the revision date. It just came 12 in. I don't -- that was after Beth Fulton and 13 Chagrin Valley had terminated their 14 relationship with the city, so they couldn't 15 review the revision. So I did go through it 16 myself, looked at all of the red lines. 17 Most of the comments from Chagrin 18 Valley's review were typographical copy errors, 19 you know, taking numbers from one table to 20 another. The conclusions of the study did not 21 change between the ones that were reviewed by 22 Chagrin Valley and the final one. Again, it 23 was just a matter of cleaning up the copy 24 errors and the edits. 25 Certainly, I don't know if it was</p>	<p style="text-align: right;">Page 24</p> <p>1 So my question is going to go back to 2 Avon Lake Regional Water, because maybe I read 3 this wrong, but I thought that what I read is 4 that one of the sanitary lines that runs 5 through there, one of the updated Towne Center 6 buildings was built over the top of it; is that 7 correct? 8 MR. SAYLER: That is. 9 MS. FENDERBOSCH: And that's not 10 your property? 11 MR. SAYLER: That's -- yeah. 12 It's on the adjacent property. 13 MS. FENDERBOSCH: It's on the 14 adjacent property. Okay. 15 And was that the one that you were going 16 to want to tie into? 17 MR. SAYLER: No, because -- 18 MS. FENDERBOSCH: Then why is 19 that even coming out? I couldn't understand 20 what the relationship was between that and 21 this. 22 MR. SAYLER: You'd have to ask 23 Avon Lake Regional Water. 24 MS. FENDERBOSCH: Okay. So -- 25 MR. SAYLER: They just saw it on</p>

<p>1 the plans. They --</p> <p>2 MS. FENDERBOSCH: Got it.</p> <p>3 MR. SAYLER: I was showing all</p> <p>4 the reasons surrounding on the sewer.</p> <p>5 MS. FENDERBOSCH: Thank you.</p> <p>6 MR. SAYLER: And they -- you</p> <p>7 know, they were upset that they didn't realize</p> <p>8 that that had been built over the sewer back in</p> <p>9 2005.</p> <p>10 MS. FENDERBOSCH: It has nothing</p> <p>11 to do with this project then. Thank you for</p> <p>12 saying that.</p> <p>13 I have no further questions. Thank you.</p> <p>14 CHAIRMAN PLUNKETT: Mayor Zilka.</p> <p>15 MAYOR ZILKA: Thank you.</p> <p>16 That was the thing that jumped out at me,</p> <p>17 and you were -- it seemed to be very diplomatic</p> <p>18 when you say you tried to reach out to Regional</p> <p>19 Water and you were unable to get a meeting.</p> <p>20 MR. SAYLER: Yeah.</p> <p>21 MAYOR ZILKA: When did you first</p> <p>22 contact them? Was this a long delay --</p> <p>23 MR. SAYLER: I have --</p> <p>24 MAYOR ZILKA: -- on their part</p> <p>25 for some reason?</p>	<p>Page 25</p>	<p>1 there's a series of -- a thread of e-mails.</p> <p>2 And I'm trying to read this. I -- it was very</p> <p>3 confusing.</p> <p>4 And when that building was constructed,</p> <p>5 you know, whose responsibility was it to point</p> <p>6 that out? And was it an error on both parties,</p> <p>7 or was it an oversight? Was it something that</p> <p>8 you should have known but they should have</p> <p>9 known as well?</p> <p>10 MR. SAYLER: Since I wasn't the</p> <p>11 engineer on that project, I don't know. I can</p> <p>12 only guess.</p> <p>13 We did find one letter in Kopf's files</p> <p>14 where it was clear that it was being reviewed</p> <p>15 by department heads. The letter specifically</p> <p>16 said, you know, because of a conversation we</p> <p>17 had with the engineering department, we decided</p> <p>18 not to relocate the sewer but to build a</p> <p>19 building on top of it. So it wasn't something</p> <p>20 that was missed. It was, for whatever reason,</p> <p>21 decided to be the best solution.</p> <p>22 It is a private sanitary sewer, so -- and</p> <p>23 if you -- you know, if you consider the fact</p> <p>24 that it's going underneath the -- a nursing</p> <p>25 home and all the sewers on the inside of the</p>	<p>Page 27</p>
<p>1 MR. SAYLER: I think I've reached</p> <p>2 out to them at least on three occasions asking</p> <p>3 for a meeting. And today, Mr. Gadar said that</p> <p>4 he didn't think one was required. So I'm going</p> <p>5 to try and resolve it one way or another.</p> <p>6 But, yeah, he's -- the last several</p> <p>7 reviews have just been through e-mails. I</p> <p>8 don't know if they were in your packets or not.</p> <p>9 They've been coming kind of at random times</p> <p>10 rather than the standard review cycle.</p> <p>11 I've been trying to respond to him. They</p> <p>12 haven't had a whole lot of information. I've</p> <p>13 asked for guidance. And so far, I really</p> <p>14 don't -- I think I'd like it, but I think I</p> <p>15 know what we have to do based on his last</p> <p>16 e-mail just this afternoon.</p> <p>17 And it seems to be pretty clear from the</p> <p>18 last e-mail that we just got this afternoon</p> <p>19 that he is going to want us to tie into the</p> <p>20 public sanitary sewer. The only one available</p> <p>21 is on Walker Road. So it's information that</p> <p>22 just came in this afternoon.</p> <p>23 MAYOR ZILKA: Yeah. That really</p> <p>24 confused me. And your last e-mail, I think</p> <p>25 this is May 8th when this may have come in, but</p>	<p>Page 26</p>	<p>1 nursing home were underneath the building, you</p> <p>2 know, they collect all of the bathrooms, and it</p> <p>3 all runs under the building. So it's -- from</p> <p>4 that point of view, I would guess that, you</p> <p>5 know, the engineering department, the building</p> <p>6 department, didn't have a problem with it.</p> <p>7 I think the issue may be that since they</p> <p>8 weren't installing new sanitary sewers, they</p> <p>9 didn't have this plan reviewed by Avon Lake</p> <p>10 Regional Water. They were just doing an</p> <p>11 addition. So that's my guess. That's, you</p> <p>12 know, just a supposition on my part.</p> <p>13 But there was a Columbus architect that</p> <p>14 was doing the drawings, and they didn't know,</p> <p>15 you know, the details. It's not something that</p> <p>16 was taken from anyone. But for whatever</p> <p>17 reason, Avon Lake Regional Water didn't --</p> <p>18 probably did not see the plans before they were</p> <p>19 approved.</p> <p>20 MAYOR ZILKA: So when this was</p> <p>21 all being designed, was there a thought that</p> <p>22 you could connect into that sanitary and -- not</p> <p>23 at all?</p> <p>24 MR. SAYLER: No. I never</p> <p>25 considered that one. I didn't want to add to</p>	<p>Page 28</p>

<p>1 the problem.</p> <p>2 MAYOR ZILKA: Right.</p> <p>3 MR. SAYLER: It was also</p> <p>4 shallower than the one that's -- you know, the</p> <p>5 other sewer that I had shown comes right onto</p> <p>6 our site, and it's closer, shallower, not on</p> <p>7 the other side of the road -- or closer and</p> <p>8 deeper, not on the other side of the road, so</p> <p>9 it was never a consideration for me.</p> <p>10 MAYOR ZILKA: So the proposal</p> <p>11 that you had mentioned in your introductory</p> <p>12 remark of putting the sanitary sewer line there</p> <p>13 on the west end of Walker, that would take care</p> <p>14 of that need?</p> <p>15 MR. SAYLER: That would take care</p> <p>16 of the need. The problem is, it's a lot more</p> <p>17 disruptive. It's not -- I mean, we'd probably</p> <p>18 have to cut it through the existing access</p> <p>19 road. The sanitary sewer is very deep and</p> <p>20 along the road. It's in the middle of the</p> <p>21 road, so we're going to have -- traffic control</p> <p>22 is going to be very difficult.</p> <p>23 MAYOR ZILKA: Uh-huh.</p> <p>24 MR. SAYLER: You know, there's a</p> <p>25 lot of -- there's a number of issues that I</p>	<p>Page 29</p> <p>1 MAYOR ZILKA: That's what I</p> <p>2 thought I was reading into, reading into this.</p> <p>3 There's no sense in pursuing this tonight</p> <p>4 because we don't have the answers without</p> <p>5 getting input and --</p> <p>6 MR. BALDI: Right.</p> <p>7 MAYOR ZILKA: -- proposals for</p> <p>8 them. So that was the big concern I had.</p> <p>9 Everything else looks very good.</p> <p>10 Thank you.</p> <p>11 MR. SAYLER: Thank you very much.</p> <p>12 CHAIRMAN PLUNKETT:</p> <p>13 Ms. Fenderbosch.</p> <p>14 MS. FENDERBOSCH: I think it</p> <p>15 should be stated that the infrastructure,</p> <p>16 right, the city has just redone that road. A</p> <p>17 lot of money went into Walker Road. And to</p> <p>18 have it reopened, I think that that has to be</p> <p>19 part of a discussion that we need to protect</p> <p>20 our infrastructure, right.</p> <p>21 And since the original plans that you</p> <p>22 have for sanitary included additional</p> <p>23 commercial, which is a larger load than your</p> <p>24 residential and -- or comparable because of</p> <p>25 multiple buildings, that has to -- actually has</p>
<p>Page 30</p> <p>1 would like to bring up with Avon Lake Regional</p> <p>2 Water, compelling reasons why I don't feel</p> <p>3 it's -- you know, I don't think it's the best</p> <p>4 solution.</p> <p>5 But, as I said, I haven't been able to</p> <p>6 really have a substantial conversation with</p> <p>7 Mr. Gadar over again. I'm sure we'll get the</p> <p>8 opportunity to do it, though.</p> <p>9 MAYOR ZILKA: Yeah. He doesn't</p> <p>10 hide in his office too long.</p> <p>11 MR. SAYLER: Right.</p> <p>12 MR. BALDI: The sewer that was on</p> <p>13 this site was originally intended for the</p> <p>14 addition to the Towne Center.</p> <p>15 MAYOR ZILKA: Right.</p> <p>16 MR. BALDI: So it was there to</p> <p>17 service this site. It was always intended to</p> <p>18 be used for that. And, yes, we're changing</p> <p>19 that as residential versus commercial, but it</p> <p>20 was brought onto the site and stubbed off there</p> <p>21 for this purpose here. So --</p> <p>22 MAYOR ZILKA: Okay.</p> <p>23 MR. BALDI: -- you know, that's</p> <p>24 why we felt that that was the best solution to</p> <p>25 move forward with it.</p>	<p>Page 32</p> <p>1 to be part of a discussion.</p> <p>2 MR. SAYLER: Okay. I appreciate</p> <p>3 your input. And if I can arrange some time, I</p> <p>4 will try and make that clear to him. And I'd</p> <p>5 like you to meet him if you'd like to come</p> <p>6 along.</p> <p>7 MS. FENDERBOSCH: I'd be happy</p> <p>8 to.</p> <p>9 CHAIRMAN PLUNKETT: Thank you,</p> <p>10 Ms. Fenderbosch.</p> <p>11 Dr. Ma.</p> <p>12 DR. MA: Thank you.</p> <p>13 I have one question on the traffic flow.</p> <p>14 Most certainly, I've experienced some crazy</p> <p>15 driving in that main parking area, people</p> <p>16 coming in in different points, and we're going</p> <p>17 to be adding more cars.</p> <p>18 So what point -- or just so I'm clear,</p> <p>19 will there be stop signs, or will the people</p> <p>20 coming in be able to go directly in? Will they</p> <p>21 stop, or is it more the ones going east and</p> <p>22 west will stop? What will that look like?</p> <p>23 MR. SAYLER: Yeah. We haven't</p> <p>24 proposed any additional stop signs as part of</p> <p>25 this project. And it -- and being a private</p>

<p>1 road, it's not something that's under control 2 of the city. You know, there's -- I don't 3 know. I think there is some -- or there are 4 some restrictions about if we can enforce a 5 stop sign on a private road. 6 But, certainly, you know, since Mr. Kopf 7 controls the shopping center as well as the 8 residential, he started monitoring the 9 situation. If he sees a situation where he 10 thinks some additional traffic control signs 11 would be advantageous, he would certainly 12 approve it. 13 And, Doug, I'm not sure, do you know if 14 there are any in the parking lot at this point? 15 MR. BALDI: There is -- and I 16 forget which way. I believe the stop signs are 17 on the cross traffic and not in the traffic -- 18 MR. SAYLER: That's typical for 19 shopping centers. 20 MR. BALDI: -- to keep that flow 21 moving. And I believe that is -- the problem I 22 see is because the shopping center is 23 underutilized because the tops is, people just 24 ignore the signs. 25 DR. MA: Uh-huh.</p>	<p>Page 33</p>	<p>1 MR. SAYLER: Yes. 2 MS. RAYMOND: Sort of the 3 northeast -- 4 MR. SAYLER: Yeah. I heard -- 5 MS. RAYMOND: -- roughly corner? 6 MR. SAYLER: Right. 7 MS. RAYMOND: Right there. 8 MR. SAYLER: Right there. 9 MS. RAYMOND: Okay. 10 MR. BALDI: Right in this area 11 here. 12 MR. SAYLER: Yeah. 13 MS. RAYMOND: Okay. 14 MR. SAYLER: And that sanitary 15 sewer was directly east across the front of the 16 shopping center and then goes out around 17 Goddard School, you know, to Avon Belden Road. 18 MS. RAYMOND: So thinking -- of 19 course, my mind is going to the next step, 20 right. 21 So the next stage of this plan would 22 be -- that pathway in front of the top store 23 probably will always be maintained as some sort 24 of access road. I'm thinking about the two 25 buildings that are on the east side. Their</p>	<p>Page 35</p>
<p>1 MR. BALDI: It is more of the 2 issue than, I think that there's not the right 3 signs, maybe. But I think once this gets in 4 there and we see that and, you know, there's 5 ongoing discussions about what's going to 6 happen with the box, that intersection may have 7 to be looked at and revised. 8 But I understand exactly what you're 9 saying because I've seen the same traffic 10 pattern there that, you know, people are 11 moving, but, you know, they're not paying 12 attention coming across there because there's 13 so little traffic, typically. 14 DR. MA: Thanks. 15 Nothing further. 16 CHAIRMAN PLUNKETT: Thank you. 17 Ms. Raymond. 18 MS. RAYMOND: Thank you. 19 I'm just going to touch on the sanitary 20 sewage for my own understanding for a moment. 21 MR. SAYLER: Okay. 22 MS. RAYMOND: Is it -- am I 23 correct that, again, you were connecting into 24 the existing eight-inch sanitary on the east 25 side?</p>	<p>Page 34</p>	<p>1 access is only from what is labeled "east 2 access private drive" that runs north-south -- 3 keep going up -- along the parking lot. 4 MR. SAYLER: Oh, it wasn't -- 5 MS. RAYMOND: So right there, 6 there's no width shown, but that's noted as an 7 east access private drive. So I assume there's 8 some width in some permanent easement or 9 dedication or something, that that's always 10 going to be a maintained ingress and egress to 11 access Building 4. 12 MR. SAYLER: Yes. And that is 13 one -- as I was speaking earlier, that is one 14 of the reciprocal easements that is in place 15 that's -- it's granted to the benefit of, you 16 know, the nursing home, you know, all the 17 outparcels to the south, Kopf parcels, and 18 Goddard School. All those people 19 are participants, and, you know, they -- and 20 that was set up with the original development 21 of the shopping center so that, you know, we 22 couldn't interrupt the flow of traffic for not 23 only access and deliveries and that type of 24 thing. 25 MS. RAYMOND: Okay. That all</p>	<p>Page 36</p>

<p>Page 37</p> <p>1 makes sense. And I wish your sanitary proposal 2 could work. It's -- I don't know. I assume 3 it's sized appropriately, but just because it 4 seems less disruptive and also a more 5 economical solution than having to go to Walker 6 Road. 7 So I think the plan is great. I have no 8 relevant comments or additional questions. 9 MR. SAYLER: Thank you. 10 CHAIRMAN PLUNKETT: Thank you. 11 Would anyone care to make a motion in 12 this case? 13 MR. HAAS: I'll make a motion, 14 but I have one clarification. I'm not sure 15 Mr. Baldi was -- acknowledged that he was sworn 16 in for the oath. 17 MR. BALDI: I didn't say that, 18 but I was sworn in, and I did write my name and 19 everything on the list. 20 MR. HAAS: Good, then. 21 MR. ESBORN: Mr. Haas, I realize 22 there was conflicting entity names on the 23 agenda. So it is Kopf Properties Ltd so if you 24 could use that one. 25 MR. HAAS: I move for the</p>	<p>Page 39</p> <p>1 MR. ESBORN: Dr. Ma. 2 DR. MA: Yes. 3 MS. ESBORN: Mrs. Raymond. 4 MS. RAYMOND: Yes. 5 MR. SAYLER: Thank you very much. 6 CHAIRMAN PLUNKETT: Thank you. 7 We appreciate it. 8 Please read the second case. 9 MR. ESBORN: Case No. 008-23, 10 Cutting Edge Landscape Development Site Plan 11 Approval for an Equipment Storage Building. 12 This is the request of Cutting Edge Landscape 13 Development at 649 Moore Road in Avon Lake for 14 a site plan approval of an equipment storage 15 building. The project is located on the east 16 side of Moore Road between Webber Road and Pin 17 Oak Parkway in an I-2 general industrial 18 district. 19 Cutting Edge Landscape Development, a 20 landscape company located on Moore Road, just 21 south of Weiss Field, is requesting approval 22 for a 50-foot by 90-foot pole barn to the east 23 of their existing office building. The new 24 building will be used as storage of equipment. 25 Based on approval from planning</p>
<p>Page 38</p> <p>1 approval by the planning commission and 2 referral to the city's building department for 3 permits for Case No. 007-23 on the application 4 by Kopf Properties Ltd., 420 Avon Belden Road, 5 Avon Lake, Ohio, for the project located 6 adjacent to the Towne Center shopping center, 7 Walker Road and Avon Belden Road, for a site 8 plan subject to the final approval by the Avon 9 Lake Regional Water of the plan for the 10 sanitary sewer for this site. 11 CHAIRMAN PLUNKETT: Is there a 12 second? 13 MAYOR ZILKA: Second. 14 CHAIRMAN PLUNKETT: Please call 15 the roll. 16 MR. ESBORN: Mr. Plunkett. 17 CHAIRMAN PLUNKETT: Yes. 18 MR. ESBORN: Mr. Haas. 19 MR. HAAS: Yes. 20 MR. ESBORN: Mr. Orille. 21 MR. ORILLE: Yes. 22 MR. ESBORN: Mrs. Fenderbosch. 23 MS. FENDERBOSCH: Yes. 24 MR. ESBORN: Mayor Zilka. 25 MAYOR ZILKA: Yes.</p>	<p>Page 40</p> <p>1 commission, this plan can go directly to the 2 building department for progress. 3 MR SEBASTIAN: Mike Sebastian, 4 311 Cheyenne Falls, I have been sworn in. 5 So exactly what Ted said, we're proposing 6 a storage building. Our existing property at 7 649 Moore Road is going to be used to store 8 equipment and trucks. Especially in the 9 wintertime, our salt trucks, it's very 10 important to keep them unfrozen, but mostly for 11 the storage of equipment, mowers, excavators, 12 and trucks. 13 CHAIRMAN PLUNKETT: Okay. I 14 don't have any questions. 15 Mr. Haas. 16 MR. HAAS: I'll just bring up the 17 sidewalk issue. 18 So -- 19 MR. SEBASTIAN: Sure. 20 MR. HAAS: Can you explain -- I 21 mean, it was noted that -- 22 MR. SEBASTIAN: In 2018. 23 MR. HAAS: Yeah. 24 MR. SEBASTIAN: Okay. Since 25 then, a lot of things have happened.</p>

<p>1 So with the -- if the sidewalk had been 2 put in then, it would have been, parts of it, 3 ripped out about four or five times with 4 different construction that happened on that 5 road. 6 Okay. Now, we're at -- I have no problem 7 putting it in, but I need to meet with someone 8 from engineering to kind of figure out how to 9 do it, because we have elevation issues from 10 where it picks up from the park. 11 As a matter of fact, just most recently, 12 the -- when they redid the road and they paved 13 up to the existing sidewalk that's on the park 14 side, all of our trucks couldn't correctly get 15 out of our parking lot because they were 16 bottoming out because the angle was too steep. 17 So they went ahead and took the black top 18 out, and we only -- I mean, we were able to 19 say, Okay. You can give us maybe five feet of 20 it, which was nice. We didn't have it there 21 before, so that was fantastic. But to carry 22 that grade at that angle is going to be a 23 challenge. 24 So I think we just need to get together. 25 <u>I'm more than willing to do it. It's just how</u></p>	Page 41	<p>1 CHAIRMAN PLUNKETT: Would someone 2 care to make a motion in this case? 3 MR. HAAS: I'll move for approval 4 by the planning commission and refer to the 5 city's building department for permits for 6 Case 008-23 in the application by Cutting Edge 7 Landscape Development located at 649 Moore 8 Road, Avon Lake, Ohio, for the project located 9 at the above address for a site plan. 10 MS. FENDERBOSCH: I'll second it. 11 CHAIRMAN PLUNKETT: Please call 12 the roll. 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 MS. ESBORN: Mrs. Fenderbosch. 20 MS. FENDERBOSCH: Yes. 21 MR. ESBORN: Mayor Zilka. 22 MAYOR ZILKA: Yes. 23 MR. ESBORN: Dr. Ma. 24 DR. MA: Yes. 25 MR. ESBORN: Mrs. Raymond.</p>	Page 43
<p>1 we're going to do it. 2 And the way that that -- even along the 3 frontage of it, it's going to be a little 4 tricky just in proximity to the bike lane and 5 the elevation. So it really has nothing to do 6 with anything but elevation issues that we just 7 need to figure out. And, you know, we'll do 8 whatever we need to do to, you know, make it 9 work. That's the biggest problem with it. 10 MR. HAAS: Got it. 11 I have no other questions. 12 CHAIRMAN PLUNKETT: And 13 Mr. Orille. 14 MR. ORILLE: No questions. 15 CHAIRMAN PLUNKETT: 16 Ms. Fenderbosch. 17 MS. FENDERBOSCH: No questions. 18 Thank you. 19 CHAIRMAN PLUNKETT: Mayor Zilka. 20 MAYOR ZILKA: No questions. 21 Thank you. 22 CHAIRMAN PLUNKETT: Dr. Ma. 23 DR. MA: No questions. 24 CHAIRMAN PLUNKETT: Ms. Raymond. 25 MS. RAYMOND: No questions.</p>	Page 42	<p>1 MS. RAYMOND: Yes. 2 CHAIRMAN PLUNKETT: You're good 3 to go. 4 MR. SEBASTIAN: Thank you. 5 CHAIRMAN PLUNKETT: Thank you. 6 Okay. 7 MS. FENDERBOSCH: Just a second. 8 Mr. Sebastian, you're going to want to call the 9 city hall and ask for Kevin Brubaker. He's the 10 public works director, and he can direct you to 11 engineering to make an appointment. 12 MR. SEBASTIAN: Okay. No 13 problem. I appreciate that. Thank you. 14 CHAIRMAN PLUNKETT: Thank you. 15 Have a good day. 16 Are there any informational items? 17 No informational items. 18 Are there any discussion items? 19 No discussion items. 20 Is there any general public comment? 21 No general public comment. 22 Can I have a motion to adjourn? 23 MR. ESBORN: I have one. 24 CHAIRMAN PLUNKETT: I'm sorry. 25 Do you have a public comment?</p>	Page 44

<p style="text-align: right;">Page 45</p> <p>1 MR. EBERT: We're going to 2 miss -- this planning commission is going to 3 miss you as chairman. You've been very, 4 very -- 5 MS. RAYMOND: I second that. 6 MR. EBERT: -- not only helpful 7 but intuitive, et cetera, and ran a great 8 meeting, and we wish you all the success and 9 good luck in Texas. 10 CHAIRMAN PLUNKETT: Thank you. 11 I appreciate it. 12 Would someone care to make a motion to 13 adjourn this, the regular session? 14 MAYOR ZILKA: I would like to 15 also thank you for your service. And we're 16 trying to figure out what it was. Five years 17 approximately, you finished up the term, and 18 you have a little bit left on this one. 19 CHAIRMAN PLUNKETT: Yeah, I think 20 so. Pretty close. 21 MAYOR ZILKA: Well, you've done a 22 great job, and we appreciate all of the 23 efforts. I know there were a lot of phone 24 calls before and after meetings to clarify 25 things and get us on the right track. And your</p>	<p style="text-align: right;">Page 47</p> <p>1 MR. ESBORN: Mrs. Raymond. 2 MS. RAYMOND: Yes. 3 CHAIRMAN PLUNKETT: Thank you. 4 That concludes the regular meeting of the 5 planning commission. 6 We'll move into our work session. As 7 you're aware, the conversations that happen 8 during the work session are nonbinding for the 9 planning commission. This is an open 10 discussion in which we'll engage in 11 conversations about different project aspects. 12 We have seen you obviously before, so we're 13 interested in leaping into this as quickly as 14 we can. 15 Roll call, please. 16 MR. ESBORN: Mrs. Fenderbosch. 17 MS. FENDERBOSCH: Here. 18 MR. ESBORN: Mr. Haas. 19 MR. HAAS: Here. 20 MR. ESBORN: Mrs. Ma. 21 DR. MA: Here. 22 MR. ESBORN: Mr. Orille. 23 MR. ORILLE: Here. 24 MR. ESBORN: Mr. Plunkett. 25 CHAIRMAN PLUNKETT: Here.</p>
<p style="text-align: right;">Page 46</p> <p>1 professionalism and your professional 2 experience has really been an asset to the 3 city, so we really appreciate your service. 4 Good luck to you in Texas. 5 CHAIRMAN PLUNKETT: Thank you. 6 I appreciate it. 7 Now, will someone care to make a motion? 8 MS. FENDERBOSCH: I'll make the 9 motion to adjourn. 10 Is there a second? 11 MS. RAYMOND: I second. 12 CHAIRMAN PLUNKETT: Call the 13 roll, please. 14 MR. ESBORN: Mr. Plunkett. 15 CHAIRMAN PLUNKETT: Yes. 16 MR. ESBORN: Mr. Haas. 17 MR. HAAS: Yes. 18 MR. ESBORN: Mr. Orille. 19 MR. ORILLE: Yes. 20 MR. ESBORN: Ms. Fenderbosch. 21 MS. FENDERBOSCH: Yes. 22 MR. ESBORN: Mayor Zilka. 23 MAYOR ZILKA: Yes. 24 MR. ESBORN: Dr. Ma. 25 DR. MA: Yes.</p>	<p style="text-align: right;">Page 48</p> <p>1 MR. ESBORN: Mrs. Raymond. 2 MS. RAYMOND: Here. 3 MR. ESBORN: Mayor Zilka. 4 MAYOR ZILKA: Here. 5 MR. ESBORN: Director of Law, 6 Ebert. 7 MR. EBERT: Here. 8 MR. ESBORN: And I'm community 9 development director Esborn, here. 10 CHAIRMAN PLUNKETT: Please read 11 the first case. 12 MR. ESBORN: Case WS 003-23, this 13 is Avon Lake Land Holdings, Sandridge Run R-2 14 Development. This is a request of Avon Lake 15 Land Holdings for a review and discussion of 16 their proposed modification to the design of 17 the Sandridge Run R-2 Development. Approved by 18 planning commission in February of 2022. 19 This project is located on the west side 20 of Avon Belden Road between Walker Road and 21 Webber Road in an R-2 multi-family residence 22 district. The project is located on Avon 23 Belden that -- just to the south and west of 24 Huntington Bank. The properties involved in 25 the Sandridge Run development were rezoned from</p>



Amendments to May 16, 2023, Regular Meeting Minutes

Page: 7 (26)

Line 3 Change “Gadar” to “Gaydar”

Page: 9 (33)

Line 23 Change “tops” to “Tops”

Page: 9 (35)

Line 22 Change “top” to “Tops”