# \*Amended meeting minutes; changes listed on the last page.

| Page 1                                  |     | Pa   |
|---|-----|--|
|   |     | CHAIRMAN PLUNKETT: Good evening,               |
|   | 2   | everyone. I call this meeting on May 16th of   |
| CITY OF AVON LAKE                       | 3   | the regular meeting of the planning commission |
| PLANNING COMMISSION                     | 4   | to order.                                      |
|   | 5   | Please call the roll.                          |
|   | 6   | MR. ESBORN: Mrs. Fenderbosch.                  |
|   | 7   | MS. FENDERBOSCH: Here.                         |
| Meeting Held at Avon Lake City Hall     | 8   | MR. ESBORN: Mr. Haas.                          |
| 150 Avon Belden Road, Avon Lake, Ohio   | 9   | MR. HAAS: Here.                                |
| Tuesday, May 16th, 2023                 | 10  | MR. ESBORN: Mrs. Ma.                           |
| 7:00 p.m.                               | 11  | DR. MA: Here.                                  |
|   | 12  | MR. ESBORN: Mr. Orille.                        |
|   | 13  | MR. ORILLE: Here.                              |
|   | 14  | MR, ESBORN: Mr. Plunkett,                      |
| BOARD MEMBERS:                          | 15  | CHAIRMAN PLUNKETT: Here.                       |
| Sean Plunkett, Chairman                 | 16  | MR. ESBORN: Mrs. Raymond.                      |
| Ted Esborn                              | 17  | MS. RAYMOND: Here.                             |
|   | 18  | MR. ESBORN: Mayor Zilka.                       |
| Christine Raymond                       | 19  | MAYOR ZILKA: Here.                             |
|   | 20  | MR. ESBORN: Director of Law,                   |
| RUUCITIIaas                             | 21  | Ebert.   |
| Mayor Gregory Zilka                     | 22  |  |
| Jennifer Fenderbosch                    |     | MR. EBERT: Here.                               |
| Scott Orille                            | 23  | MR. ESBORN: And I'm community                  |
|   | 24  | development director Esborn, here.             |
| Press 2                                 | 25  | CHAIRMAN PLUNKETT: Thank you.                  |
| APPEARANCES:                            | 1   | I believe everybody received a copy of         |
|   | 2   | the April 4th minutes and the corrections to   |
| Seeley Savidge Ebert & Gourash Co., LPA | 3   | those minutes.                                 |
| BY GARY EBERT, ESQ.                     | 4   | Were those handed to everybody in paper        |
| 26600 Detroit Road                      | 5   | this evening?                                  |
| Westlake, Ohio 44145                    | 6   | Does anybody have any additional comments      |
| (216) 535-4523                          | 7   | to those minutes?                              |
| Gebert@sseg-law.com                     | 8   | Ms. Fenderbosch.                               |
| Gebert(@sseg-iuw.com                    | 9   | MS. FENDERBOSCH: Yes. I have                   |
|   | 10  | several changes. I'm going to turn to the      |
|   | 11  | pages, and I will list the page it's on and    |
|   | 12  | then the line item.                            |
|   | 13  | CHAIRMAN PLUNKETT: Sure.                       |
|   | 14  |  |
|   | 15  | MS. FENDERBOSCH: On page 9, line               |
| ×.                                      | 16  | item 12, it reads Mr. Rudybaker. And it's      |
|   | 1 1 | Brubaker. I will spell it, B, as in Bob,       |
|   | 17  | R-U-B-A-K-E-R.                                 |
|   | 18  | The next change                                |
|   | 19  | CHAIRMAN PLUNKETT: What page?                  |
|   | 20  | MS. FENDERBOSCH: On page 9, yes,               |
|   | 21  | line 12.                                       |
|   | 22  | May I continue, sir?                           |
|   | 23  | CHAIRMAN PLUNKETT: Yes.                        |
|   | 24  | MS. FENDERBOSCH: Thank you.                    |
|   | 25  | The next change I know it's really             |

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

| 1   | Page 9<br>Of course, you know that.  | 1   | Page 1<br>Thank you.  |
|---|--|---|---|
| 2   | But, yeah, I'm happy to be here, and I'm   | 2   | CHAIRMAN PLUNKETT: And just   |
| 3   | excited. I've been in Lorain County most of my   | 3   | quickly, for the folks that don't come up here  |
| 4   | life, so Avon Lake isn't even though I   | 4   | regularly, so when you come to the podium,  |
| s   | didn't live or work in Avon Lake, I've been  | 5   | state your name and address, acknowledge that   |
| 6   | here and visited lots of the different   | 6   | you've been sworn in.   |
| 7   | businesses, so I'm familiar with the area.   | 7   | Please read the first case.   |
| 8   | MR. ESBORN: Thank you.   | 8   | MR. ESBORN: Case No. 007-23,  |
| 9   | And we also we have  | 9   | Kopf Construction Site Plan Approval for Towne  |
| 0   | MS. FENDERBOSCH: Chris.  | 10  | Center Apartments. This is a request of Kopf  |
| .1  | MR. ESBORN: Chris. And,  | 11  | Properties Ltd., at 420 Avon Belden Road, Avon  |
| 2   | also, I forgot that it's Chris's first time at   | 12  | Lake, for site plan approval for Towne Center   |
| 3   | the planning commission. So Chris Howard,  | 13  | Apartments.   |
| 4   |  | 14  | •   |
| 5   | our with Bramhall Engineering, our new city  | 15  | This project is located on the north side of Walker Road between Avon Belden Road and   |
| 6   | engineer.  | 16  |   |
| 7   | Chris, do you want to say just a couple  | 17  | Community Drive on a property rezoned from B-1,   |
|   | of words about, again, background, what brought  | 18  | limited business, to R-3, multi-family  |
| 8   | you here?  | 1 1   | residential, in 2022.   |
| 9   | MR. HOWARD: Chris Howard with  | 19  | The Towne Center Apartments project has   |
| 0   | Bramhall Engineering. I appreciate the   | 20  | been before planning commission twice for work  |
| 1   | opportunity to assist the City of Avon Lake.   | 21  | sessions, once in August of 2022 and again in   |
| 2   | I'm a partner and vice president of Bramhall   | 22  | February of 2023. The procedural process for  |
| 3   | Engineering. I'm doing this for many years, so   | 23  | this project has involved a rezoning of the   |
| 4   | I appreciate the opportunity.  | 24  | property from B1 to R3 and a variance to  |
| 5   | CHAIRMAN PLUNKETT: You're  | 25  | increase the residential density above the R3   |
| 1   | Page 10<br>welcome.  | 1   | Page<br>limit.  |
| 2   | Ms. Ma.  | 2   | The proposal is 120 apartment units,  |
| 3   | DR. MA: I am very excited to   | 3   | 20 units in each of six buildings. The site is  |
| 4   | say, yes, you can call me Mrs. Ma, but now I'm   |   |   |
| - 1   | say, yes, you can can me with twia, but now i m  | 4   | designed to give residents access to the Towne  |
| 5   |  | 4   | designed to give residents access to the Towne  |
| 1   | officially Dr. Ma.   | 5   | Center retail businesses to the east.   |
| 6   | officially Dr. Ma.<br>CHAIRMAN PLUNKETT: We have to  | 5   | Center retail businesses to the east.<br>Based on approval from planning  |
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| 6<br>7<br>8<br>9  | officially Dr. Ma.<br>CHAIRMAN PLUNKETT: We have to<br>correct that for the future minutes as well.<br>That's a great achievement. Congratulations.<br>Is there a council report?  | 5<br>6<br>7<br>8<br>9   | Center retail businesses to the east.<br>Based on approval from planning<br>commission, this plan can go directly to the<br>building department for process.<br>CHAIRMAN PLUNKETT: Thank you.   |
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| 6<br>7<br>8   | officially Dr. Ma.<br>CHAIRMAN PLUNKETT: We have to<br>correct that for the future minutes as well.<br>That's a great achievement. Congratulations.<br>Is there a council report?<br>MS. FENDERBOSCH: No, there<br>isn't.<br>CHAIRMAN PLUNKETT: Well, that<br>makes life easy.<br>All right. We'll move to the swearing<br>in.<br>Any individuals who wish to speak, if you<br>would please stand, and the law director will<br>swear you in.<br>ALL WITNESSES,<br>of lawful age, called for examination, as provided<br>by the Ohio Rules of Civil Procedure, being by law  | 5<br>6<br>7<br>8<br>9<br>10<br>11<br>12<br>13<br>14<br>15<br>16<br>17<br>18<br>19<br>20<br>21<br>22 | Center retail businesses to the east.<br>Based on approval from planning<br>commission, this plan can go directly to the<br>building department for process.<br>CHAIRMAN PLUNKETT: Thank you.<br>Is there any engineering commentary<br>before we begin?<br>MR. ESBORN: I don't think so.<br>CHAIRMAN PLUNKETT: Okay.<br>Mr. Sayler.<br>MR. SAYLER: Jim Sayler, Reitz<br>Engineering, 4214 Rocky River Drive, and I have<br>been sworn in. With me is Doug Baldi from<br>Baldi Design Solutions, also. And we're happy<br>to appear again in front of you.<br>I think we were last here in February as<br>a work session item. And as far as the layout   |

| 1  | Page 13<br>Doug was involved in refining the amenities a  | 1  | Page 15<br>far as I know I I've tried to have a  |
|----|---|----|--|
| 2  | little, so I will let him speak a little bit on   | 2  | meeting with Avon Lake Regional Water and have   |
| 3  | that issue.   | 3  | not been successful yet. But according to my   |
| 4  | MR. BALDI: Yes. Doug Baldi,   | 4  | own research, the only option would be for us  |
| 5  | Baldi Design Solutions, 26706 Butternut Ridge   | 5  | to go out and walk to Walker Road along the  |
| 6  | Road, and I was sworn in.   | 6  | access road that's on the west side of the   |
| 7  | Yes. I think if you look in your if   | 7  | property.  |
| 8  | you look through your packets, and I do have  | 8  | Doug, if you want to show them there   |
| 9  | that information with us, the major portion   | 9  | the and we have a tie-in to the trunk line   |
| 10 | that was has probably been refined since you  | 10 | there. So that those plans the sanitary  |
| 11 | saw it last was we always had the pool, and   | 11 | sewer plans will have to change if we have to  |
| 12 | there was a small pergola. We elaborated on   | 12 | comply with Avon Lake Regional Water's   |
| 13 | that. We've got a gazebo in there. And the  | 13 | requests. So, you know, if you feel  |
| 14 | idea is, because we're looking at these being a   | 14 | comfortable approving it tonight, we would   |
| 15 | little bit more of a higher end, we wanted to   | 15 | anticipate a contingency that we don't start   |
| 16 | provide some amenities, and that's where the  | 16 | construction until we get approval of Avon Lake  |
| 17 | pergola, a fire pit, and things like that came  | 17 | Regional Water.  |
| 18 | into our thinking there.  | 18 | CHAIRMAN PLUNKETT: Thank you.  |
| 19 | So you would see that in your packet.   | 19 | MR. SAYLER: And if anybody has   |
| 20 | And if you haven't seen those, I can bring them   | 20 | any questions about the layout, we're Doug   |
| 21 | out.  | 21 | and I would be more than happy to answer them.   |
| 22 | The other thing that has been probably  | 22 | Thank you.   |
| 23 | slightly changed is where our leasing and   | 23 | CHAIRMAN PLUNKETT: So, Doug, you   |
| 24 | service office would be has been further  | 24 | know, I've appreciated the plan for some time.   |
| 25 | refined, and that is also in the architectural  | 25 | I think what you've done is pretty nice. I   |
| 1  | Page 14   | 1  | Page 16  |
| 2  | packet that was provided in your things. The  | 2  | like the pedestrian pathways through the site.<br>Could you speak a little bit about the |
| 3  | idea there is, this has an appearance that does tie in with both the architecture here but also | 3  | plantings around the proper edge, just sort of   |
| 4  |   | 4  | deciduous versus nondeciduous nature of some of  |
| 5  | starts picking up some of the elements of the   | 5  | those trees?   |
| 6  | Towne Center and would become the focal point   | 6  | MR. BALDI: As far as around  |
| 7  | for the neighborhood.   | 7  | the outside  |
| 8  | MR. SAYLER: Okay. Thank you,  | 8  | CHAIRMAN PLUNKETT: Yeah. Along   |
| 9  | Doug.   | 9  | the edge along the parking lot of the shopping   |
| 10 | Other than that, we have gone through extensive department head reviews. I think                | 10 | center and along the southern edge.  |
| 11 |   | 11 | MR. BALDI: This area here next   |
| 12 | we've got everyone, at this point, satisfied<br>except with the exception of Avon Lake          | 12 | to Parkers in the outside patio, these are   |
| 13 | Regional Water. They have come out recently   | 13 | evergreen trees. Some are existing. There are  |
| 14 | with a request to change the sanitary sewer   | 14 | a number of new ones that are being placed   |
| 15 | routing.  | 15 | there. This perimeter here is deciduous.   |
| 16 | We had it's shown routing through   | 16 | These are these were actually called out to  |
| 17 | into the existing private sanitary sewer that   | 17 | be upright hornbeams across here with some   |
| 18 | goes across the front of the pod, because that  | 18 | shades on the end. Part of the reason there  |
| 19 | actually comes right into our site. The   | 19 | is, we don't have the width to accommodate a   |
| 20 | quickest and easiest way to tie on it was deep  | 20 | broad evergreen. And, quite frankly, a little  |
| 21 | enough there.   | 21 | skinny item is not going to have much impact   |
| 22 | But they have since, recently, just told  | 22 | there, so the upright hornbeam was the choice  |
| 23 | us last week that they don't want us to tie   | 23 | for there.   |
| 24 | into the private sewer. They want us to tie   | 24 | The rest of the property, mainly in the  |
| 25 | into a public sewer. So that would require, as  | 25 | front, is deciduous trees around the perimeter.  |
|    | into a public sewer. So that would require, as  |    | none, lo decidadas neco arbana me permetor.  |

| But many of the buildings have on the corners?         Page 17         being a snow collection point. There's a lot of parking lot there to plow, and so we tend to use perennal material that, in the wintertime, goes domant. You can pile snow there, and you're not breaking shrubs and everything like that.           a vergreen material. Again, in the interior, there are some evergreens to break up the space in the wintertime as well as the deciduous that.         file           a weight of the site and the deciduous control to break up the space of the site parking, et cetera?         file           a control to comment quickly on the vehicular flow through the eastern side of the site and the southern site of the site parking, et cetera?         file           a MR, BALDI: S As far as -         MR, BALDI: S As far as -           a MR, BALDI: S As far as -         MR, BALDI: S As far as -           a MR, BALDI: S As far as -         MR, BALDI: S As far as -           a MR, BALDI: As far as -         MR, BALDI: S As far as -           a MR, BALDI: As far as -         MR, BALDI: As far as -           a MR, BALDI: As far as -         MR, BALDI: As far as -           a MR, BALDI: As far as -         MR, BALDI: As far as -           a MR, BALDI: As far as -         MR, BALDI: As far as -           a MR, BALDI: As far as -         MR, BALDI: As far as -           a more traffic that would core through here,<   |    |  |     |   |
|---|----|--|-----|---|
| <ul> <li>to help screen some of the parking on the side</li> <li>of he buildings and everything, that is</li> <li>the every ere material. Again, in the interior,</li> <li>there are some every resens to break up the space</li> <li>in the wintertime as well as the deciduous</li> <li>shade around the pool and around some of the</li> <li>other structures there.</li> <li>CHAIRMAN PLUNKETT: Could you</li> <li>comment quickly on the vehicular flow through</li> <li>the eastern side of the site and the southern</li> <li>side of the site parking, et ceters?</li> <li>MR, BALDI: As fara s-</li> <li>CHAIRMAN PLUNKETT: The way you</li> <li>see people entering, common points of entry and</li> <li>fhow patterns.</li> <li>MR, BALDI: I would think that</li> <li>these two buildings here are probably going to</li> <li>the walkway. We - here would probably</li> <li>be serviced mainly either coming in this main</li> <li>drive to the Towne Center, and then they would</li> <li>the sublidings fare are probably going to</li> <li>buildings that way. We - here would probably</li> <li>be serviced mainly either coming in this main</li> <li>drive to the Towne Center, and then they would</li> <li>buildings that way. We - here would probably</li> <li>be sorviced mainly either coming in this main</li> <li>drive to the Towne Center, and then they would</li> <li>buildings in the rear, I would think that</li> <li>the walkway. We - here would probably</li> <li>be sorvice hold low are in these buildings or</li> <li>for and the if you are in these buildings or</li> <li>the well the this direction.</li> <li>going to come in this direction.</li> <li>for arking and then the western edge being</li> <li>handled by those.</li> <li>CHAIRMAN PLUNKETT: Thank you.</li> <li>for arking and then the western edge being</li> <li>handled by those.</li> <li>Georonio here probably jumping to these three</li> <l< td=""><td>1</td><td>Page 17<br/>But many of the buildings have on the corners</td><td>1</td><td>Page 19<br/>being a snow collection point. There's a lot</td></l<></ul>   | 1  | Page 17<br>But many of the buildings have on the corners | 1   | Page 19<br>being a snow collection point. There's a lot |
| <ul> <li>of the buildings and everything, that is</li> <li>evergreen material. Again, in the interior,</li> <li>there are some evergreens to break up the space</li> <li>in the wintertime as well as the deciduous</li> <li>shade around the pool and around some of the</li> <li>other structures there.</li> <li>CHAIRMAN PLUNKETT: Could you</li> <li>comment of the site parking, tot extern?</li> <li>side of the site parking, tot extern?</li> <li>MR. BALDI: As far as -</li> <li>CHAIRMAN PLUNKETT: The way you</li> <li>the searem side of the site and the southern</li> <li>side of the site parking, tot extern?</li> <li>MR. BALDI: I would think that</li> <li>there come into the parking tots around the</li> <li>be serviced mainly either coming in this main</li> <li>drive to the Tarfte that's going to come up is</li> <li>going to come in this direction.</li> <li>and then if you are in these buildings of</li> <li>the western end will be servicing buildings 1,</li> <li>S, and 6 there. Two is kind of in the middle,</li> <li>of the trafte that's going to come up is</li> <li>going to come in this direction.</li> <li>and then if you are in these buildings of</li> <li>the western end will be servicing buildings 1,</li> <li>S, and 6 there. Two is kind of in the middle,</li> <li>of comes in here probably jumping to these three</li> <li>and then the western endge. Further was the assomet in place when we come</li> <li>and of there. Two is kind of in the middle,</li> <li>and then if you are in these the dege makes a lot of sense. I think that</li> <li>the western ende will be servicing buildings 1,</li> <li>s, and 6 there. Two is kind of in the middle,</li> <li>and then the western edge. Further western edge being</li> <li>handled by those.</li> <li>and then the western edge. I was curious if you</li> <li>the western edge. I was curious if you</li> <li>the the western edge. I was curious if</li></ul>  | 2  |  | 2   |   |
| <ul> <li>evergreen material. Again, in the interior,<br/>there are some evergreens to break up the space<br/>in the winterime as well as the deciduous<br/>shade around the pool and around some of the<br/>other structuress there.<br/>CHAIRMAN PLUNKETT: Could you<br/>comment quickly on the vehicular flow through<br/>the castern side of the site and the southern<br/>side of the site parking, et cetrar?<br/>MR. BALDI: As far as -<br/>MR. BALDI: As far as -<br/>MR. BALDI: As far as -<br/>MR. BALDI: I would hink that<br/>the caster may buildings here are probably going to<br/>be serviced mainly either coming in this main<br/>drive to the Towne Center, and then they would<br/>south of the traffic that's going to come up is<br/>going to come in this direction.<br/>Sy and then if you are in these buildings or<br/>the buildings in the rear, I would think that<br/>the western end will be servicing buildings 1,<br/>Sy and 6 there. Two is the south dege<br/>the western end will be servicing buildings 1,<br/>Sy and 6 there. Two is the south dege<br/>the western end will be servicing buildings 1,<br/>Sy and 6 there. Two is the side of the straffic that'<br/>comes in here probably jumping to these three<br/>buildings and then the western edge being<br/>handled by thoss.<br/>CHAIRMAN PLUNKETT: Thank you.<br/>Hink the planting along the south edge<br/>makes a lot of sense. I think on the castern<br/>the buildings in the rear, I would think that<br/>the western edge. I was curvous if you<br/>thought about shartbere should due<br/>the deciduous comment of the scer of that building,<br/>to not screening to the face of that building,<br/>to not screening to the face</li></ul>  | 3  |  | 3   |   |
| <ul> <li>there are some overgreens to break up the space<br/>in the wintertime as well as the deciduous<br/>shade around the pool and around some of the<br/>other structures there.</li> <li>CHAIRMAN PLUNKETT: Could you<br/>comment quickly on the vehicular flow through<br/>the castern side of the site and the southern<br/>side of the site parking, tot esters?</li> <li>MR. BALDI: As far as<br/>MR. BALDI: I would think that<br/>these two buildings here are probably going to<br/>drive to the Towne Center?</li> <li>MR. BALDI: I would think that<br/>these two buildings here are probably going to<br/>drive to the Towne Center?</li> <li>MR. BALDI: I would think that<br/>these two buildings here are probably going to<br/>there come in this direction.</li> <li>Bosome traffic that would come through here,<br/>the western end will be servicing buildings 1,<br/>so the there. Two is kind of in the middle,<br/>of course, but I see most of this that<br/>the western end will be servicing buildings 1,<br/>so the there. Two is kind of in the middle,<br/>of course, but I see most of this that<br/>the western end will be servicing buildings 1,<br/>so and there: Two is kind of in the middle,<br/>of course, but I see most of this that<br/>the western end will be servicing buildings 1,<br/>so and there: Two is kind of in the middle,<br/>of course, but I see most of this that<br/>the western end will be servicing buildings 1,<br/>space that western edge being<br/>handled by those.</li> <li>CHAIRMAN PLUNKETT: Thank you.<br/>Think the planting along the south edge<br/>makes alo to farse. I think on the eastern<br/>agood portion here probably doesn't provide a<br/>ton of screening to the face of that building,<br/>particularly for proble parking in that parking<br/>to ton the western edge. L was curious if you<br/>thought about shrubbery down below the<br/>deciduous something in there. The idea on<br/>the lower deg, of course, with the – again,</li> <li>MR. BAADD: There's – the –<br/>there's plantings of on south edge<br/>makes alo to farsee. Thene: The idea on<br/>the lower deg, of course, with the – again,</li> <li>MR. BAADD: There's – the –<br/>there's plant</li></ul>   | 4  |  | 4   |   |
| <ul> <li>in the wintertime as well as the deciduous</li> <li>in the wintertime as well as the deciduous</li> <li>in the wintertime as well as the deciduous</li> <li>in the wintertures there.</li> <li>CHAIRMAN PLUNKETT: Could you</li> <li>comment quickly on the vehicular flow through<br/>the eastern side of the site and the southern</li> <li>is de of the site and the southern</li> <li>in fort the lock was southern</li> <li>in fort the lock with thern with those lease</li> <li>in fort the lock with thern with those lease</li> <li>in the south orgin the south edge</li> <li>in andled by those.</li> <li>CHAIRMAN PLUNKETT: Thank you.</li> <li>in the deciduous community.</li> <li>in the deciduous community.</li></ul>   | 5  |  | 5   | 0   |
| 2       shade around the pool and around some of the other structures there.       7       There is an existing walkway through the Towne Center here, which does have some or comment quickly on the vehicular flow through the eastern side of the site parking, et cetera?         10       comment quickly on the vehicular flow through the eastern side of the site parking, et cetera?       10         11       the eastern side of the site and the southern site of the site parking, et cetera?       11         11       the eastern side, et cetera?       12         12       ARR. BALDI: As far as       13         13       MR. BALDI: Towald think that       14         14       these two buildings here are probably going to       14         15       these two buildings here are probably going to       14         16       there the Towne Center, and then they would       14         17       the serviced mainly either coming in this main       15         18       be serviced mainly either coming in this main       15         19       be some traffic that would come through here, the would probably       16         21       buildings that way. We - there would probably       22         22       buildings that traffic that's going to come up is       22         23       mast of the traffic that's going to come up is       24         24 </td <td>6</td> <td>÷ · · ·</td> <td>6</td> <td></td>   | 6  | ÷ · · ·  | 6   |   |
| e       other structures there.       9       Towne Center here, which does have some ormamental trees and some plantings on it already. Again, that starts breaking up that parking, et cetera?         iiii content quickly on the vehicular flow through the eastern side of the site and the southern side southern side of the site and the southern side of the site and the southern side southern southern sin thern side southern side   | 7  |  | 7   |   |
| 9       CHAIRMAN PLUNKETT: Could you       9       ornamental trees and some plantings on it already. Again, that stars breaking up that         10       comment quickly on the vehicular flow through the eastern side of the site and the southern       10         11       side of the site parking, et cetera?       12         12       side of the site parking, et cetera?       13         13       MR. BALDI: As far as -       13         14       flow paterns.       14         15       see people entering, common points of entry and flow paterns.       14         16       flow paterns.       14         17       MR. BALDI: I would think that       14         16       flow paterns.       14         17       be serviced mainly either coming in this main       14         16       flow paterns.       14         17       be some traffic that would come through here,       14         18       most of the traffic that's going to come up is       14         19       going to come in this direction.       Page 10         14       going to come in this direction.       Page 10         14       going to come in this direction.       Page 10         14       going to come in this direction.       Page 10 <td< td=""><td>8</td><td>-</td><td>8</td><td>• • •</td></td<>  | 8  | -  | 8   | • • •   |
| 10       comment quickly on the vehicular flow through the eastern side of the site parking, et ceters?       11       12       already. Again, that starts breaking up that parking lot.         11       the eastern side of the site parking, et ceters?       12       CHAIRMAN PLUNKETT: The way you         12       CHAIRMAN PLUNKETT: The way you       13       MR. HAAS: Speaking of the walkway, are the easements in place that are discussed in the packet for the future         13       these two buildings here are probably going to be serviced mainly either coming in this main drive to the Towne Center, and then they would either come into the parking lots around the buildings that way. We - there would probably be some traffic that would come through here, build think this would be minor. I think and then if you are in these buildings or the traffic that's going to come up is       MR. SAYLER: Yes. Actually, the comment from Beth Fulton was not for the future residents' benefit, but it was for the small         14       going to come in this direction.       Page 20         15       going to come in this direction.       Page 20         16       rester mode wild think that the western edge being handled by those.       14         16       ocurse, but I see most of this traffic that would come through the set west west me dge being the south edge the deciduous nature of those trees for a good portion here probably joesn't provide a to of sense. I think on the eastern dift about shrubbery down below the deciduous nature of those trees for a good portion here probably doesn't provide a to f screening to the face of that building, particula  | 9  |  | 9   |   |
| 11       the castern side of the site and the southern       11       parking lot.         12       side of the site parking, et cetera?       12       parking lot.         13       side of the site parking, et cetera?       13       W. BALDI: As far as       14         14       CHAIRMAN PLUNKETT: The way you see people entering, common points of entry and flow patterns.       MR. HAAS: Speaking of the       MR. HAAS: Speaking of the         14       Walkway, are the casements in place that are       discussed in the packet for the future       residents to be able to have access to the         14       Towne Center? There was that discussion       about         14       buildings that way. We - there would probably       Towne Center? There was that discussion         14       buildings that way. We - there would probably       Think         15       most of the traffic that's going to come up is       The area where the Parkers patio is. So that         14       soing to come in this direction.       Page 16       Would will be it's not in place yet. I         14       have that easement in place when we come in for the future comes of it works out, before we do that       It's would think that         15       And then if you are in these buildings of the traffic that's going to come up in we still dor' maing alow the comes of it works out, before we do that       Ito ton for the futuy et. <tr< td=""><td>10</td><td></td><td>10</td><td></td></tr<>   | 10 |  | 10  |   |
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| 55, and 6 there. Two is kind of in the middle,<br>of course, but I see most of this traffic that<br>comes in here probably jumping to these three<br>buildings and then the western edge being<br>handled by those.make sure that we get all our approvals, if the<br>economics of it works out, before we do that<br>lot. But that we have not resolved<br>finalized that yet.9handled by those.710CHAIRMAN PLUNKETT: Thank you.1011I think the planting along the south edge<br>makes a lot of sense. I think on the eastern<br>edge, the deciduous nature of those trees for a<br>good portion here probably doesn't provide a<br>to n of screening to the face of that building,<br>particularly for people parking in that parking<br>lot on the western edge. I was curious if you<br>thought about shrubbery down below the<br>deciduous community.1610MR. BALDI: There's the<br>there's plantings of ornamental grasses on the<br>lower thing. I think I had called out<br>carlforest or something in there. The idea on<br>that lower edge, of course, with the again,1220MR. HAAS: Secondly, and, Doug,   |    | ÷  |     | -   |
| 6of course, but I see most of this traffic that<br>comes in here probably jumping to these three<br>buildings and then the western edge being<br>handled by those.6economics of it works out, before we do that<br>lot. But that we have not resolved<br>finalized that yet.10CHAIRMAN PLUNKETT: Thank you.10There are existing reciprocal easements<br>in place throughout there, and I pointed that<br>out to Ms. Fulton. But I think she wanted to<br>have something that was specific for that one11I think the planting along the south edge<br>makes a lot of sense. I think on the eastern<br>edge, the deciduous nature of those trees for a<br>good portion here probably doesn't provide a<br>to n of screening to the face of that building,<br>particularly for people parking in that parking<br>lot on the western edge. I was curious if you<br>thought about shrubbery down below the<br>deciduous community.1018Hought about shrubbery down below the<br>lower thing. I think I had called out<br>carlforest or something in there. The idea on<br>that lower edge, of course, with the again,1124It hower edge, of course, with the again,24  |    |  | 1 1 |   |
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|   |    | cariforest of something in mere. The idea of             | 24  |   |
|   | 25 |  | 25  | · · ·   |

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

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

| 1  | Page 29 the problem.                             | 1               | Page 31<br>MAYOR ZILKA: That's what I          |
|----|--|-----------------|--|
| 2  | MAYOR ZILKA. Right.                              | 2               | thought I was reading into, reading into this. |
| 3  | MR. SAYLER: It was also                          | 3               | There's no sense in pursuing this tonight      |
| 4  | shallower than the one that's you know, the      | 4               | because we don't have the answers without      |
| 5  | other sewer that I had shown comes right onto    | 5               | getting input and                              |
| 6  | our site, and it's closer, shallower, not on     | 6               | MR. BALDI: Right.                              |
| 7  | the other side of the road or closer and         | 7               | MAYOR ZILKA: proposals for                     |
| ß  | deeper, not on the other side of the road, so    | 8               | them. So that was the big concern I had.       |
| 9  | it was never a consideration for me.             | 9               | Everything else looks very good.               |
| 10 | MAYOR ZILKA: So the proposal                     | 10              | Thank you.                                     |
| 11 | that you had mentioned in your introductory      | 11              | MR. SAYLER: Thank you very much.               |
| 12 | remark of putting the sanitary sewer line there  | 12              | CHAIRMAN PLUNKETT:                             |
| 13 | on the west end of Walker, that would take care  | 13              | Ms. Fenderbosch.                               |
| 14 | of that need?                                    | 14              | MS. FENDERBOSCH: I think it                    |
| 15 | MR. SAYLER: That would take care                 | 15              | should be stated that the infrastructure,      |
| 16 | of the need. The problem is, it's a lot more     | 16              | right, the city has just redone that road. A   |
| 17 | disruptive. It's not I mean, we'd probably       | 17              | lot of money went into Walker Road. And to     |
| 18 | have to cut it through the existing access       | 18              | have it reopened, I think that that has to be  |
| 19 | road. The sanitary sewer is very deep and        | 19              | part of a discussion that we need to protect   |
| 20 |  | 20              | our infrastructure, right.                     |
| 21 | road, so we're going to have traffic control     | 21              | And since the original plans that you          |
| 22 | is going to be very difficult.                   | 22              | have for sanitary included additional          |
| 23 | MAYOR ZILKA: Uh-huh.                             | 23              | commercial, which is a larger load than your   |
| 24 | MR. SAYLER: You know, there's a                  | 24              | residential and or comparable because of       |
| 25 | lot of there's a number of issues that I         | 25              | multiple buildings, that has to actually has   |
|    | Page 30  |                 | Page 32  |
| 1  | would like to bring up with Avon Lake Regional   | 1               | to be part of a discussion.                    |
| 2  | Water, compelling reasons why I don't feel       | 2               | MR. SAYLER: Okay. I appreciate                 |
| 3  | it's you know, I don't think it's the best       | 3               | your input. And if I can arrange some time, I  |
| 4  | solution.  | 4               | will try and make that clear to him. And I'd   |
| 5  | But, as I said, I haven't been able to           |                 | like you to meet him if you'd like to come     |
| 6  | really have a substantial conversation with      | 6               | along.   |
| 7  | Mr. Gadar over again. I'm sure we'll get the     |                 | MS. FENDERBOSCH: I'd be happy                  |
| 8  | opportunity to do it, though.                    | 9               |  |
| 9  | MATOR ZIERA. Tean. He doesn't                    | 10              | CHAIRMAN PLUNKETT: Thank you,                  |
| 10 | inde in his office too long.                     | 11              | Ms. Fenderbosch.                               |
| 11 | WIR. SATELER. Right.                             | 12              | Dr. Ma.  |
| 12 | MIR. DALDI. The sewer mat was on                 | 13              | DR. MA: Thank you.                             |
| 13 | this site was originary intended for the         | 14              | I have one question on the traffic flow.       |
| 14 | audition to the Towne Center.                    | 15              | Most certainly, I've experienced some crazy    |
| 15 | MIATOR ZIERA. Right.                             | 16              | driving in that main parking area, people      |
| 16 | MIC DALDI. So it was there to                    | 17              | coming in in different points, and we're going |
| 17 | Service this site. It was always intended to     | 16              | to be adding more cars.                        |
| 18 | be used for mat. And, yes, we re enanging        | 19              | So what point or just so I'm clear,            |
| 19 | that as residential versus commercial, but it    | 20              | will there be stop signs, or will the people   |
| 20 | was brought onto the site and stubbed off there  | 20              | coming in be able to go directly in? Will they |
| 21 | for this purpose here. Bo                        | 21              | stop, or is it more the ones going east and    |
| 22 | MATOR ZIERA. Okay.                               | 22              | west will stop? What will that look like?      |
| 23 | MIR. DALDI you know, mars                        | 23              | MR. SAYLER: Yeah. We haven't                   |
| 24 | willy we left that that was the best solution to | 24              | proposed any additional stop signs as part of  |
| 25 | move forward with it.                            | _ <sup>23</sup> | this project. And it and being a private       |

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

|    |   | <u>т</u> |   |
|----|---|----------|---|
| 1  | Page 37<br>makes sense. And I wish your sanitary proposal | 1        | Page 39<br>MR. ESBORN: Dr. Ma.                  |
| 2  | could work. It's I don't know. I assume                   | 2        | DR. MA: Yes.                                    |
| 3  | it's sized appropriately, but just because it             | 3        | MS. ESBORN: Mrs. Raymond.                       |
| 4  | seems less disruptive and also a more                     | 4        | MS. RAYMOND: Yes.                               |
| s  | economical solution than having to go to Walker           | 5        | MR. SAYLER: Thank you very much.                |
| 6  | Road.   | 6        | CHAIRMAN PLUNKETT: Thank you.                   |
| 7  | So I think the plan is great. I have no                   | 7        | We appreciate it.                               |
| 8  | relevant comments or additional questions.                | 8        | Please read the second case.                    |
| 9  | MR. SAYLER: Thank you.                                    | 9        | MR. ESBORN: Case No. 008-23,                    |
| 10 | CHAIRMAN PLUNKETT: Thank you.                             | 10       | Cutting Edge Landscape Development Site Plan    |
| 11 | Would anyone care to make a motion in                     | 11       | Approval for an Equipment Storage Building.     |
| 12 | this case?  | 12       | This is the request of Cutting Edge Landscape   |
| 13 | MR. HAAS: I'll make a motion,                             | 13       | Development at 649 Moore Road in Avon Lake for  |
| 14 | but I have one clarification. I'm not sure                | 14       | a site plan approval of an equipment storage    |
| 15 | Mr. Baldi was acknowledged that he was sworn              | 15       | building. The project is located on the east    |
| 16 | in for the oath.  | 16       | side of Moore Road between Webber Road and Pin  |
| 17 | MR. BALDI: I didn't say that,                             | 17       | Oak Parkway in an I-2 general industrial        |
| 18 | but I was sworn in, and I did write my name and           | 18       | district.                                       |
| 19 | everything on the list.                                   | 19       | Cutting Edge Landscape Development, a           |
| 20 | MR. HAAS: Good, then.                                     | 20       | landscape company located on Moore Road, just   |
| 21 | MR. ESBORN: Mr. Haas, I realize                           | 21       | south of Weiss Field, is requesting approval    |
| 22 | there was conflicting entity names on the                 | 22       | for a 50-foot by 90-foot pole barn to the east  |
| 23 | agenda. So it is Kopf Properties Ltd so if you            | 23       | of their existing office building. The new      |
| 24 | could use that one.                                       | 24       | building will be used as storage of equipment.  |
| 25 | MR. HAAS: I move for the                                  | 25       | Based on approval from planning                 |
| -+ | Page 31   | +        | Page 40   |
| 1  | approval by the planning commission and                   | 1        | commission, this plan can go directly to the    |
| 2  | referral to the city's building department for            | 2        | building department for progress.               |
| 3  | permits for Case No. 007-23 on the application            | 3        | MR SEBASTIAN: Mike Sebastian,                   |
| 4  | by Kopf Properties Ltd., 420 Avon Belden Road,            | 4        | 311 Cheyenne Falls, I have been sworn in.       |
| 5  | Avon Lake, Ohio, for the project located                  | 5        | So exactly what Ted said, we're proposing       |
| 6  | adjacent to the Towne Center shopping center,             | 6        | a storage building. Our existing property at    |
| 7  | Walker Road and Avon Belden Road, for a site              | 7        | 649 Moore Road is going to be used to store     |
| 8  | plan subject to the final approval by the Avon            | 8        | equipment and trucks. Especially in the         |
| 9  | Lake Regional Water of the plan for the                   | 9        | wintertime, our salt trucks, it's very          |
| 10 | sanitary sewer for this site.                             | 10       | important to keep them unfrozen, but mostly for |
| 11 | CHAIRMAN PLUNKETT: Is there a                             | 11       | the storage of equipment, mowers, excavators,   |
| 12 | second?   | 12       | and trucks.                                     |
| 13 | MAYOR ZILKA: Second.                                      | 13       | CHAIRMAN PLUNKETT: Okay. I                      |
| 14 | CHAIRMAN PLUNKETT: Please call                            | 14       | don't have any questions.                       |
| 15 | the roll.   | 15       | Mr. Haas.                                       |
| 16 | MR. ESBORN: Mr. Plunkett.                                 | 16       | MR. HAAS: I'll just bring up the                |
| 17 | CHAIRMAN PLUNKETT: Yes.                                   | 17       | sidewalk issue.                                 |
| 18 | MR. ESBORN: Mr. Haas.                                     | 18       | So  |
| 19 | MR. HAAS: Yes.  | 19       | MR. SEBASTIAN: Sure.                            |
| 20 | MR. ESBORN: Mr. Orille.                                   | 20       | MR. HAAS: Can you explain I                     |
| 21 | MR. ORILLE: Yes.  | 21       | mean, it was noted that                         |
| 22 | MR. ESBORN: Mrs. Fenderbosch.                             | 22       | MR. SEBASTIAN: In 2018.                         |
| 23 | MS. FENDERBOSCH: Yes.                                     | 23       | MR. HAAS: Yeah.                                 |
| 24 | MR. ESBORN: Mayor Zilka.                                  | 24       | MR. SEBASTIAN: Okay. Since                      |
| 25 | MAYOR ZILKA: Yes.   | 25       | then, a lot of things have happened.            |

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

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



## 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"