*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 Of course, you know that.	1	Page 1 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 welcome.	1	Page 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.
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1	Page 13 Doug was involved in refining the amenities a	1	Page 15 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. 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 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,<				
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	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 MR. BALDI: There has been some	16	
17		17	great. 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 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

		_	
1	Page 25 the plans. They	1	Page 27 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 MR. SAYLER: I think I've reached	1	Page 28 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 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.	_ ²³	this project. And it and being a private

	eny of Avon Eaker Hamming con		
1	Page 33 road, it's not something that's under control	1	Page 35 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 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 makes sense. And I wish your sanitary proposal	1	Page 39 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 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 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? 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"