

**MINUTES OF THE AVON LAKE
PLANNING COMMISSION MEETING
MARCH 5, 2024**

A regular meeting of the Avon Lake Planning Commission was called to order on March 5, 2024, at 7:00 P.M. in Council Chambers with Chairperson Ma presiding.

ROLL CALL

Present for roll call were Mrs. Fenderbosch, Mr. Haas, Dr. Ma, Mr. Orille, Mrs. Raymond, Mr. Leitch, Mayor Spaetzel, Director of Law Ebert, Engineer Howard, and Planning & Zoning Manager LaRosa.

APPROVAL OF MINUTES

Mr. Haas moved, and Mrs. Raymond seconded to approve the February 6, 2024, meeting minutes as amended. Mr. Orille abstained as he was not present. Motion carried (6-0).

READING OF GENERAL CORRESPONDENCE & ANNOUNCEMENTS

None

COUNCIL REPORT

Mrs. Fenderbosch reported that City Council reviewed the proposed Planning & Zoning Code amendments and made the following changes:

1. Several instances where “Director of Public Works” was still used; these will be changed to “City Engineer or engineering consultant(s) to the city.”
2. 1224.01(f)(9) Home Occupations - employment ~~within the home~~ on residential property, while...

Mrs. Fenderbosch explained the approval process for Code amendments noting that these proposed changes have come before the public six times and will again be read and then voted on at the March 11, 2024, meeting.

SWEARING IN

Director of Law Ebert swore in applicants and members of the audience planning to speak to items on the agenda.

CASE NO. CPC-24-1 Regatta Properties, LLC, Site Plan Approval for New Building Additions. Regatta Properties, LLC is requesting approval of a site plan for a 742-square-foot addition to the southwest portion of the Avon Lake Animal Clinic’s veterinary examination wing and a 455-square-foot addition to the southeast end of the surgical wing for property located at 124 Miller Road. Applicable Code Section: 1214.06: Site Plan applies. Based on approval from the Planning Commission this plan can go directly to the Building Department for permits.

John Reyes, architect with Star Architectural Group LTD, represented the property owners. Mr. Reyes explained:

1. The 742-square-foot, southwest addition will have three examination rooms.
2. It will be a single-story structure with a stucco and cultured stone exterior.
3. The 455-square-foot, southeast addition will be under an existing second-story porch and have a stucco and cultured stone exterior.
4. The new space will be used as a recovery area for surgical patients.
5. There will be a loss of two parking spaces but there is adequate parking available on the east side of Miller Road.
6. The Clinic plans to add two doctors to the staff.
7. The second-story porch will be retained.

Mr. Haas moved, and Mrs. Raymond seconded to recommend approval of the site plan additions for Avon Lake Animal Clinic as presented. Motion carried (7-0).

CASE NO. CPC-24-2 Lake Veterinary Properties, LLC, Map Amendment Request for Parcel No. 04-00-006-114-078 from P-I District to B-1 District. Lake Veterinary Properties, LLC is requesting approval to rezone a 2.02-acre parcel that fronts Durrell Avenue from P-I (Public Institutional) District to a B-1 (Limited Business) District. Applicable Code Section: 1214.02: Code Text and Map Amendments apply. Based on the recommendation from the Planning Commission, this application will be placed on the City Council agenda for a public hearing on the proposed amendment. The scheduling of this application will adhere to all public hearing notification requirements.

Jason Lamb represented Lake Veterinary Properties. Dr. Lamb explained:

1. This land was acquired from Avon Lake Regional Water
2. Lake Veterinary is simply asking to have this property be zoned to match the zoning on their other properties.
3. There will be parking but will cause the nature trail to be moved further to the east of the property.

Mrs. Raymond asked if Alameda had been vacated. Mr. Lamb confirmed it was vacated and that he owned both sides of Alameda. Mrs. Raymond questioned if Alameda would be consolidated with their other property. Mr. Lamb said he has not applied to consolidate them yet.

Mrs. Fenderbosch noted that she wanted to reiterate the findings outlined in the Planning Report, page 2, that “the request to rezone from P-I to B-1 is reasonable given that 1) the property is no longer being used for civic and institutional purposes, and 2) the property is adjacent to a B-1 District where a similar use is planned. Moreover, the Commercial and Public Office Districts outlined in the future land use plan share similar characteristics in terms of their nature, uses, and regulations regarding height, building coverage, front setback, parking, and intensity. Therefore, the request is consistent with the Planning and Zoning Codes and with the Avon Lake Comprehensive Land Use Plan.”

Mr. Haas wanted to know if Dr. Lamb or his associates had any discussion with the neighbors regarding their plans for the land and encouraged them to do so. Dr. Lamb said the land adjacent to the property was owned by the Animal Clinic and is leased to a tenant who is also an employee. Dr. Lamb said that the neighbors on Durrell did not express any concerns in passing.

Mr. Haas moved, and Mr. Orille seconded to recommend approval of Case No. CPC-24-2 Lake Veterinary Properties, LLC, Map Amendment Request for Parcel No. 04-00-006-114-078 from P-I District to B-1 District. Motion carried (7-0).

Mrs. Fenderbosch advised that the matter requires a public hearing that could be scheduled for March 11, 2024, with a vote on March 25, 2024.

Discussion regarding the Indiana Bat nesting season ensued. Engineer Howard said that he would confirm the dates.

CASE NO. CPC-24-3 Woodside Holdings, LLC, Site Plan Approval for Construction of a New Office Warehouse. Woodside Holdings, LLC is requesting site plan approval to build a 5,411-square-foot office warehouse at 32915 Pin Oak Parkway. Applicable Code Section: 1214.06: Site Plan applies. Based on approval from the Planning Commission this plan can go directly to the Building Department for permits.

John Reyes, architect with Star Architectural Group LTD, represented Woodside Holdings, LLC. Mr. Reyes explained:

1. The new building will be on the west side of the property.
2. It will be constructed to match the existing building on the east side of the property.
3. The building is larger (one additional bay), but it has the same functionality and use.
4. Office and garage spaces will be leased to small contractors.
5. The exterior will have cultured stone wainscoting.
6. There will not be truck docks, semi-trucks, or hazardous materials.
7. It is possible that the space could be used as a professional kitchen.
8. This property does not go all the way to the railroad tracks.

Mrs. Fenderbosch asked if there were any items still open concerning stormwater or engineering. Engineer Howard confirmed that items on his checklist had been completed.

Mr. Haas moved, and Mr. Orille seconded to recommend approval of Case No. CPC-24-3 Woodside Holdings, LLC, site plan for construction of a new office warehouse at 32915 Pin Oak Parkway. Motion carried (7-0).

CASE NO. CPC 24-4 Diocese of Cleveland St Joseph Parish, Site Plan Approval of a Sports Field. Diocese of Cleveland, St. Joseph Parish, is requesting site plan approval for improvements for a practice field located at 32929 Lake Road. Applicable Code Section: 1214.06: Site Plan applies. Based on approval from the Planning Commission this plan can go directly to the Building Department for permits.

Mike Cloud, 4205 East Lake Road, Sheffield Lake represents the applicant and provided the following information:

1. This practice field will be at the northwest corner of the property which has poor drainage.
2. The area will be re-graded, and drainage installed.
3. It will be a pee-wee football field with the children only running and throwing to the south.
4. Sidewalks will be installed so people do not have to walk in soggy areas.
5. To provide a buffer between the field and the rental home to the west, 2-tier bleachers and an attractive equipment shed will be installed on the west side of the field.

6. There will be one goalpost and a small, lit scoreboard.
7. This location will allow for the preservation of several large oak trees.

While no conditions were attached to the approval recommendation, several concerns were voiced by Commission members:

1. Proximity of the field to Lake Road; the potential of children running into the street and balls going into the street. Fencing, netting, and/or landscaping were suggested to create a barrier between the field and the street. Mr. Cloud believes the Father would be open to considering these options if it were later deemed to be necessary.
2. The potential of creating an attractive nuisance; an actual lined field may attract people during off times who will not be supervised as when an organized practice or game is held. Mr. Haas suggested installing “no unauthorized use” signs. Mr. Cloud stated the field would not be lined all year, just during the football season.
3. Noise disturbing neighboring properties. Mr. Cloud asserted that noise will not increase; and that the area is already used for practice; they are simply making it more amenable.

Mr. Leitch moved, and Mr. Orille seconded to recommend site plan approval of a Sports Field. Motion carried (5-2) with Mr. Haas and Mr. Leitch dissenting.

INFORMATIONAL ITEM

None

DISCUSSION ITEMS

None

GENERAL PUBLIC COMMENTS

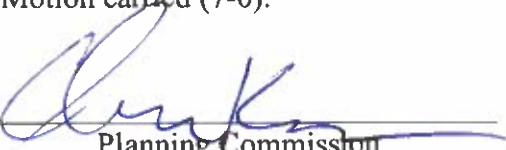
None

FROM BOARD MEMBERS

Chairperson Ma informed the members she would not be able to attend the April 2, 2024, meeting. Mrs. Raymond as Pro-Tem will stand in.

ADJOURNMENT

Mr. Haas moved, and Mr. Orille seconded to adjourn the meeting at 8:21 pm. Motion carried (7-0).


Planning Commission
Pro-Tem Chairperson Raymond


Recording Secretary
Diane Reynolds