

**MINUTES OF THE AVON LAKE  
PLANNING COMMISSION MEETING  
APRIL 2, 2024**

A regular meeting of the Avon Lake Planning Commission was called to order on April 2, 2024, at 7:00 P.M. in Council Chambers with Pro-Tem Chairperson Raymond presiding.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

Mr. Haas moved, and Mrs. Fenderbosch seconded to approve the March 5, 2024, meeting minutes as presented. Motion carried (6-0).

**READING OF GENERAL CORRESPONDENCE & ANNOUNCEMENTS**

None

**COUNCIL REPORT**

Mrs. Fenderbosch reported that the City Council approved the recommended amendments to the Avon Lake Planning & Zoning Code. In addition, the rezoning of Lake Veterinary Properties, LLC Parcel No. 04-00-006-114-078 from P-1 to B-1 was approved.

**SWEARING IN**

Mayor Spaetzel swore in applicants and members of the audience speaking to items on the agenda.

**CASE NO. CPC-24-6 Christ Church Westshore and Schafer Development Company LTD, Preliminary Plat Approval for a Major Subdivision on Pin Oak Parkway.**

Christ Church Westshore and Schafer Development Company, LTD jointly submitted a preliminary plat for a major subdivision project comprising six sublots within a 17.28-acre parcel of land situated in a light industrial zoned area on Pin Oak Parkway. Applicable Code Sections are 1214.05: Major Subdivisions and 1238: Subdivision Design Standards. Based on a recommendation from the Planning Commission to the City Council, this application will be placed on the City Council agenda at its next regularly scheduled meeting.

Steve Schafer, Schafer Development Company, LTD (Schafer), explained that his company owns the two lots behind the existing dry-cleaning business on Pin Oak Parkway (Pin Oak). A portion of the 17.28 acres that the Church owns will be sold to Schafer for the development of commercial buildings on six sublots that small businesses may purchase or lease to purchase. These lots will

be accessed on a new roadway off Pin Oak. This joint effort will also provide a second access point for the Church.

Chuck Czucs, Polaris Engineering & Surveying, stated that they are working with a wetland consultant regarding a small wetland area on the property and stormwater will flow down an existing ditch to the storm sewer.

In response to Commission members questions, Mr. Schafer provided the following information:

1. Examples of the types of businesses that showed interest in using the commercial lots are painting, exercising, and a tool company.
2. The buildings will be single-user structures.
3. The lots are sited as one acre but could be combined if a company wanted a larger site.
4. Stormwater will likely go into a ditch that flows south and then tap into the system. Engineer Howard stated that each subplot will have to pay the CALDP fee that is currently \$12,511.31 per acre plus a square footage fee.
5. There will be enter/exit signs posted on the Church site.
6. The Avon Lake Police Chief does not want the new road to Pin Oak to be directly across from Commerce Parkway on the north side of Pin Oak or for there to be direct access from a parking lot onto Pin Oak.

In response to Commission member questions, Bob Ellis, representing the Church, responded:

1. Cut-through traffic between Pin Oak and Avon Belden Road is not anticipated because the area is heavily treed, and the Church is not visible from Avon Belden Road.
2. Truck traffic for these businesses will be during weekdays when there is little activity at the Church.

Mr. Esborn explained that this project is considered a major subdivision because it has more than five parcels and includes a new road. As such, the applicant needs the approval of the Preliminary Plat from the Commission and City Council to begin the actual Improvement Plan. Although considered a major subdivision which is usually a residential development, this being a commercial development, each subplot will require a site plan.

Engineer Howard suggested that there be a lot split from the Church and then establish the six sublots. Mr. Esborn noted that if there is a lot split, each site (Church and Schafer properties) will need to go through the site plan review process.

Mr. Haas moved, and Mr. Leitch seconded to recommend approval of this subdivision as presented. Motion carried (6-0).

### **OTHER PUBLIC COMMENTS**

None

**INFORMATIONAL ITEM**

Members were provided with information regarding an upcoming Planning and Zoning conference and encouraged to attend.

**DISCUSSION ITEM**

None

**GENERAL PUBLIC COMMENT**

The next regular meeting of the Planning Commission is Tuesday, May 7, 2024.

**ADJOURNMENT**

Mr. Hass moved, and Mayor Spaetzel seconded to adjourn the meeting at 7:35 pm.  
Motion carried (6-0).

  
Planning Commission  
Pro-Tem Chairperson Raymond

  
Recording Secretary  
Diane Reynolds