

**MINUTES OF THE AVON LAKE**  
**PLANNING COMMISSION MEETING**  
**August 5, 2025**

A regular meeting of the Avon Lake Planning Commission was called to order on August 5, 2025, at 7:00 P.M. in Council Chambers with Chairperson Ma presiding.

**ROLL CALL**

Present for roll call were Dr. Ma, Mr. Leitch, Mrs. Raymond, Mr. Smith, Mayor Spaetzel, Director of Law Ebert, City Engineer Howard, Community Development Director Esborn, and Planning & Zoning Manager La Rosa.

**APPROVAL OF MINUTES**

Mayor Spaetzel moved, and Mr. Leitch seconded to approve the July 1, 2025, meeting minutes as presented. Motion carried (5-0).

**GENERAL CORRESPONDENCE & ANNOUNCEMENTS**

There were no announcements or general correspondence to review.

**COUNCIL REPORT**

Council had not met since the last Planning Commission meeting, so there was no council report to deliver

**SWEARING IN PUBLIC COMMENTORS**

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

**TABLED CASE**

Case No. CPC-25-9, Pulte Homes of Ohio, LLC, Major Subdivision Preliminary Plat Approval for Harbor Crest Townhome Subdivision, located at the southeast corner of Walker Road and Avon-Belden Road (SR 83). Applicable Code Sections: 1214.05: Major Subdivision and 1238: Subdivision Design Standards apply.

Devin Daugherty of Pulte Homes and James Saylor of The Henry G. Reitz Engineering Company joined the Commission to revisit the Harbor Crest Townhome project. Mr. Dougherty explained that, following the Planning Commission's request last month, the applicant returned with alternative designs for both the SR 83 entrance and the Audrey Lane stub street. Two entrance options and two stub street configurations were presented for review.

Mr. Saylor, speaking remotely, thanked the Planning Commission for its feedback and highlighted how the submitted alternatives reflected input from the Development Review Committee (DRC), Fire and Police Chiefs, and city staff. He acknowledged that if consensus could not be reached

As the discussion concluded, Dr. Ma clarified that only five commission members were present, so a motion would need at least four affirmative votes to pass.

Mrs. Raymond moved, and Mr. Leitch seconded, to recommend to the City Council that Case No. CPC-25-9, submitted by Pulte Homes of Ohio, LLC, for Major Subdivision Preliminary Plat approval for the Harbor Crest Townhomes, be approved, finding that the proposed subdivision complies with applicable zoning and subdivision regulations and serves the public interest. This approval is subject to the condition that the development entry on SR 83 be directly aligned across from the Huntington Bank entrance, as shown in Alternate 2, including a left-turn lane. The motion carried (5-0).

### **NEW CASES**

**Case No. CPC-25-11**, Ford Motor Company, Ohio Assembly Plant, Site Plan Approval for the Construction of a New Vehicle Test Track and Installation of a New Stormwater Retention Basin. Applicable Code Section: 1214.06 Site Plans apply.

Patrick Carney, Project Manager with Rudolph Libbe Group representing Ford Motor Company, presented a dual request for site plan approval involving (1) a new vehicle test track on the north end of the property and (2) the installation of a new stormwater retention basin near Miller Road.

Mr. Carney explained that the new clear vision track was necessary due to internal plant layout changes. The track would only be used to test alignment on a small number of vehicles per shift—approximately 10–12—at very low speeds (around 15 mph). Noise and traffic impact were expected to be minimal. The track would be located near the Sheffield Lake border and screened by existing berms and future landscaping. Lighting would be installed for safety during low-light hours, but would be low-level, downward-facing LED fixtures.

Mr. Leitch and Mr. Smith asked about proximity to neighbors, safety precautions, and light pollution. Mr. Carney responded that extensive screening measures were already underway, including fencing, trees, and a decorative wall.

Deb Beard again provided public comment, expressing concern about nearby utility poles and the potential impact of sound on adjacent condos. Mr. Carney clarified that the poles have been decommissioned and would be removed. He emphasized that the track's slow speed and limited use would minimize any impact.

Mrs. Raymond moved, and Mr. Leitch seconded to approve Case Number CPC-25-11, Ford Motor Company, Ohio Assembly Plant Site Plan for the construction of a new vehicle test track as submitted. The motion carried, 5-0.

Mr. Carney explained that Ford's second request involves constructing a large retention basin on the south side of the property to address interior flooding. The basin would capture roof runoff and divert it away from the plant's aging storm system. The basin would replace a landscaped berm on Miller Road.

## ADJOURNMENT

Mayor Spaetzel moved, and Mr. Leitch seconded to adjourn the meeting at 8:10 pm. The motion carried (5-0).



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Planning Commission  
Chairperson Ma



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Recording Secretary  
Kelly La Rosa