

MINUTES OF THE AVON LAKE
PLANNING COMMISSION MEETING
SEPTEMBER 3, 2025

A regular meeting of the Avon Lake Planning Commission was called to order on September 3, 2025, at 7:00 P.M. in Council Chambers with Chairperson Ma presiding.

ROLL CALL

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

APPROVAL OF MINUTES

Mr. Haas moved, and Mayor Spaetzel seconded to approve the August 5, 2025, meeting minutes as presented. Motion carried (5-0) with Mr. Orille abstaining as he had not attended that session.

GENERAL CORRESPONDENCE & ANNOUNCEMENTS

There were no general correspondence or announcements.

SWEARING IN PUBLIC COMMENTERS

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

Mr. Smith arrived at 7:08 P.M.

NEW CASES

The Commission opened a public hearing to consider a historic landmark designation with the reading of the case.

Case No. HPC-25-1, Avon Lake Historical Society, Historic Landmark Designation for the Red Aircraft Warning Beacon formerly mounted atop the Avon Lake Power Plant Smokestack. Applicable Code Section 1214.08 Designation of Historic Landmarks and Historic Districts applies.

Following the reading of the case, Dr. Ma explained the procedure for the public hearing, outlining the sequence of opening statements, testimony, cross-examination, rebuttal, and closing arguments.

Opening Statement: Avon Lake Historical Society President Tony Tomanek spoke in support of the application, emphasizing the importance of the artifact as part of Avon Lake's industrial heritage. He explained that the Avon Lake Power Plant was constructed between 1925 and 1927

that would feature both artifacts and historic photographs, making the collection accessible to the public until a permanent museum becomes available.

Commissioners asked about the significance of designating an object rather than a building or historic district. Mr. Tomanek noted that landmark designation elevates the importance of the artifact, secures its recognition as part of the city's cultural heritage, and ensures its preservation in perpetuity.

Several commissioners expressed appreciation for the Historical Society's work in preserving community history and emphasized the symbolic importance of the beacon as one of the last physical connections to the power plant and its role in shaping Avon Lake's identity.

Mayor Spaetzel moved, and Mr. Smith seconded to recommend City Council approve the Historic Landmark designation of the red aircraft warning beacon formerly mounted on the Avon Lake Power Plant smokestack, based on its cultural, visual, and industrial significance as outlined in Section 1214.08 of the Codified Ordinances. Motion Carried (7-0).

Case No. CPC-25-14, Christ Church Westshore and Schaefer Development Company Ltd., Major Subdivision Improvement Plan Approval for Christ Church Industrial Subdivision, located on the south side of Pin Oak Parkway, west of Avon Belden Road (SR 83). Applicable Code Section 1214.05 Major Subdivision and Section 1238 Subdivision Design Standards apply.

Steve Schaefer of Schaefer Development Company presented the proposal on behalf of Christ Church Westshore, explaining the plan for a six-lot industrial subdivision designed for small users and coordinated with the church to provide a secondary access and address future site improvements. He noted that the project aligns with similar developments in the area.

The Commission questioned the adequacy of utility and engineering approvals. The applicant's engineer, Sam Vitale of Polaris Engineering, reported that Avon Lake Regional Water had issued final approval earlier that day. He also confirmed active coordination with the City Engineer and explained that comments to date were routine engineering issues that would not impede subdivision approval. Two streetlights were added to the plan, one near the bend between the church driveways and another at the cul-de-sac.

Commissioners discussed the proposed street name "Eagle Way," which had been added late in the review process. Several members expressed concern about the generic nature of the name and the potential for confusion with similar names. The applicant acknowledged that the name was only a placeholder and agreed to work with staff on a more suitable alternative before recording the plat.

Parking and traffic circulation were also a focus. Commissioners asked about the church's loss of parking spaces, whether the spaces to be removed were actively used, and whether new parking would be required. The applicant noted that the rear pavement being removed was in poor condition and rarely used, and that the church is planning for future parking expansion in a more functional location near the sanctuary. Questions were raised about the potential for vehicles to

OTHER BUSINESS

Proposed Right-of-Way Vacation and Consolidation for Phase 6 of Avon Center Estates Subdivision No. 2 Redevelopment. Applicable Code Section: 1216.03 (c) Zoning District Map and District Boundaries, Vacation of Public Rights-of-Way, and Section 1214.04 Minor Subdivisions apply.

Mr. Sayler explained that the Vacation and Consolidation Plat is required to complete the final phase of Avon Center Estates. The plat will vacate obsolete rights-of-way and merge numerous small legacy lots from an earlier, unbuilt subdivision into a single parent tract. Once Council approves the action and the plat is recorded, the property will carry a single permanent parcel number from which the lots and rights-of-way in the Phase 6 Improvement Plan will be created. This step eliminates fragmented lot lines and aligns the recorded plat with the subdivision as built.

Commissioners asked about the impact on the City and whether compensation is customary when vacating rights-of-way. Law Director Ebert explained that Avon Lake has not required compensation in such cases, as vacations generally serve to clear obsolete plats and return property to the tax duplicate for private maintenance. He emphasized that this is consistent with City policy and noted that the vacation and consolidation is a procedural but essential step in finalizing the subdivision and maintaining consistency with the development plan previously approved.

Mr. Haas moved, and Mrs. Raymond seconded to recommend to City Council that the Avon Center Estates Subdivision No. 2, Phase 6 Vacation and Consolidation Plat be approved, finding that the proposed vacation and consolidation have been reviewed and approved by the City Engineer. Motion carried (6-0) with Dr. Ma abstaining due to residing near the site.

DISCUSSION ITEM

There were no new discussion items.

COUNCIL REPORT

Mr. Smith presented to City Council the Preliminary Plan for Harbor Crest Townhomes (75 units) at the southeast corner of Walker Road and Avon Belden Road (SR-83), with conditions previously recommended by Planning Commission regarding site access and turn movements at its August 25, 2025, meeting.

GENERAL PUBLIC COMMENTS

There were no general public comments.

ADJOURNMENT