

MINUTES OF THE AVON LAKE
PLANNING COMMISSION MEETING
OCTOBER 7, 2025

A regular meeting of the Avon Lake Planning Commission was called to order on October 7, 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, Mr. Smith, Mayor Spaetzel, Director of Law Ebert, Community Development Director Esborn, and Planning & Zoning Manager LaRosa.

APPROVAL OF MINUTES

The minutes from the September 3, 2025, Planning Commission meeting were presented for approval.

Mr. Haas moved, and Mr. Leitch seconded to approve the September 3, 2025, meeting minutes as presented/amended. Motion carried (7-0).

GENERAL CORRESPONDENCE & ANNOUNCEMENTS

There were no announcements or correspondence presented.

COUNCIL REPORT

Mr. Smith reported that two items are on the City Council's upcoming agenda for third reading 1) the historic landmark designation for the red aircraft warning beacon formerly mounted atop the Avon Lake Power Plant Smokestack; and 2) Avon Center Estates No. 2, Phase 6 Improvement Plan.

SWEARING IN PUBLIC COMMENTERS

Director of Law Ebert administered the oath to all individuals wishing to speak before the Commission.

NEW CASES

Case No. CPC-25-16, Rotz Investments, LLC, Zoning Map Amendment for Parcel No. 04-00-006-135-071, located on the west side of Moore Road north of Walker Road, rezoning from B-2 General Business District to R-1A, Single-Family Residence District. Applicable Code Section 1214.02 Code Text and Map Amendment apply.

Mr. Jim Saylor of the Henry G. Reitz Engineering Company explained that the 2.4-acre parcel, with approximately 400 feet of frontage on Moore Road, has been unsuccessfully marketed for commercial use. Given the surrounding residential development and continued demand for single-family housing, the applicant is requesting rezoning to R-1A to allow for the potential creation of four single-family lots. He noted that the parcel depth varies between 250 and 300 feet, following

the alignment of Powdermaker Creek, and that the site is bordered by single-family residential uses to the north and east, with a small commercial parcel to the south also owned by Mr. Rotz. Mr. Sayler added that the proposed rezoning would be consistent with adjacent land uses and would not constitute spot zoning.

During the discussion, the Commission asked for clarification on several parts of the proposal, including the frontage length noted in staff comments, the parcel size and lot layout, and possible development patterns after rezoning. Mr. Sayler confirmed that the 2.38-acre parcel could support four 100-foot-wide lots and that future home construction would probably vary based on buyers but might include side-entry garages and deeper setbacks for privacy. Questions were raised about the existing drainage ditch near Powdermaker Creek, with the applicant confirming it is an outlet from the nearby commercial property and does not pose floodplain or wetland issues. It was further clarified that the lots will likely be sold individually once rezoning is approved.

Mr. Haas moved, and Mrs. Raymond seconded to recommend approval of Case No. CPC-25-16, Rotz Investments, LLC, Zoning Map Amendment for Parcel No. 04-00-006-135-071 located on the west side of Moore Road north of Walker Road, rezoning from B-2 General Business District to R-1A Single Family Residence District finding that the proposed zoning map amendment is consistent with the residential character of the surrounding area, provides an appropriate transition between adjacent land uses, and supports the goals of the Comprehensive Plan by maintaining a residential designation along Moore Road. Motion carried (7-0).

Mr. Sayler asked about the legislative process. It was clarified that the item would be introduced to the City Council on October 14, 2025, for first reading, and a public hearing will be required at a subsequent Council or Committee of the Whole meeting before final action.

OTHER BUSINESS

There were no other businesses presented.

GENERAL PUBLIC COMMENTS

No public comments were offered.

ADJOURNMENT

Mr. Hass moved, and Mayor Spaetzel seconded to adjourn the meeting at 7:16 pm. Motion carried (7-0).



Planning Commission
Chairperson Ma



Recording Secretary
Kelly La Rosa