



**CITY OF AVON LAKE  
PLANNING COMMISSION  
150 Avon Belden Road  
Avon Lake, Ohio 44012  
(440) 930-4110**

**AGENDA  
Tuesday, October 7, 2025  
7:00 PM  
City Council Chambers**

Voting Order

S. Orille  
C. Raymond  
G. Smith  
M. Spaetzel  
R. Haas  
J. Leitch  
H. Ma

**ROLL CALL:**

Mr. Haas, Mr. Leitch, Dr. Ma, Mr. Orille, Mrs. Raymond, Mr. Smith, Mayor Spaetzel, Director of Law Ebert, Engineer Howard, Community Development Director Esborn, and Planning and Zoning Manager La Rosa.

- 1. APPROVAL OF SEPTEMBER 3, 2025, MEETING MINUTES**
- 2. GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
- 3. COUNCIL REPORT**
- 4. SWEARING IN PUBLIC COMMENTORS**
- 5. 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.

- 6. OTHER BUSINESS**
- 7. GENERAL PUBLIC COMMENT**
- 8. ADJOURNMENT**

The next regular meeting of the Planning Commission is Tuesday, November 4, 2025.

**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

by the Cleveland Electric Illuminating Company and, at the time, was the largest power plant of its kind in the world. For decades, its towering smokestacks defined the city's skyline and served as a symbol of home, industry, and progress along Lake Erie.

Mr. Tomanek described how the red aircraft warning beacon was installed on the smokestack in 1975 to meet federal aviation safety requirements. At more than 500 feet in the air, the light served as a warning to pilots navigating near the shoreline. The beacon weighed nearly 80 pounds, contained two 620-watt bulbs, and was one of a dozen encircling the stack. It remained in continuous use for 45 years, until it was replaced by modern LED fixtures in 2020.

He noted that while the beacon was originally a safety device, for the community it came to symbolize the ongoing operation of the plant. Residents grew accustomed to seeing the steady red light glowing on the skyline, a reminder that the plant was generating power and providing jobs for local families. For him personally, and for many Avon Lake families, the beacon carried generational meaning, representing livelihoods built around the plant and the city's industrial identity.

Mr. Tomanek stressed the rarity of the artifact. Of the original beacons, only two are known to survive, one in private ownership and one entrusted to the Historical Society and City. This scarcity elevates its significance and underscores the value of preserving it as a community landmark. He also pointed out that the artifact is one of the last tangible items salvaged following the plant's decommissioning in 2021 and subsequent demolition, making it an especially meaningful link to a vanished part of the city's landscape.

He concluded by stating that preserving the beacon ensures that future generations will remember the plant's role in Avon Lake's development, its contributions to local industry, and the resilience of the community. On behalf of the Historical Society and Preservation Commission, he thanked the City for considering the designation, noting that such recognition not only honors a piece of equipment but also an entire chapter of Avon Lake's history.

There being no opponents to this case, the public hearing closed.

Following the closure of the public hearing, the Chair asked if any members of the public wished to speak. There were no public comments.

Commissioners commended the Historical Society for preserving the artifact and discussed the practical aspects of its future care. Questions were raised about where the beacon would be housed, its ongoing maintenance needs, and whether its preservation would impose costs on the City. Mr. Tomanek stated that the beacon is currently stored at the Avon Lake Public Library and that the Society is working with the Library to create a display space dedicated to the power plant's history. Maintenance would be minimal, limited primarily to electricity for display lighting.

Commissioners further inquired about the broader collection of artifacts saved from the power plant. The Avon Lake Library Director, William Rutger, confirmed that several additional items, including structural marble columns and lighting fixtures, are being stored and may be displayed in the future. The Director also described plans for a dedicated interpretive room at the Library

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

use the church lot as a cut-through between Pin Oak Parkway and SR83. The Mayor confirmed that such cut-through traffic could be enforced under City ordinance only if observed or reported, and the applicant agreed to continue working with the church on site layout and landscaping to discourage such use.

Mr. Haas moved, and Mr. Leitch seconded to recommend to City Council that the Christ Church Industrial Subdivision Improvement Plan, submitted by Christ Church Westshore and Schaefer Development Company, Ltd., be approved, subject to final review and acceptance by the City Engineer, Avon Lake Regional Water, and Zoning. Motion carried (7-0).

**Case No. CPC-25-13, Legacy Pointe LTD, Major Subdivision Improvement Plan Approval for Avon Center Estates No. 2, Phase 6, located in the southwest quadrant of Avon Lake. Applicable Code Section 1214.05 Major Subdivision and Section 1238 Subdivision Design Standards apply.**

James Sayler of The Henry G. Reitz Engineering Company outlined revisions since preliminary approval, including right-of-way radii additions, a 65-foot cul-de-sac radius at Spyglass Circle, a redesigned cluster mailbox as a widened parallel pull-off to avoid backing movements, and notes clarifying front-yard orientation and HOA maintenance of island landscaping. He reported ongoing coordination with the City Engineer regarding rear-yard drains, noting that depth constraints require some shared laterals.

The Commission focused on outstanding engineering comments. Sayler explained that many of the issues were minor and had already been addressed. A remaining point of discussion involved shared rear-yard drains. The City Engineer expressed concern that shared laterals could create conflicts with future fence installation. Mr. Sayler responded that HOA covenants in the Legacy development limited side-yard fencing to “within the shadow of the house”, eliminating the risk of fence posts interfering with the drainage system. HOA restrictions will be forwarded to the City Engineer for review.

Another point of discussion was street naming. Commissioners observed that the proposed “Turnberry Lane” could create confusion with an existing “Turnberry Court” nearby, which may cause issues for police and fire response. The applicant agreed that the name should be reconsidered. Aside from these issues, members expressed satisfaction that the applicant had responded thoroughly to earlier requests and improved the design details.

Dr. Ma disclosed living near the subdivision, which is the reason she would abstain from voting. Other members expressed appreciation for the applicant’s responsiveness and noted that the project completes a long-standing subdivision in the community.

Mr. Haas moved, and Mrs. Raymond seconded to recommend to City Council that the Major Subdivision Improvement Plan for Avon Center Estates No. 2, Phase 6, submitted by Legacy Pointe Ltd., be approved subject to final review and acceptance by the City Engineer and administrative renaming of Turnberry Lane to eliminate duplication. Motion carried (6-0) with Dr. Ma abstaining.

## **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**

Mr. Haas moved, and Mr. Leitch seconded to adjourn the meeting at 7:52 P.M.  
Motion carried (7-0).

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Planning Commission  
Chairperson Ma

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Recording Secretary  
Kelly La Rosa



## Rotz Investments, LLC - Zoning Map Amendment

# Report

**To:** Avon Lake Planning Commission

**From:** Kelly La Rosa, Planning and Zoning Manager

**Date:** October 1, 2025

**Re:** 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.

### PROJECT OVERVIEW

The Planning Commission has been asked to consider a request submitted by Rotz Investments LLC, with James Sayler of Henry G. Reitz Engineering as the applicant, to rezone Parcel No. 04-00-006-135-071, a 2.38-acre parcel located on the west side of Moore Road north of Walker Road. The property is currently zoned B-2 (General Business District), and the applicant seeks a zoning map amendment to R-1A (Single-Family Residence District) to subdivide the land into four standard residential lots, each with approximately 100 feet of frontage on Moore Road. The site is currently vacant, wooded in character, and has not been developed with any structures.

### PROJECT DESCRIPTION

**Applicant/Engineer:** James Sayler, Henry G. Reitz Engineering, 4214 Rocky River Drive, Cleveland, Ohio 44135.

**Owner:** Rob Rotz, Rotz Investments, LLC, 310 Fernwood Drive, Avon Lake.



Figure 1: Aerial View from Google Earth 6/2/2015





Planning Commission  
October 1, 2025  
Case No. CPC-25-16  
Rotz Investments LLC  
Zoning Map Amendment  
Page 2 of 6

**Location:** This property is situated north of the intersection of Walker Road and Moore Road.

**Site Area:** 2.38 acres

**Density:** 1.67 dwelling units per acre

**Current Zoning:** B-2, General Business District.

**Proposed Zoning:** R-1A, Single-Family Residence District

**Surrounding Context:** The property is situated in a mixed-use area where zoning transitions from commercial to residential. To the **north**, a single-family residence is situated on a narrow lot zoned B-2, resulting in a nonconforming condition. To the **south**, the applicant owns a small parcel that will remain zoned B-2 for storage and legacy commercial use. Beyond that, at the corner of Walker Road and Moore Road, Avon Lake Regional Water owns property that is currently mapped as B-2, although its actual use and Comprehensive Plan designation are Public and Institutional. To the **east**, the site is bordered by the Chatham Drive neighborhood, an established R-1A subdivision of single-family homes. To the **west**, the property abuts Powdermaker Ditch and the Powder Maker Town Homes, a multi-family development.

**Comprehensive Land Use:** The City's Comprehensive Land Use Plan identifies the subject property, along with adjacent parcels to the north and west as High Density Residential. This designation likely reflects the presence of the Powder Maker Town Homes immediately to the west, which establishes a multi-family pattern in this part of the Moore Road corridor. However, when viewed at the scale of the immediate neighborhood, Moore Road north of Walker Road is characterized primarily by single-family detached housing, including the Chatham Drive subdivision to the east of this site.

**Applicable Code Section: 1214.02:** Code Text and Map Amendment apply.



Figure 2: Excerpt 2022 Zoning Map

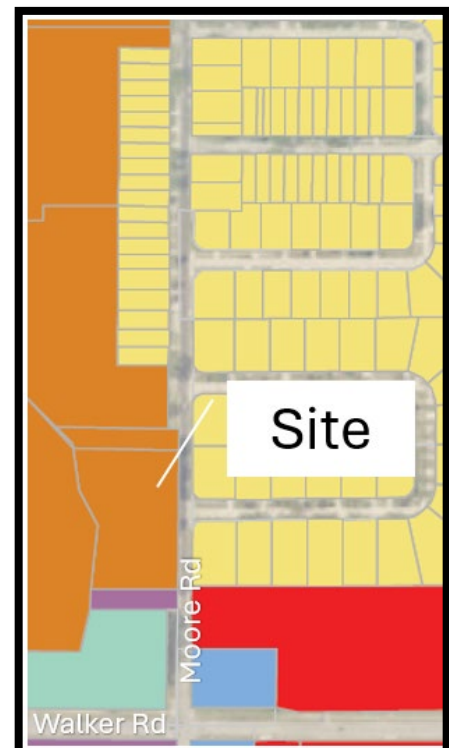


Figure 3: Excerpt 2019 Land Use Plan



Planning Commission  
October 1, 2025  
Case No. CPC-25-16  
Rotz Investments LLC  
Zoning Map Amendment  
Page 3 of 6

## **PROJECT ANALYSIS**

### **ZONING AND LAND USE**

The site is zoned B-2 (General Business District), which allows a broad mix of commercial uses, including retail, restaurants, offices, and personal services, typically located along major corridors for high visibility and easy access. While appropriate for high-activity business areas, many B-2 uses can introduce higher traffic, noise, and late-hour activity that is out of character with the predominantly residential context on the west side of Moore Road.

In this context, the request to rezone the parcel from B-2 to R-1A may be understood as a refinement of the Comprehensive Plan rather than a departure from it. Although R-1A provides lower density than townhomes, it preserves a residential use consistent with the single-family neighborhoods to the east and north and remains compatible with the multi-family to the west. Creating four standard single-family lots establishes a logical transition, reinforcing the single-family frontage along Moore Road, buffering public and institutional zoning to the south, and stepping down in intensity from the adjacent townhomes.

From a planning perspective, this zoning map amendment advances the Comprehensive Plan's intent by maintaining residential character while reflecting the realities of the surrounding built environment. It balances long-range goals with existing neighborhood conditions, resulting in a land use pattern that is both consistent and context-sensitive.

### **SUSTAINABILITY AND ENVIRONMENTAL IMPACT**

In addition to being compatible with surrounding land uses, the proposed zoning map amendment offers notable sustainability benefits. By shifting from a B-2 General Business District to R-1A Single-Family Residence District, the intensity of development on the site would be significantly reduced. Instead of a commercial buildout that could maximize impervious surfaces and increase traffic volumes, the four proposed single-family lots will preserve more open space and landscaped area, resulting in a smaller footprint on City infrastructure and the natural environment.

The reduced impervious coverage will help mitigate stormwater impacts on the adjacent Powdermaker Ditch and the downstream conveyance system. This change is expected to improve infiltration and reduce runoff, contributing positively to water quality and stormwater management goals. In addition, single-family homes will generate less traffic and place fewer demands on public utilities and safety services than would be anticipated under commercial zoning.

Taken together, the zoning map amendment advances the City's commitment to sustainable growth by balancing neighborhood character with environmental stewardship, ensuring that



Planning Commission  
October 1, 2025  
Case No. CPC-25-16  
Rotz Investments LLC  
Zoning Map Amendment  
Page 4 of 6

development on this parcel integrates more harmoniously with both the built and natural environments

## **DEVELOPMENT REVIEW COMMITTEE CONSIDERATIONS**

During review of the Moore Road zoning map amendment, DRC members noted that the applicant's request to rezone from B-2 to R-1A is consistent with the surrounding residential context. The applicant also intends to retain a small commercial building on an adjacent parcel in B-2 for storage and legacy use, which members recognized as a reasonable transition between institutional uses to the south and residential neighborhoods to the north and east. All comments received from DRC are attached to this report.

## **REVIEW AND RECOMMENDATION BY THE COMMISSION**

Section 1214.02: Code Text and Map Amendments outlines the procedures and rules for modifying zoning laws, including the application process for changes to zoning maps or regulations. It ensures that these modifications align with the city's overall land use plan, encourages organized development, and considers the impacts on neighboring properties, infrastructure, and community objectives.

### **Review Criteria**

Recommendations and decisions on zoning change requests will be evaluated based on the review criteria outlined in 1214.02 (e), which are provided below for your convenience. not all criteria may be applicable in each case, and each case shall be determined by its facts.

- (1) The proposed amendment is consistent with the comprehensive land use plan, other adopted city plans, and the stated purposes of this code.
- (2) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.
- (3) The proposed amendment will promote the public health, safety, and general welfare.
- (4) The proposed amendment, if amending the zoning map, is consistent with the stated purpose of the proposed zoning district.
- (5) The proposed amendment, if to the zoning map, follows lot lines or the centerlines of streets, railroads, or other rights-of-way.
- (6) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.



Planning Commission  
October 1, 2025  
Case No. CPC-25-16  
Rotz Investments LLC  
Zoning Map Amendment  
Page 5 of 6

- (7) The proposed amendment will not constitute spot zoning where special treatment is given to a particular property or property owner that would not be applicable to a similar property under the same circumstances.
- (8) The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

### **RECOMMENDATION BY THE COMMISSION**

After reviewing the zoning map amendment request and review criteria, the Commission will decide whether to send it back to the applicant for revisions or recommend approval or denial to the City Council. The Community Development staff will promptly forward the Commission's written findings and recommendations to the City Council for review and approval.

Potential Motion: A motion should be made in the positive. At least four "yes" votes to approve or "no" votes to reject the request are required to make a recommendation to City Council. The language provided below is a guide; it is not intended to suggest a specific action by the Planning Commission.

I move 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.

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### **SUBSEQUENT ACTION**

Following Planning Commission action and consistent with Section 1214.02, the case will proceed to City Council for final consideration. Council has the authority to approve or deny the zoning map amendment by ordinance. Applicants may request special legislative procedures, such as suspension of the rules (waiving the standard three readings) or adoption as an emergency measure (effective immediately rather than after 30 days). In this case, the applicant has not requested



Planning Commission  
October 1, 2025  
Case No. CPC-25-16  
Rotz Investments LLC  
Zoning Map Amendment  
Page 6 of 6

special consideration; the ordinance would follow the standard three-reading process with a 30-day effective period.

## **ATTACHMENTS**

- Application to Planning Commission
- DRC Comments



## CPC-25-16

Planning Commission Application

Status: Active

Submitted On: 8/29/2025

### Primary Location

O MOORE RD  
AVON LAKE, OH 44012

### Owner

ROTZ INVESTMENTS LLC  
310 FERNWOOD DR AVON LAKE, OH  
44012

### Applicant

 James Sayler  
 216-251-3033  
 jts@reitzeng.com  
 4214 Rocky River Dr.  
Cleveland, OH 44135

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## Property or Parcel Information

### Zoning Classification

B2

### Present Use\*

vacant

### Type of Request\*

Map Amendment (Rezoning)

### General Description of Project\*

Rezone 2.4 acre parcel to R-1A in order to divide into 4 single family lots with frontage on Moore Road

### Have you had your meeting with the Development Review Committee?\*

No

**Your application will not be reviewed until you have met with the Development Review Committee (DRC).  
Please submit the DRC application before submitting this application.**

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## Applicant Information

**Applicant** is the Property Owner or Property Owner's Designee.

**Project Manager** will be the person working closest with the plans and will be the main point of contact for the Planning Department's questions.

### Applicant Role\*

Subdivider

### Applicant Name\*

James Sayler

### Address\*

4214 Rocky River Dr.

### City\*

Cleveland

### State\*

OH

### Zip\*

44135

**Phone\***

216-251-3033

**Email\***

jts@reitzeng.com

**Project Manager**

James Sayler

**Project Manager Phone**

216-251-3033

**Project Manager Email**

jts@reitzeng.com

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## Property Owner Information

**Name\***

Rotz Investments LLC

**Address\***

310 Fernwood Drive

**City\***

Avon Lake

**State\***

OH

**Zip\***

44012

**Phone\***

440-668-5252

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## Council Action Needed

**New field**

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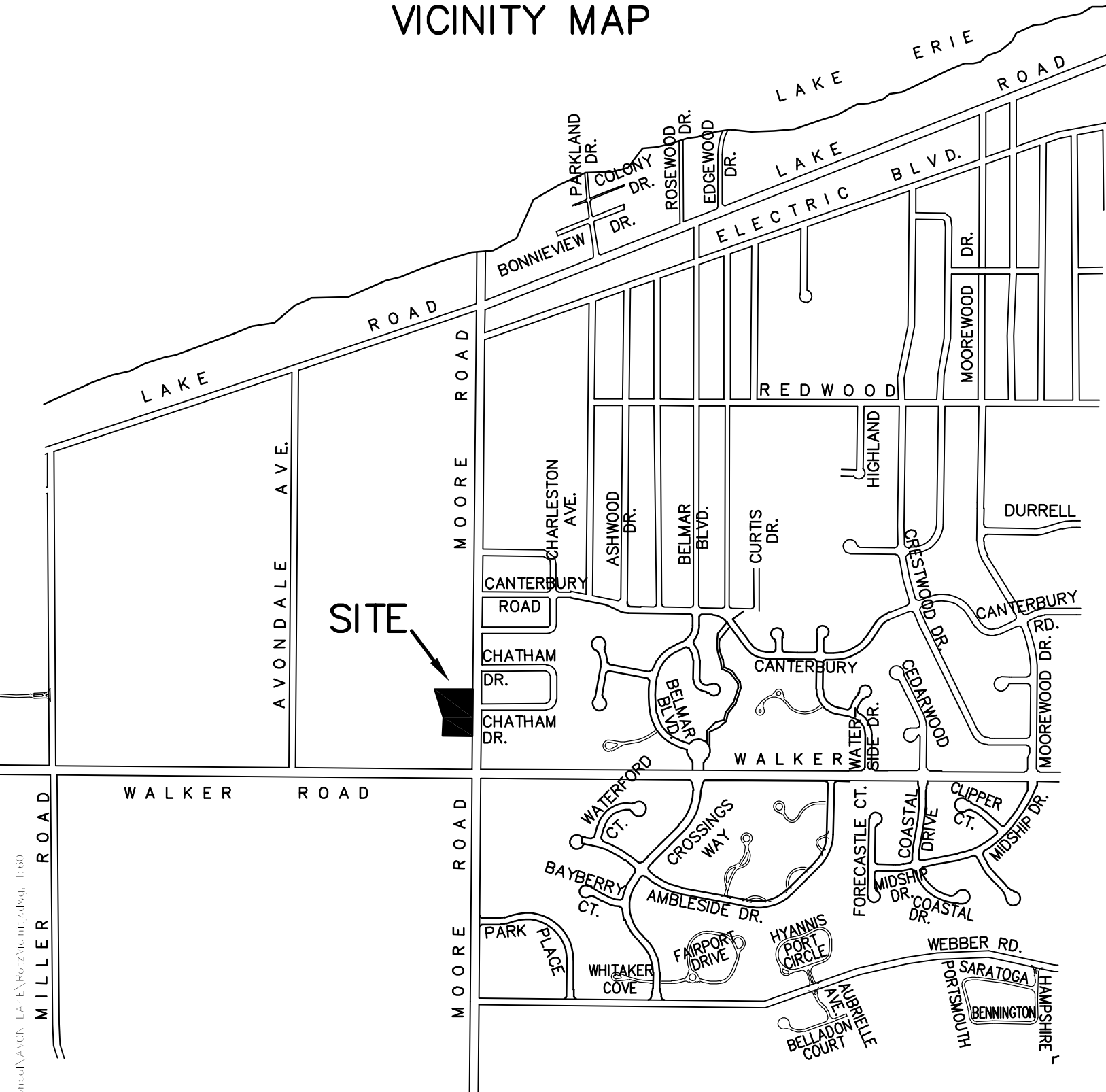
## Signature

**Applicant Signature\***

✓ James Sayler

Aug 29, 2025

04-00-006-135-071  
VICINITY MAP





The property owner would like to get the property rezoned to R-1A in order to be able to split it into 4 standard 100' wide lots that will have frontage on Moore Road.

If the property is rezoned to R-1A, the 4 standard 100' wide lots that would result will be a less intensive use of the land than how it could be developed under the current B-2 zoning. There will be more landscaped green space and less impervious areas resulting in less impact to the riparian corridor adjacent to Powdermaker Ditch and the downstream stormwater conveyance system. There will be less traffic generated and a lower potential for demand on City utilities and safety forces.

## Zoning Review – Austin

Record No.CPC-25-16

**Status** Completed

**Became Active** September 2, 2025

**Assignee** Austin Page

**Due Date** September 12, 2025

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### Primary Location

O MOORE RD  
AVON LAKE, OH 44012

### Owner

ROTZ INVESTMENTS LLC  
310 FERNWOOD DR AVON LAKE, OH 44012

### Applicant

 James Sayler  
 216-251-3033  
 jts@reitzeng.com  
 4214 Rocky River Dr.  
Cleveland, OH 44135

## Messages

Austin Page

September 3, 2025 at 10:23 am

Here are my comments

1. Although not a concern right now with a rezoning, the property is less than 400' wide. Might be an issue with lot widths if splitting into 4 lots.
2. The property directly north is a single-family zoned residence but is zoned B-1. Current land use is low-density residential. Regarding the future land use, the subject property, adjacent properties (north, south, west) are shown as High Density Residential. The property across the street is zoned R-1A, and future land use depicts Low Density residential.
3. From a practical zoning standpoint, rezoning to R-1A would not be out of character for the area as a single-family residence is directly north and across the street (east) is a single-family subdivision. This land has been vacant, recently cleared and backs up to townhomes. For the most part, Moore Road, north of Walker Road, is primarily fronted by single-family homes. At the southern end of the subject property is where some commercial uses/operations begin.
4. Single-family homes would be less of an impact to the road, traffic, infrastructure, etc. than many of the commercial uses that are currently permitted. It would also be less of an impact on the neighboring and adjacent single-family and multi-family properties.
5. Here is the Review Criteria for a Map Amendment (1214.02(e)). My responses/comments are bolded.
  - (1) The proposed amendment is consistent with the comprehensive land use plan, other adopted City plans, and the stated purposes of this code;  
The comp plan shows this future land use as high density residential. I believe this was decided because of the adjacent townhome development to the east. When you take an overhead look or zoomed out look into the area, it is primarily single-family residential. Although not high density, the proposed zoning is still residential.  
The proposed amendment is consistent with the purpose statement of the R-1A district (1216.04).
  - (2) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;  
No real comment on this item. My response would be similar to my comment #3 above.
  - (3) The proposed amendment will promote the public health, safety, and general welfare;  
The proposal would be less of an impact in regards to use. Making the area safer than what could be done now on the property with the current zoning.
  - (4) The proposed amendment, if amending the zoning map, is consistent with the stated purpose of the proposed zoning district;  
it is consistent. No issues here.
  - (5) The proposed amendment, if to the zoning map, follows lot lines or the centerlines of streets, railroads, or other rights-of-way.  
No issues here.
  - (6) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;  
I would not expect any adverse impacts on the environment, storm water management, wildlife, etc. The lot is currently vacant and backs up to Powdermaker Ditch. With most developments, the storm water (if any issue now) will be improved with development. Hard to argue there won't be new noise with the potential of four single-family homes as the lots are currently vacant but would not expect that to be an issue.
  - (7) The proposed amendment will not constitute spot zoning where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances. and/or  
I do not anticipate any issues with spot zoning. The properties across the street (east) are zoned R-1A and the property directly north has a single-family use. The majority of Moore Rd, north of Walker is fronted by single-family homes. There are many other areas in town that have single-family properties abutting or near commercially zoned and commercially land used properties.
  - (8) The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.  
I would not expect any adverse impacts.

Austin Page

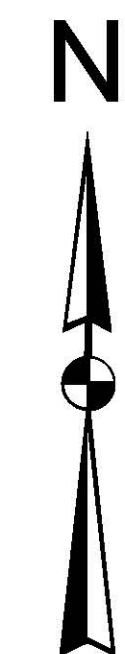
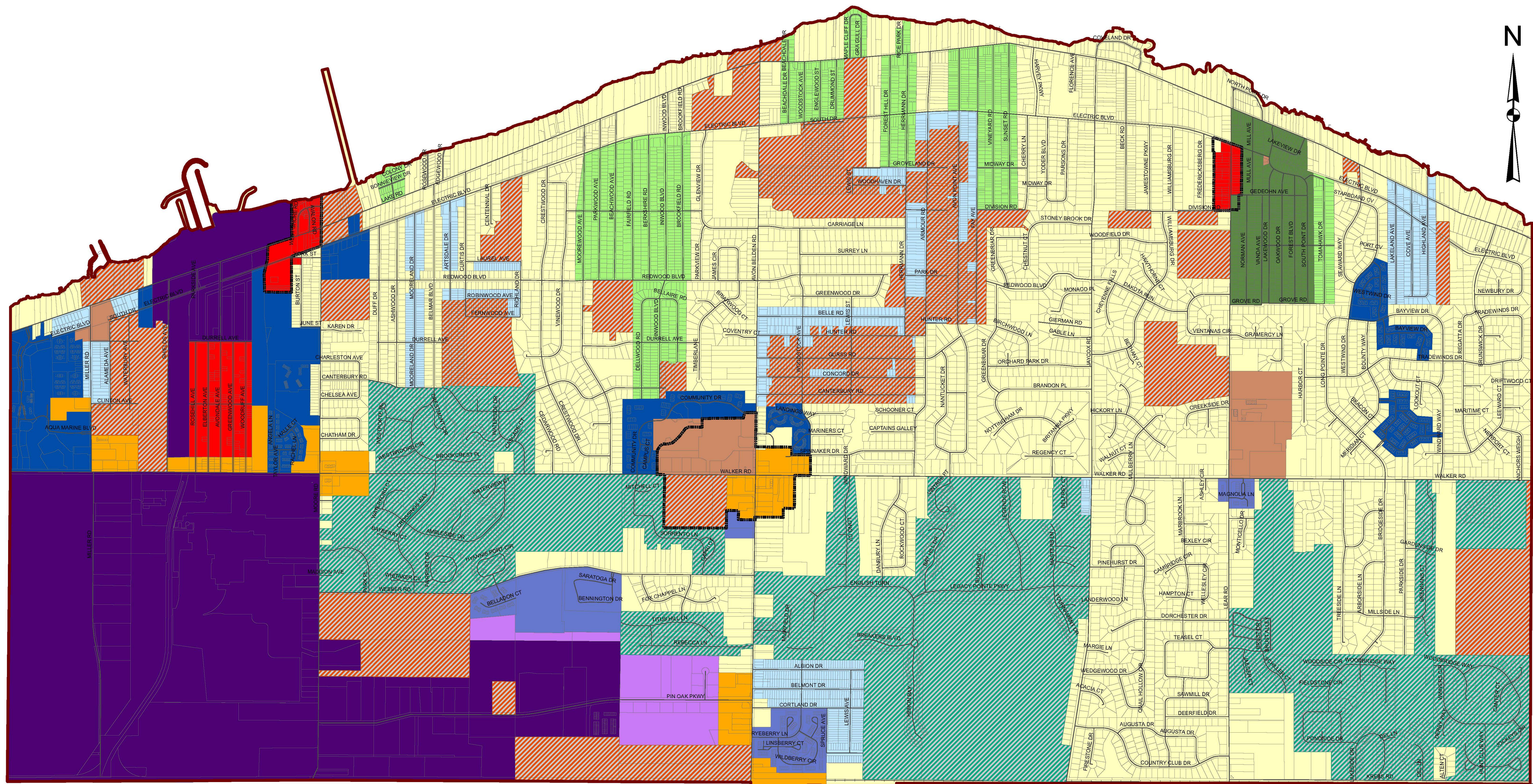
September 8, 2025 at 11:03 am

Follow up. Disregard comment #1. Property is in fact 400' wide.

## Step Activity

OpenGov system activated this step	09/02/2025 at 11:50 am
OpenGov system assigned this step to Austin Page	09/02/2025 at 11:50 am
OpenGov system changed the deadline to Sep 12, 2025 on approval step Zoning Review – Austin	09/02/2025 at 11:50 am
Austin Page approved this step	09/03/2025 at 10:23 am





# Zoning District Map of Avon Lake, Ohio Effective January 1, 2022

