



**CITY OF AVON LAKE
PLANNING COMMISSION**

**150 Avon Belden Road
Avon Lake, Ohio 44012**

**(440) 930-4101
(440) 930-4105 fax**

**REGULAR MEETING OF PLANNING COMMISSION
TUESDAY, MARCH 1, 2011
7:30 p.m. City Council Chambers**

Voting Order
M. Sherban
J. Simonovich
J. Fenderbosch
K. Zuber
G. Fell
J. Hamman
R. Knilans

RE-APPOINTMENT OF Randy Knilans as a citizen member.

APPOINTMENT OF Jason Hamman as new citizen member.

ROLL CALL

Mr. Fell, Mrs. Fenderbosch, Mr. Hammond, Mr. Knilans, Mr. Sherban, Mr. Simonovich, Mayor Zuber, Director of Law Kerner, Engineering Manager Reitz.

- 1. APPROVAL OF MINUTES (December 7, 2010 Regular Meeting)**
- 3. GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
- 4. COUNCIL REPORT**
- 5. SWEARING IN**
- 6. NEW CASE (Public Hearing Required)**

CASE 001-11 VINTAGE GALLERY CONDITIONAL USE APPROVAL (7:30 Public Hearing)

Request of Vintage Gallery, 150 Lear Road, Avon Lake for approval of a Conditional Use at the existing business to conduct art classes. No modifications to the existing structure are proposed for this use. This project is located in a B-3 Business zoning district.

Applicable Code Sections: 1217.03; 1244 Business District; 1250 Conditional Use

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7. New Cases

CASE 002-11 AVON LAKE COMMUNITY GARDEN SITE PLAN

Request from the Avon Lake Community Garden Committee, 237 Belmar Boulevard for approval of the Site Plan at Troy School to create a community garden. This project is located in a R-1A Residential zoning district on an previously approved Conditional Use site.

This request will require waiver under the equivalency provisions of 1217.03(g) to the following code section:

Waiver to 1240.06(d) for fence height in a residential district.

Applicable Code Sections: 1217.03 Site Plan; and 1250 Conditional Use

CASE 003-11 REVISIONS TO FENCE CODE REGULATIONS

This agenda item is for the discussion and approval of revisions to the fence code in order to further clarify issues encountered by the Zoning Administrator that are unclear within the existing code.

Applicable Code Section: 1218.04 Amendments Initiated by Planning Commission

8. INFORMATIONAL ITEMS

Approval of a minor alteration for placement of a liquid propane tank and fuel dispenser system at National Fleet Services of Ohio, 607 Miller Road.

9. DISCUSSION ITEMS

10. GENERAL PUBLIC COMMENT

The next Regular Meeting of Planning Commission is April 5, 2011.

11. ADJOURNMENT