



**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, APRIL 5, 2011
7:30 p.m. City Council Chambers**

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

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 (March 1, 2011 Regular Meeting)**
- 2. GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
- 3. COUNCIL REPORT**
- 4. SWEARING IN**
- 5. NEW CASE**

**CASE 004-11 TOWNE CARE CENTER, LLC & TOWNE ASSISTED LIVING,
LLC LOT SPLIT**

Request of Towne Care Center, LLC & Towne Assisted Living, LLC, 420 Avon Belden Road, Avon Lake, for approval of the necessary lot split for the proposed expansion within Community Campus to be presented tonight as Case No 005-011. This project is located in B-1 Business and R-3 Multi-Family zoning districts.

Applicable Code Sections: 1216.09 Lot Splits

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5. New Cases

CASE 005-11 TOWNE CARE CENTER, LLC SITE PLAN ADDITION

Request of Towne Care Center, LLC, 3905 Oberlin, Avenue, Lorain Ohio for a recommendation of approval of a Site Plan to construct three building additions at Towne Center Community Campus. This project is located on parcels zoned business and multi-family.

Applicable Code Sections: 1217.03; 1242 Multi-Family District; and 1244 Business District

CASE 006-11 LIPTAK CONSTRUCTION SITE PLAN AT 153 LEAR ROAD

Request of Liptak Construction, 153 Lear Road, Avon Lake for a recommendation of approval of a Site Plan to add parking and an outdoor patio at the existing building. This project is located in a B-3 Business zoning district.

A waiver to the Site Plan requirements under the Equivalency Provision of 1217.03(g) is being requested for the following items:

Waiver to 1264.11(e) for paving the parking lot; and
Waiver to 1244.05(c) for the patio being installed in the front yard.

Applicable Code Section: 1217.03(c) Site Plan; 1244 Business District

CASE 007-11 AVON LAKE CITY SCHOOLS REQUEST FOR A REVISION TO LANDSCAPING SITE PLANS FOR REDWOOD SCHOOL, LEARWOOD SCHOOL, ERIEVIEW SCHOOL, EASTVIEW SCHOOL and WESTVIEW SCHOOL

Avon Lake City Schools is requesting a revision to the approved Landscape Site Plans for the five schools. These projects are located in R-1 Residential zoning districts.

Applicable Code Sections: 1217.03 Site Plan

6. INFORMATIONAL ITEMS

7. DISCUSSION ITEMS

8. GENERAL PUBLIC COMMENT

The next Regular Meeting of Planning Commission is May 10, 2011.

9. ADJOURNMENT