



**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, JULY 6, 2010  
7:30 p.m. City Council Chambers**

Voting Order

J. Fenderbosch  
K. Zuber  
G. Fell  
R. Knilans  
E. McNamara  
M. Sherban  
J. Simonovich

**ROLL CALL**

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

- 1. APPROVAL OF MINUTES (June 1, 2010 Regular Meeting)**
- 2. GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
- 3. COUNCIL REPORT**
- 4. SWEARING IN**
- 5. NEW CASE**

**CASE 004-10      AQUA MARINE MULTI-FAMILY DEVELOPEMNT  
PHASE 3 SITE PLAN**

Request or Kopf Construction, 420 Avon Belden Road for approval of the third phase of the R-3 Multi-Family Site Plan on the corner of Miller and Walker Roads. This is an expansion to an existing development within an R-3 Multi-Family Residential Zoning District.

Waivers under the Equivalency Provisions of 1217.03(g) have been requested for:

1245.05 for the minimum distance between buildings being less than 40 feet between Units 30 and 31.

Applicable Code Sections:    1217.03 Site Plan Review

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**5. New Cases (Continued)**

**CASE 005-10 AQUA MARINE MULTI-FAMILY DEVELOPMENT  
PHASE 3 LOT SPLIT**

Request of Kopf Construction, 420 Avon Belden Road for approval of a Lot Split which will divide and create the property which will become the third phase of the development project. This project is within an R-3 Multi-Family Residential Zoning District.

Applicable Code Section: 1216.09 Lot Split

**CASE 021-10 AVON LAKE HIGH SCHOOL STADIUM MASTER  
SIGNAGE SITE PLAN**

Request of Avon Lake City Schools, 175 Avon Belden Road, for a recommendation of approval of a Site Plan for signage at the new stadium. This project is located in a R-1 Residential zoning district.

Waivers under the Equivalency Provisions of 1217.03(g) have been requested for:  
Waiver for three wall signs exceeding the allowable limits of 1262.07(c)(2).

Applicable Code Sections: 1217.05 Sign Site Plan Review

**CASE 022-10 ALLEN REFRIGERATION ADDITION SITE PLAN**

Request of Allen Refrigeration, 614 Moore Road, for a recommendation of approval of a Site Plan to construct a 6891 square foot addition to the existing building on Moore Road. This project is located in an I Industrial zoning district.

A waivers under the Equivalency Provisions of 1217.03(g) has been requested to code section 1264.03 the number of parking spaces required.

Applicable Code Sections: 1217.03 Site Plan Review

**6. INFORMATIONAL ITEMS**

A Minor Alteration Permit was issued for Clearwire on a co-location of three antennas and 3 microwave dishes at the Cell Tower Flag Pole, 150 Avon Belden Road.

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**7. DISCUSSION ITEMS**

Status of the school additions landscaping plans and dumpster enclosure plans.

**8. GENERAL PUBLIC COMMENT**

The next Regular Meeting of Planning Commission is August 3, 2010.

**9. ADJOURNMENT**