



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

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

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 (July 6, 2010 Regular Meeting)**
2. **GENERAL CORRESPONDENCE/ANNOUNCEMENTS**
3. **COUNCIL REPORT**
4. **SWEARING IN**
5. **NEW CASE (PUBLIC HEARING REQUIRED)**

CASE 026-10 FOLGER HOME CONDITIONAL USE (7:30 Public Hearing)

Request of the Avon Lake Landmark Preservation Society, for approval of a Site Plan for multiple Conditional Uses at the Folger Home. This project is located in Veterans Park within an R-1 Residential zoning district.

This request is to expand the uses of the Folger Home Site to include:

- 1240.02(B)(4) Welcome/Visitor's Center (Public Administrative Offices)
- 1240.02(B)(3) Historical Museum / Veterans Museum
- 1240.02(B)(4) Public Administrative Offices

Applicable Code Sections: 1217.03; 1217.04; 1240 Single Family Residential; 1250 Conditional Use

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6. New Cases

CASE 020-10 FOLGER HOME IMPROVEMENTS SITE PLAN

Request of the Avon Lake Landmark Preservation Society, for approval of a Site Plan to do renovations to the Folger Home at 32770 Lake Road. This project is located in Veterans Park within an R-1 Residential zoning district.

This request is for approval to do the following work:

- 1) Reconstruction of the westerly porch;
- 2) Installing a first floor restroom; and
- 3) Internal stairway construction on west end of building.

Applicable Code Sections: 1217.03; 1217.04; 1240 Single Family Residential; 1250 Conditional Use

CASE 024-10 LAKE BREEZE ALLOTMENT PLAT No. 4

Request of Kopf Construction, 420 Avon Belden Road, for a resubdivision plat for portions of Cove Avenue. This dedication plat will combine and consolidate original sublots from the Lakebreeze Subdivision and will dedicate an additional five feet of right-of-way as was approved by Planning Commission as part of the Revised Preliminary Plan. This project is located in an R-1A Residential zoning district.

Waivers to the subdivision design standards will be required for:

- 1) Waiver to 1240.10(h), minimum lot width for new sublots 376 and 377;
- 2) Waiver to 1240.10(h), minimum lot area for new sublots 376 and 377;
- 3) Waiver to 1240.10(h), minimum front setback for new sublots 376 through 379; and
- 4) Waiver to 1240.04(B), minimum side yard setback for new sublots 376 and 377.

Applicable Code Sections: 1216.08

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6. New Cases (continued)

CASE 025-10 AVON LAKE HIGH SCHOOL SIGNAGE SITE PLAN

Request from the Avon Lake City Schools, 175 Avon Belden Road, for a recommendation of approval for a Site Plan to install a new scoreboard and Athletic Field Signage at the High School Stadium. This project is located on an approved Conditional Use School site within an R-1 residential zoning district.

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

- 1) Waiver to 1262.05 Sign Height for Scoreboard;
- 2) Waiver to 1262.10(g) Prohibited sign –animated/moving sign;
- 3) Waiver to 1262.13(b)(4) Internally illuminated advertising sign; and
- 4) Waiver to 1262.13(b)(1) Advertising sign height.

Applicable Code Sections: 1217.03; 1240: 1250; 1262 Sign Regulations

7. INFORMATIONAL ITEMS

8. DISCUSSION ITEMS

1252.04(f) Project Boundary Setbacks within PUD's.

9. GENERAL PUBLIC COMMENT

The next Regular Meeting of Planning Commission is October 5, 2010.

10. ADJOURNMENT