

NEW CASE:

**CASE NO. 026-10
FOLGER HOME/ASSEMBLY HALL
CONDITIONAL USE
(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)(4) Historical Museum/Veterans Museum**
- 1240.02(B)(4) Public Administrative Offices**

Mr. Reitz stated this request is for an expansion of the approved Conditional Uses of the Folger Home located at Veterans Park. The expanded uses of the site have been discussed at City Council Collective Committee meetings and are in accordance with the lease with the City. The expanded uses will permit the building to be used for a wider variety of functions which will also provide a direction for the Avon Lake Landmark Preservation Society on fundraising efforts for building improvements. Per the requirements of the Codified Ordinances and the Site Lease with the City the uses are required to be discussed at a Public Hearing by Planning Commission and will be forwarded on to the City Council for final approval. The Notice of Public Hearing has been posted on site, properties within 300 feet have been notified by mail, advertised in the Morning Journal and posted at various locations within the City.

Ms. Pam Hoffmann, Avon Lake Landmark Preservation and Mr. Dan Wall, Architect, were present tonight to represent this case and answer any questions the commission may have.

Law Director Kerner stated that some of the conditional uses previously authorized for the location under Avon Lake Codified Ordinance 1240.02(b) “institutional/other” should be reauthorized under Avon Lake Codified Ordinance 1240.02(c) “similar uses” and that the new conditional uses the applicant seeks authorization for should likewise be authorized under Avon Lake Codified Ordinance 1240.02(c) “similar uses.

Mr. Fell opened the meeting to the public.

There were no comments from the public on this case, so Mr. Fell closed the public portion of this meeting.

Mayor Zuber stated that the applicant has been working with the preservation society on these renovations and these changes have been looked at closely by various commissions and departments within the City. The uses being looked at in this case are allowable uses in the agreed upon lease and this commission and City Council must act upon them now.

Mrs. Fenderbosch asked that when the motion is made the motion is made using the formal name, Assembly Hall as opposed to the Folger Home. This will just clean up the name issue between City Council, Recreation and others that all use different names for this location.

Mrs. Fenderbosch moved to recommend approval to City Council multiple Conditional Uses at the Folger Home also known as Assembly Hall at 32770 Lake Road. The existing uses that are reauthorized as similar uses are Public and Private Meeting Place similar to 1240.02(B)(12), Public Use by City Organizations similar to 1240.02(B)(12), Public Use by City Residents similar to 1240.02(B)(12) and Small Conference Center similar to 1240.02(B)(12) Public Parks, Playgrounds and recreation areas. The proposed uses that require new authorization as Similar Uses are Public Administrative Offices similar to 1240.02(B)(4), Visitors/Welcome Center similar to 1240.02(B)(4) and Local History Exhibits similar to 1240.02(B)(3) Public Libraries/Museums. Mayor Zuber seconded the motion.

AYES: All NAYS: None

Mr. Fell stated this case has passed and will now move on to City Council for readings and approval.

**CASE NO. 020-10
FOLGER HOME/ASSEMBLY HALL
IMPROVEMENT/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.**

**The request is for approval to do the following work;
Reconstruction of the westerly porch;
Installing a first floor restroom; and
Internal stairway construction on west end of building**

Mr. Reitz stated that this request for Site Plan approval is for improvements to include the following: reconstruction of the west side porch; construction of ADA restrooms on the first floor; and construction of an emergency fire exit staircase on the west side of the building. These improvements have been reviewed and are being sent to Planning Commission by City Council. The Historic Preservation Committee formed by Avon Lake City Council has also reviewed the plans. Other improvements shown on the attached plans are for future phases of improvements and will be brought to Planning Commission at a later date when funds are available.

Ms. Pam Hoffman, Avon Lake Landmark Preservation, and Dan Wall, Architect, were present tonight to represent this case and answer any questions the commission may have.

Mr. Dan Wall, Architect for the Assembly Hall/Folger Home stated that changes being looked at tonight are for the reconstruction of the westerly porch, installing a first floor restroom and internal stairway construction on the west end of the building.

Mayor Zuber stated that originally the commission came forward with many other renovations that they would like to do. After a long process with the City and Preservation Society the changes above will be the only renovations the commission will be looking at tonight.

Mr. Fell asked if the parking issues are being looked at and what are the plans for the much needed additional parking at the Assembly Hall.

Mr. Wall stated that the City is discussing the parking and possible expanding the spaces at the Assembly Hall/Folger Home as well as the Lake House Parking. The City will be working with the Assembly Hall Group to add spaces.

Mayor Zuber stated that the Assembly Hall renovations will not create the need for any additional parking at this time. The City had already been in discussion to add parking to this location and the Lake House.

Law Director Kerner stated that the parking is adequate now for the plans submitted, but if the use is expanded there will be a need to add spaces. If spaces are added, then the Landmark Preservation Commission will need to come back before the Planning Commission to approve the plans for any revisions or changes.

Mrs. Fenderbosch asked about the comments of the Fire Department and the interior stairwell.

Mr. Wall stated that the plans that were submitted to the Planning Commission are not the building plans and the comments of the Fire Department will be taken care of with the submission and review by the Building and Fire Departments.

Mr. Simonovich moved to approve the request of the Avon Lake Landmark Preservation Society for approval of the Folger Home at 32770 Lake Road for the following work: Reconstruction of the westerly porch; Installing a first floor restroom; and Internal stairway construction on west end of building. If the conditional use and floor space is expanded the applicant must come back before Planning Commission for the expansion and parking approval. Mr. Knilans seconded the motion.

AYES: All NAYS: None

Mr. Fell stated that this item has passed.

**CASE NO. 024-10
LAKE BREEZE ALLOTMENT
RE-SUBDIVISION 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 LAKE
BREEZE 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.**

Waivers to the subdivision design standards will be required for:

Waiver to 1240.10(h) minimum lot width for new sublots 376 and 377;

Waiver to 1240.10(h) minimum lot area for new sublots 376 and 377;

Waiver to 1240.10(h) minimum front setback for new sublots 376 through 379; and

Waiver to 1240.04(B), minimum side yard setback for new sublots 376 and 377

Mr. Reitz stated this re-subdivision plat conforms to the overall approvals granted to Kopf Construction as part of the revised preliminary plan for Cove Avenue. This plat coincides with the previously approved Lake Breeze Allotment Subdivision No. 3 Plat approved by Planning Commission in July 2007. This plat covers parcels not owned by the applicant previously. The front building setbacks and parcel sizes on this request are in accordance with those that were approved on the prior plats for Cove Avenue.

Mr. Jim Sayler, Reitz Engineering representing Kopf Construction, was present tonight to represent this case and answer any questions the commission may have.

Mr. Sayler stated that these lots were purchased since the subdivision was approved. This re-subdivision plat will clean up the lots and city right-of-way and make the subdivision look more uniform. The other problem is that the original plat from 1907 was measured incorrectly results in the total lot widths being two feet shorter than was originally stated. The applicant is willing to take the two foot shortage on his lots instead of the lots that are not owned by him.

Mr. Fell asked what the side yard setbacks are on the first two properties on Electric Blvd. Will the setbacks leave enough room for the existing property owners.

Mr. Sayler stated that the setbacks are the same as with the other lots except for the ones where the applicant will be losing the two feet, but will not look that much different. There is plenty of property between the lots leaving plenty of space between the homes. If the two feet would be left for the existing property owner on Electric, the two feet would really be noticed.

Mr. Knilans asked if the lots adjacent to 377 can build on 40 foot lots.

Mr. Sayler stated that technically they could build on the 40 foot lots because they were platted in 1907 but currently Mr. Kopf is in discussion with the property owner to buy the lots.

Mrs. Fenderbosch asked if lots 356 and 357 are owned by Mr. Kopf and are there homes on the lots or are they vacant properties.

Mr. Sayler stated the lots are owned by Kopf Builders and homes are constructed on the lots.

Mrs. Fenderbosch stated that she was having a problem with the lots that are less than 60 feet.

Mr. Sayler stated that Mr. Kopf does have lots in the subdivision that are less than 60 feet and the lots do not look out of place.

Mr. Knilans moved to approve the request of Kopf Construction for a re-subdivision plat for portions of Cove Avenue for a dedication plat that will combine and consolidate original sublots from the Lake Breeze 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 to include waivers to the subdivision design standards for: Waiver to 1240.10(h) minimum lot width for new sublot 376 and 377; waiver to 1240.10(h) minimum lot area for new sublots 376 and 377; waiver to 1240.10(h) minimum front setback for new sublots 376 through 379; and waiver to 1240.04(B) minimum side yard setback for new sublots 376 and 377. Mr. Fell seconded the motion.

AYES: All NAYS: None

Mr. Fell stated that this case has passed and will now move on to City Council for readings and approval.

**CASE NO. 025-10
AVON LAKE HIGH SCHOOL
STADIUM SCOREBOARD AND
ATHLETIC FIELD FENCE SIGNAGE
SITE PLAN**

**REQUEST OF 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 AND R-1 RESIDENTIAL
ZONING DISTRICT.**

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

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

Mr. Reitz stated this site plan is for the installation of the new scoreboard at the renovated stadium and for the athletic field advertising signage which has been installed on the fencing

around the field. The waivers being requested are for the various components of the new scoreboard. The applicant plans to install the new signage as soon as possible after approval by the City.

Mr. Greg Ludwig and Tom Barone with the Avon Lake City Schools were present tonight to represent this case and answer any questions the commission may have. Also present was Scott Cyran with the sign company in case there were technical questions regarding the sign.

Mr. Fell asked if the scoreboard will be larger than the old scoreboard.

Mr. Ludwig stated that the scoreboard will be slightly taller, but I believe approximately the same width.

Mr. Cyran stated that the width should be the same size, but the bottom will have a changeable area for all the different sports that will be using the sign, not just the football team and will have areas for advertising.

Mr. Fell asked if the sign would only be animated during the sports season or during sports events.

Mr. Ludwig stated that the sign would be on only during events, but that the events are not just sporting events. The sign will be used for the Relay for Life, Homecoming and other events that are not sports related.

Mr. Simonovich asked where the sign would be located in relationship to the old sign.

Mr. Ludwig stated that the sign would be centered and flush with the field at the east end of the stadium.

Mrs. Fenderbosch asked if there would be sound and video associated with the new scoreboard.

Mr. Cyran stated that with the new scoreboard there is the ability to have video and sound.

Mrs. Fenderbosch stated that she thought there was a typo on the agenda. The waiver to 1262.10(g)? Prohibited Sign – animated/moving sign. I cannot locate that code section, do you think it could be another section?

Mr. Reitz stated that Mrs. Fenderbosch is correct and the correct code section should be 1262.10(a).

Mrs. Fenderbosch moved to approve the request of the Avon Lake City Schools for a recommendation of approval to City Council of a Site Plan to install a new scoreboard and Athletic Field Signage at the High School Stadium to include the following waivers under the Equivalency Provisions of 1217.03(g): Waiver to 1262.05 Sign Height; Waiver to 1262.10(a) Prohibited sign – animated/moving sign; Waiver to 1262.13(b)(4) Internally illuminated

advertising sign and Waiver to 1262.13(b)(1) Advertising sign height. Mr. Knilans seconded the motion.

AYES: **All** **NAYS:** **None**

Mr. Fell stated this case has passed and will now move on to City Council for readings and approval.

INFORMATIONAL ITEM

Mr. Fell stated that the next meeting of Planning Commission will be October 5, 2010.

DISCUSSION ITEM

Project Boundary Setbacks within PUD's

Mayor Zuber stated that he has received numerous and continuous calls for people wanting to make improvements in their rear yards within the project boundary setbacks. These lots where most of the people are complaining are the oldest PUD's that have large portions of private property within the project boundary setbacks. Recently, when Planning Commission is looking at approvals with PUD's, the project boundary setbacks are not on private property.

Mr. Sayler stated that with the earlier PUD subdivisions the Planning Commission was not looking at the restrictions of the project boundary setbacks.

Mr. Fell asked Mr. Sayler to contact Mr. Kopf and ask if he would be willing to write a letter to help the residents in the subdivisions with lots of restrictions to allow for fences in the areas within the project boundary setbacks, as Mr. Kopf controls these subdivisions through his homeowners associations. This may have some effect on the Zoning Board when they are making decisions on fences in these areas.

Mr. Simonovich stated that he would like to see comments of the department heads on this subject before making any changes to the code to allow fences to the uses allowed within the project boundary setbacks.

Mr. Fell agreed. We should have comments of the department heads before discussing this item. Then after we see the comments of the department heads we can possibly have a joint discussion with the Zoning Board and see where the problems are and make changes to the code if at that time we think changes should be made.

Mr. Fell asked Joe Reitz to send this item out for department head comments and we will discuss this item again at next month's meeting.

GENERAL PUBLIC COMMENT

None

ADJOURNMENT

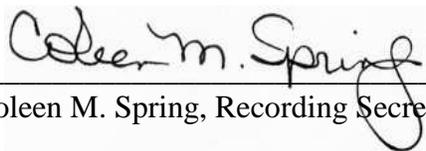
Mr. Fell stated that Mr. McNamara did not show up for the meeting. There were no objections from Planning Commission members on Mr. McNamara being absent, so his absence is considered excused.

Mr. Knilans moved to adjourn at 8:35 p.m. the September 7, 2010 Planning Commission meeting. Mr. Fenderbosch seconded the motion.

AYES: All NAYS: None

The next regular meeting of the Planning Commission will be on October 5, 2010.

Gary Fell, Chairperson



Coleen M. Spring, Recording Secretary