

**MINUTES OF A SPECIAL WORK SESSION  
OF THE AVON LAKE  
PLANNING COMMISSION  
NOVEMBER 19, 2009**

**CALL TO ORDER**

Mr. Fell called the Avon Lake Planning Commission Work Session Meeting of November 19, 2009 to order at 7:30 p.m. in Council Chambers of City Hall.

**ROLL CALL**

Mr. Fell, Mr. Simonovich, Mr. Zilka, Mayor Zuber, Director of Law Kerner, Director of Engineering Reitz were present.

Mr. Brightwell and Mr. Knilans were not present. Both members had said before the meeting that they would be unavailable for the special meeting tonight. Mr. McNamara had stated that he would be arriving late for the meeting, he had a prior commitment.

There were no objections from the members to the absence of Mr. Brightwell and Mr. Knilans so their absences are considered excused.

**Case No. WS 04-09**

**AVON LAKE CITY SCHOOLS  
STADIUM RENOVATIONS**

**DISCUSSION ON THE UPCOMING  
RENOVATIONS TO THE AVON LAKE  
HIGH SCHOOL STADIUM.**

Mr. Rod Wilford, Fanning/Howey Associated, Inc. and Robert Scott, Superintendent Avon Lake City Schools were present tonight for presentation and to answer any questions the commission may have.

Mr Wilford passed out a flyer and showed a power point presentation showing the changes. The stadium renovation will have the replacement of the home stands, new restrooms, concession and field turf and will also address ADA issues. The new stands will have a total of 3100 seats.

Mr. Zilka asked if there would be any ADA accessible seating on the visitor's side.

Mr. Wilford stated that no seating changes would be done on the visitor's side of the stadium.

Mr. Zilka stated that he hoped the new lighting system would be neighbor friendly and asked the height of the light poles.

Mr. Wilford stated that the lighting will be neighbor friendly and the approximate height of the light poles would be between 70 and 90 feet.

Mr. Zilka asked this because the City is looking at cell tower sites and wondered about using the existing light poles at the school. Mr. Zilka asked why no additional parking would be put in with the addition of the seating at the stadium.

Mr. Wilford stated that the school will continue to use the library, Bleser Park and city hall parking. We did not want to have to clear green space and cut down trees in order to put in parking for approximately six games a year.

Mr. Robert Scott, Superintendent of the schools stated that during recent renovations at the school, the south visitor stands had wheelchair seats put in.

Mayor Zuber asked about the bidding schedule and time table for these renovations.

Mr. Wilford stated that the schools would like to go out for bid in February, so we would like to be on the January meeting agenda. We will have to see how the engineering and plans go first, but plan to be in as soon as possible.

Mr. Fell stated that he was fine with a waiver on the parking.

Mr. Simonovich stated that he was ok with the waiver on the parking as well. I would prefer not to lose trees and have a blank parking lot for most of the year. Have there been any changes to the visitor's locker room.

Mr. Wilford stated that the visitor's locker rooms will be completely renovated.

Mr. Zilka asked if there would be and drainage issues being taken care of at the messy area at the east end of the stands.

Mr. Wilford stated that the drainage will all be looked at during the engineering phase of the plans.

Mrs. Deb Beard, 197 Moore Road stated that she felt there is not enough parking now at the stadium. If you double the amount of seats I think there will an even bigger problem with parking. All the streets to the north are full and it is a safety issue during game days.

**Case No. WS 05-09**

**AVON LAKE CITY SCHOOLS  
BUS GARAGE AND MAINTENANCE  
FACILITY**

**DISCUSSION ON THE UPCOMING ADDITION  
OF A BUS GARAGE AND MAINTENANCE  
FACILITY.**

Mr. Rod Wilford, Fanning/Howey Associated, Inc. and Robert Scott, Superintendent Avon Lake City Schools were present tonight for presentation and to answer any questions the commission may have.

Mr Wilford passed out a flyer and showed a power point presentation showing the changes.

Mr. Fell asked about time line for this project. This is no site for this garage now. Can you tell us if any decisions have been made about the site.

Mr. Wilford stated that two sites are being discussed and they are both on Pin Oak Parkway. The time line for this project will be approximately the same. We would like to be out for bid in February depending on if the site has been established.

8:08 p.m. - Mr. McNamara arrived to the meeting.

Mr. Zilka asked if the building would be heated.

Mr. Wilford stated that the building would be heated. The heat is because the buses are diesel and have to maintain a certain temperature to run correctly.

Mr. McNamara asked why the buses have to be covered. The buses have sat out until now at the high school, why the change.

Mr. Greg Ludwig stated the busses have a projected 1/3 longer life if garaged.

Mr. Fell asked if there would be a fueling station at the new site.

Mr. Wilford stated that the fueling will be discussed when a site is picked.

Mrs. Deb Beard asked how many buses will the new facility hold and how many buses do we have.

Mr. Wilford stated that the garage will hold 42 buses and we currently have 33 buses.

**Case No. WS 06-09**

**AVON LAKE CITY SCHOOLS  
EASTVIEW, ERIEVIEW, REDWOOD,  
WESTVIEW & LEARWOOD  
ADDITIONS AND RENOVATIONS**

**DISCUSSION ON THE UPCOMING  
ADDITIONS AND RENOVATIONS TO  
EASTVIEW, ERIEVIEW, REDWOOD,  
WESTVIEW & LEARWOOD SCHOOLS.**

Mr. Rod Wilford, Fanning/Howey Associated, Inc. and Robert Scott, Superintendant Avon Lake City Schools were present tonight for presentation and to answer any questions the commission may have.

Mr Wilford passed out a flyer and showed a power point presentation showing the changes.

**EASTVIEW-**

Mr. Wilford stated this school will have 6 classroom additions, support staff and cafeteria renovations and new bus loop to keep buses and car traffic separate.

Mr. Zilka stated that the right turn only lane out of the school will only cause more traffic issues at Learwood School and at Creekside Dr.

Mayor Zuber stated that the police chief may have comments on the right turn only.

Mr. Fell asked if the trailers will be removed with the addition of the classrooms, and if yes, when.

Mr. Wilford stated the classrooms would be removed when the additions are complete at the school.

Mr. McNamara suggested that the entrance/exit be widened so that you can accommodate one in lane and two out lanes, right turn and left turn. I believe that the additions and renovations at the school sites have been an issue with the residents. I think the schools should send out some type of notification to the residents to let them know about the additions and renovations to the schools and how it would affect their properties.

Mr. Simonovich stated that he did not like the right turn only lane out of the parking lot, it just moves the problem down the street.

Mayor Zuber stated that with the interchange going in on Lear Road the traffic will increase.

Mrs. Deb Beard asked if the crossing guard situation would change with the addition of the bus only entrance and turn around.

Mr. Bob Scott stated that the crossing guard would remain, but may move down slightly to

accommodate the kids crossing.

Mr. Reitz suggested the design engineers sit down with the Police Chief to discuss the traffic issues at the drive.

#### **ERIEVIEW-**

Mr. Wilford stated the changes would be a new bus loop and two new classrooms, support staff and cafeteria renovations.

Mr. Zilka asked about the public hearing and the conditional use.

Law Director Kerner stated that the conditional use is already in effect. The expansion of a conditional use does not require a public hearing.

Mr. Zilka stated that he thought a public notice should be sent to residents in the area of the changes to the schools.

Mr. Fell asked if the trailers would be removed.

Mr. Wilford stated the trailers would be removed with the completion of the additions.

Mayor Zuber asked if there would be any curb stop to avoid the fire lane cut through.

Mr. Wilford stated that yes that will be addressed.

Mr. Fell asked if sidewalks would be put in on Lake Road with the new bus turn around.

Mr. Wilford stated that sidewalks would be put in.

Mr. McNamara stated that he thought the notification should be done and a copy of the design should be included in the notices.

#### **REDWOOD-**

Mr. Wildford stated there would be 4 classroom additions and a inter-courtyard addition.

Mr. Fell asked if the trailers would be removed.

Mr. Wilford stated the trailers would be removed with the completion of the additions.

#### **WESTVIEW –**

Mr. Wilford stated there would be two classroom additions and renovations to the support staff area and new bus loop.

Mrs. Deb Beard asked if there would be any additions to the parking area. There definitely is a

need for additional parking.

Mr. McNamara asked why you aren't adding parking when you definitely have the space to add the parking.

Mr. Wilford stated that there would be additional spaces for special events on the new bus loop.

**LEARWOOD –**

Mr. Wilford stated there would be 4 classrooms added, renovations to the support staff area and a new multipurpose area.

Ms. Deb Beard asked why the addition of a new gym when the gym we have is just fine.

Mr. Scott stated that the old gym is used for a lot of events and there is always a need for gym space.

Mr. Reitz asked about the Fab Lab and when that trailer would be removed.

Mr. Scott stated that the Fab Lab has been a big hit and because of that it will stay through the end of January.

Mr. Scott stated that he would like to work with Mr. Reitz on rain barrels at the schools and use them and the installation as an educational experience.

Mr. McNamara asked if there would be any variances or waivers on any of the projects.

Mr. Wilford stated that the parking issues would require waivers and possibly a waiver to the sanitary fixtures in the building phases.

**ADJOURNMENT**

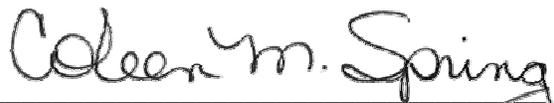
Mr. Fell moved to adjourn the November 19, 2009 Special Work Session of the Planning Commission at 9:14 p.m. Mr. McNamara seconded the motion.

AYES: All

NAYS: None

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Gary Fell  
Planning Commission Chair

  
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Coleen Spring  
Planning Commission Secretary