



CITY OF AVON

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REGULAR MEETING AGENDA AVON PLANNING COMMISSION APRIL 15, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

PUBLIC HEARINGS

- **Acute Pet Urgent Care, 2100 Center Road, Special Use Permit**
Acute Pet Urgent Care is requesting a positive recommendation to City Council for approval of a Special Use Permit to operate a veterinary urgent care facility within an existing 3,000 square foot tenant space.
- **LDC Stonegate LLC, 33294 Detroit Road, Rezone**
LDC Stonegate LLC is requesting a positive recommendation to City Council for the rezoning of 33294 Detroit (PPN 04-00-027-101-242) from R-1 (Residential Single Family) to C-1 (Neighborhood Business).
- **DJH Developers, Nagel Road, Rezone**
DJH Developers, on behalf of Avon-Nagel LLC, is requesting a positive recommendation to City Council for the rezoning of a portion of Nagel Road (PPNs 04-00-022-102-044, 043, 039, 041, 042, 047, and 048) from R-1 (Residential Single Family) to C-4 (General Business District).
- **Keller Farms, Detroit Road, Preliminary Plat**
Petros Development Group is requesting approval of the Preliminary Plat for a residential subdivision consisting of 31 single family homes on Detroit Road (PPN 04-00-027-102-025).

ROLL CALL

Mike Beatty

Bill Fitch

Bryan Jensen, Mayor

Scott Radcliffe

Carolyn Witherspoon, Chair

Jill Clements, Zoning Enforcement Officer

Ryan Cummins, City Engineer

Pam Fechter, Econ. Dev./Planning Coordinator

John Gasior, Law Director

Duane Streater, Safety Director

Susan Pintz, Planning & Zoning Secretary

REVIEW & CORRECTION OF MINUTES

Motion to dispense with the reading of the minutes of the regular meeting held on March 18, 2026, and to approve the minutes as published.

REPORTS & CORRESPONDENCE

ADDITIONS & DELETIONS

Motion to add or delete items from the agenda.

Motion to approve the amended agenda.

1. **Aashish Patel, 3811 Williams Court, Modification to Riparian Zone according to Section 1051.08, PL20260016**

Valore Builders on behalf of Aashish Patel is requesting relief for a modification to the Riparian Zone according to Section 1051.08 at 3811 Williams Court (04-00-026-110-089) to allow for the construction of a new single-family home.

Motion to suspend the rules.

Motion to approve.

2. **Acute Pet Urgent Care, 2100 Center Road, Special Use Permit, PL20260013**

Acute Pet Urgent Care is requesting a positive recommendation to City Council for approval of a Special Use Permit to operate a veterinary urgent care facility within an existing 3,000 square foot tenant space.

Motion to suspend the rules.

Motion to approve.

3. **Mills Road Flex Warehouse Development, Mills Road, Final Development Plan, PL20260012**

Civil Design Group on behalf of Gold Metal Construction is requesting approval of the Final Development Plan for a flexible office and warehouse development consisting of two buildings to be constructed in two phases at the intersection of Mills Road and Jaycox Road.

Motion to suspend the rules.

Motion to approve

4. **DJH Developers, Nagel Road, Rezone, PL 20260015**

DJH Developers, on behalf of Avon-Nagel LLC, is requesting a positive recommendation to City Council for the rezoning of a portion of Nagel Road (PPNs 04-00-022-102-044, 043, 039, 041, 042, 047, and 048) from R-1 (Residential Single Family) to C-4 (General Business District).

Motion to suspend the rules.

Motion to approve.

5. **Westhaven Estates, Detroit Road, Preliminary Plat, Third Presentation, PL20250079**

Swipe USA is requesting approval of the Preliminary Plat for a residential subdivision consisting of 34 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015).

First Presentation held on December 17, 2025.

Second Presentation held on March 18, 2026.

Motion to suspend the rules.

Motion to approve.

6. Keller Farms, Detroit Road, Preliminary Plat, PL20260007

Petros Development Group is requesting approval of the Preliminary Plat for a residential subdivision consisting of 31 single family homes on Detroit Road (PPN 04-00-027-102-025).

Motion to suspend the rules.

Motion to approve.

7. LDC Stonegate LLC, 33294 Detroit Road, Rezone, PL20260014

LDC Stonegate LLC is requesting a positive recommendation to City Council for the rezoning of 33294 Detroit (PPN 04-00-027-101-242) from R-1 (Residential Single Family) to C-1 (Neighborhood Business).

Motion to suspend the rules.

Motion to approve.

COMMENTS

ADJOURN