



CITY OF AVON

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REGULAR MEETING MINUTES AVON BOARD OF ZONING AND BUILDING APPEALS JANUARY 7, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

The meeting was called to order by Chair Ladegaard at 7:00 p.m. in Council Chambers.

ROLL CALL

Present: Michael Bulger, Bill Hricovec, Mark Ladegaard, Chauncey Miller, Kurt Schatschneider, Jill Clements, Zoning Enforcement Officer, Pam Fechter, Econ. Dev./Planning Coordinator Thomas Stringer (Acting Law Director), Duane Streater, Safety Director, Susan Pintz, Planning & BZA Secretary.

REVIEW & CORRECTION OF MINUTES

Mr. Miller moved, seconded by Mr. Schatschneider, to approve the minutes of the regular meeting held on December 3, 2025, and to approve the minutes as published. The vote was: "AYES" all. The Chair declared the motion passed.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

None

APPEALS & REQUESTS

1. **Garland New Homes, 3769 Blossom Lane, 59-25**

Proposal consists of installation of a driveway within a storm sewer easement.

The following variance is requested.

1. Allow a portion of the driveway and driveway pad to be installed within a storm sewer easement. C.O.1248.19 Improvements-Structures and Improvement within Utility Easement or Right-of-Way.

Ms. Clements, Zoning Enforcement Officer, stated that the applicant requested the item be tabled until the February 4, 2025, meeting.

Mr. Schatschneider moved, seconded by Mr. Hricovec, to table until February 4, 2025, meeting. The vote was: "AYES" all. The Chair declared the motion passed.

2. Avon Lake Land Holding (Drees Homes), 2933 Woodstone Lane, 63-25

Proposal consists of installation of a driveway within a drainage easement.

The following variance is requested:

1. Allow a portion of the driveway and driveway pad to be installed within a drainage easement. C.O.1248.19 Improvements-Structures and Improvement within Utility Easement or Right-of-Way.

Sara Watkins, Drees Homes, 6860 West Snowville Road, Brecksville, Ohio 44141 was sworn in.

Ms. Watkins is representing Drees Homes and presented the application requesting a variance to allow a portion of the driveway and driveway pad to be installed within a drainage easement (Exhibit 1-Drawing).

Chair Ladegaard advised the application was straightforward, and similar variances had been approved previously in this development. There were no questions raised by the Board.

Mr. Miller moved, seconded by Mr. Schatschneider, to approve a portion of the driveway and driveway pad to be installed within a drainage easement. The vote was: "AYES" all. The Chair declared the motion passed.

3. Chester Road Partners LLC (Petros Homes), Chester Road, 62-25

Proposal consists of a Phase 1 Multi-Family Development with 121 units.

The following variance is requested:

1. 45-unit variance; code requires 1400 sq. ft., 45 units under 1400 sq. ft. C.O. 1264.06 (a)(1) Dwelling Unit Area Requirements.

Greg Modic, Petros Homes, 4223 Brecksville Road, Richfield, Ohio 44286 was sworn in.

Mr. Modic presented the variance request for a 45-unit variance regarding dwelling unit area requirements. He appreciates the opportunity to present the request and is happy to answer any questions (Exhibit 1-Drawing).

Ms. Fechter, Planning Coordinator, provided the Board with a detailed breakdown of the unit sizes, explaining that many units were only slightly below the required minimum. She noted that 32 Cornell units were only 100 sq. ft. less than the requirement, and the Dartmouth units were only 73 sq. ft. smaller than allowed. She explained that the administration had asked the developer to provide more one-bedroom units at 880 sq. ft., which exceeds the 800 sq. ft. minimum for one-bedroom units. Additionally, Ms. Fechter stated that the administration allows a 10 percent variation in unit size, if they do not go as low as 600 square feet, which is permitted for efficiency units.

During her presentation, Ms. Fechter mentioned the city's initiative to revise the zoning code, which would result in some units having less square footage. She noted the rationale behind this revision by indicating that ordinance 120-25 was passed by City Council placing a one-year moratorium on any new R3(Multi-Family Residential) development to allow the city to make necessary changes. This decision aims to accommodate a broader range of housing options, particularly focusing on senior living needs. According to Ms. Fechter, the administration and the city have emphasized providing housing that meets the demands of seniors who wish to remain in the community. As a result, the project is marketed to seniors, being rent-only units, and are ADA compliant. This ensures features like wider openings and the ability to install grab bars, making the units accessible to aging residents.

Ms. Fechter concluded that this modification in unit size aligns with the city's housing goals by allowing seniors to stay within the community. The development was described as having 7 units per acre, which is effectively lower than the 10 units allowed by code. The total of 121 units would remain unchanged regardless of the variance approval. She reiterated the importance of these planning considerations in ensuring the city's dedication to community inclusivity and lifelong residency opportunities. Ms. Fechter encouraged the Board's contemplation of granting the variance to further address the housing needs that complement the city's evolving demographics and regulatory adjustments.

There were no other comments.

Mr. Miller moved, seconded by Mr. Hricovec, to approve a 45-unit variance; code requires 1400 sq. ft., 45 units under 1400 sq. ft.

The vote was:

Mr. Bulger, "yes"

Mr. Hricovec, "no"

Mr. Miller, "yes"

Mr. Schatschneider, "no"

Mr. Ladegaard, "yes"

3-AYES

2-NAY

The Chair declared the motion passed.

4. M & M Ohio Holdings LLC and RN2RGTLDOT LLC (JFL Enterprises), 35520 Schneider Court, 60-25
Proposal consists of construction of a new warehouse/office building.

The following variance is requested:

1. 26 parking space variance; code requires 58 parking spaces; applicant proposing 32 parking spaces. C.O.1292.07 Deferred Construction of Required Spaces.

Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011 was sworn in.

Joe Meno, JFL Enterprises, 4900 Train Avenue, Cleveland, Ohio 44102 was sworn in.

Mr. Appell presented the variance request and advised that JFL Enterprises does not require the parking quantity required pursuant to the ordinance. He noted that 32 parking spaces are proposed, with an additional 39 spaces to be land-banked to accommodate potential future expansion of the building (Exhibit 1-Drawing).

Mr. Meno explained that they currently have 14 employees, consisting of 10 on payroll and 4 through a long-term staffing agency, and plan to grow to a maximum of 20 employees within their five-year growth plan. He emphasized that the business is not customer-facing, meaning they don't have people come in and out regularly, as they do not engage in transactions with the public or sell anything directly from their location. Since 20 employees are projected, they would still have 12 extra parking spaces available, providing more than adequate parking for their needs.

Mr. Appell noted the plan also includes 39 land-banked parking spaces, which have been established through Planning Commission approval.

Mr. Bulger inquired about the land-banked spaces and whether they would be protected for future use.

Ms. Clements, Zoning Enforcement Officer, confirmed that the land-banked spaces would be recorded, ensuring that if the property were sold in the future, any new business would have to install additional parking if their use required more spaces than currently installed. She explained the review process in the event of a change of occupancy, emphasizing that when a new business occupies the property, the zoning permit would be evaluated based on their parking needs. If the new business required more parking spaces than were currently available, they would be mandated to install the necessary parking before occupancy is approved.

Mr. Appell reiterated that the plan includes 39 land-banked parking spaces, which have been established through Planning Commission approval. In the event of future expansion this would need to be presented to Planning Commission.

Mr. Hricovec inquired about stormwater management calculations relating to the parking spaces.

Mr. Appel confirmed that the stormwater infrastructure was designed assuming all spaces (including land-banked ones) would eventually be paved.

Mr. Miller moved, seconded by Mr. Hricovec, to approve a 26-parking space variance; code requires 58 parking spaces; applicant proposing 32 parking spaces. The vote was: "AYES" all. The Chair declared the motion passed.

5. M & M Ohio Holdings LLC and RN2RGTLDOT LLC (MTA, Inc.), 35510 Schneider Court, 61-25
Proposal consists of construction of a new warehouse/office building.

The following variance is requested:

1. 103 parking space variance; code requires 134 parking spaces; applicant proposing 31 parking spaces. C.O.1292.07 Deferred Construction of Required Spaces.

**Aaron Appell, Bramhall Engineering, 801 Moore Road, Avon, Ohio 44011 was sworn in.
Tom Lazzaro, MTA, 1230 West Bagley Road, Berea, Ohio 44017 was sworn in.**

Mr. Appell explained that this is a similar request for JFL Enterprise but a much larger development with a 150,000 square foot building which would be primarily warehouse space with minimal office area.

Mr. Lazzaro stated that they anticipate a maximum of 25 employees, noting that they manage a similar operation in smaller warehouses with only six warehouse employees. He emphasized that their business is focused on warehouse distribution and storage, with more truck traffic through dock doors than cars in the parking lot. He further explained that most of the space in the 150,000 square foot facility would be utilized for racking and accommodating truck flow, which underlines the limited need for standard parking spaces. The business model supports minimal parking requirements as their primary operations involve warehousing and distribution, not customer-facing activities.

Chair Ladegaard expressed concern regarding the magnitude of the variance and suggested adding at least 40 additional parking spaces in the area between the proposed building and the future building.

Mr. Lazzaro inquired whether additional parking spaces would be required in the event of a future building expansion.

Chair Ladegaard responded that the matter would need to be reviewed upon submission of a building expansion plan.

Mr. Lazzaro stated that the additional parking spaces would not be used, reiterating that the facility is utilized for warehouse, distribution, and storage purposes.

Mr. Schatschneider suggested removing 20 feet off the planned future building on the north side to allow for approximately 35 additional land-banked parking spaces along the north side.

Mr. Appel explained the need for additional parking spaces due to the large variance. He noted that any future expansion would require Planning Commission approval and mentioned that any additional spaces added for the future building would be subjected to a site review to address any potential issues concerning the construction and drainage. Mr. Appell noted if the building were to be expanded it would be attached to the proposed 150,000 sq. ft. building.

The Board and applicants discussed the potential solutions for the parking situation, considering both practical and regulatory aspects. There was detailed discussion regarding the road between the two buildings, which is designated as an emergency access roadway required by the fire department. This road's presence is crucial for compliance with fire department regulations. The road impacts the layout and parking configurations on the site and any future expansions requiring changes to this layout must be re-evaluated to ensure that fire department access and compliance are maintained. The applicants expressed openness to modifying the building plans, including potentially reducing the size of the future building, to create additional space for parking. This flexibility acknowledges the necessity of meeting both current operational needs and potential regulatory requirements while optimizing the site's layout.

Mr. Appel emphasized the integral nature of ensuring that all requirements of the fire department are met, especially concerning the emergency access route, which would dictate the layout and potential parking configurations in any future plans. He noted that the site's wetland mitigation would need to be addressed, particularly if a building expansion occurs, ensuring compliance with relevant regulations and preserving the site's ecological balance.

In response to Mr. Schatschneider's suggestion, Mr. Appell and Mr. Lazzaro are open to negotiating changes to the building plans if needed. The idea was to potentially cut back on the size of the future building, providing more space for parking.

Mr. Appel highlighted the importance of maintaining the operational efficiency of the warehouse and ensuring adequate parking for anticipated staff levels while adhering to the city's zoning regulations. The discussion included an alternative proposal from the applicant to introduce gravel as a temporary solution for the proposed additional parking spaces, given that they are likely to remain unused for the foreseeable future.

The Board agreed that these additional land-banked spaces could be gravel rather than paved, as long as they are documented to provide parking flexibility should future needs arise. This proposal was considered a pragmatic approach to accommodate potential future changes without immediately incurring the costs and environmental impacts of additional paving. The Board also discussed the regulatory impacts, stressing the need for these changes to align with city codes and the potential impact on drainage and environmental considerations.

Mr. Schatschneider inquired if the applicant would be willing to reduce the future building size by 22 feet for future parking and the plan would be amended in the Planning Department.

Mr. Lazzaro confirmed this would be agreeable.

There were no other questions.

Mr. Miller moved, seconded by Mr. Hricovec, to approve a 63-parking space variance; code requires 134 parking spaces; applicant proposing 71 parking spaces. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mr. Hricovec had no comment.

Mr. Miller had no comment.

Mr. Schatschneider had no comment.

Ms. Fechter said Happy New Year.

Mr. Streator had no comment.

Ms. Clements had no comment

Mr. Stringer had no comment.

Chair Ladegaard wished Ms. Pintz happy birthday on January 15th.

Audience Comments

Claire Pressler, 1228 Edwards Avenue, Lakewood, Ohio 44107 was sworn in.

Ms. Pressler, representing her family's property at 35666 Schneider Court (adjacent to the JFL Enterprises and MTA properties), expressed concerns about water management for both developments. She highlighted the need for assurances that any water drainage coming from the neighboring properties, both current and future, would not negatively impact her family's land. Ms. Pressler requested that rainwater be directed in its natural course to the north, emphasizing that the northern end of the neighboring properties is approximately four feet lower than the southern ends. This natural flow should prevent drainage from the eastern neighbor from flowing into the ditch that runs between the properties, which is partially on her family's land.

Additionally, Ms. Pressler asked for confirmation that if retention ponds are to be used, they would help resolve future water issues and avoid potential drainage problems. She stressed the importance of equitable drainage to prevent flooding on their land. Furthermore, she pointed out the north-south ditch along the shared boundary currently has a half inch per foot drop and requested that it be deepened to an inch per foot to ensure proper water flow and avoid water damage. Lastly, Ms. Pressler emphasized the need for regular checks of drainage pipes to ensure they are not clogged or backed up, particularly those at the northern end of the property, and requested that penalties be imposed on responsible parties for neglecting maintenance duties to protect their property.

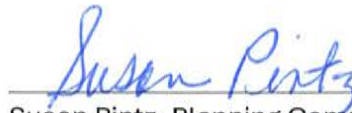
Ms. Fechter, Planning Coordinator, provided Ms. Pressler with a copy of the site plans showing the proposed retention basins and suggested that she speak with the city engineer for detailed answers to her technical questions.

ADJOURN

Mr. Miller moved, seconded by Mr. Bulger, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:28 p.m.



Mark Ladegaard, Chair, Board of Zoning and Building Appeals

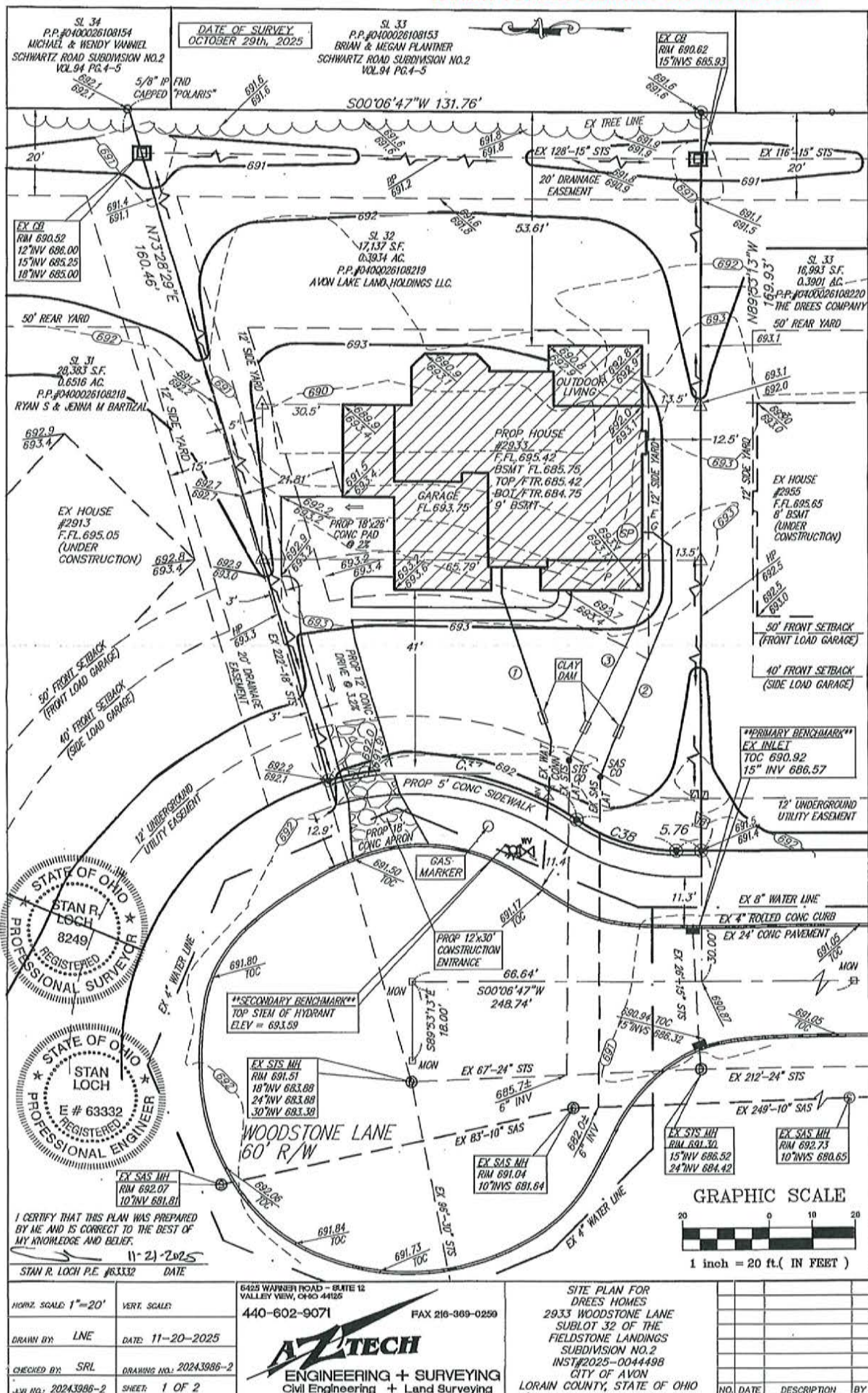


Susan Pintz, Planning Commission & BZA Secretary

2/4/2026

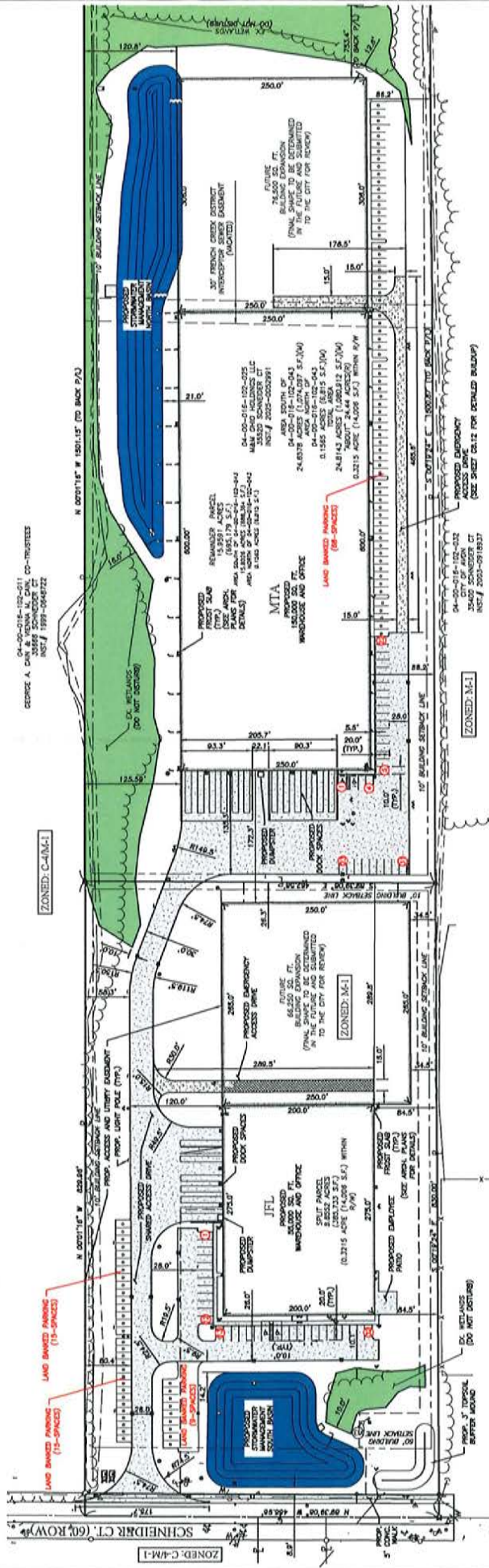
Date

EXHIBIT 1 DREES DRAWING-2933 WOODSTONE



[illegible]

EXHIBIT 1 JFL ENT/MTA LINES DRAWING-SCHNEIDER COURT



JFL VARIANCE REQUEST:

EXISTING PARKING SPACES (COMPUTER 128264)
(a) GENERAL COMMERCIAL AND INDUSTRIAL USES:

(1) INDUSTRIAL USE UNLESS OTHERWISE STATED BELOW: ONE SPACE PER 400 SQUARE FEET OF FLOOR AREA.

(2) GENERAL COMMERCIAL AND INDUSTRIAL USES:

(3) WAREHOUSES AND WHOLESALE BUSINESSES: ONE SPACE FOR EVERY 800 SQUARE FEET OF FLOOR AREA.

REQUIRED PARKING COUNT:

12,864.00 SQ. FT. OFFICE / 400 SQ. FT. PER SPACE = 32 SPACES
44,324.40 SQ. FT. WAREHOUSE / 800 SQ. FT. PER SPACE = 55 SPACES
TOTAL REQUIRED: 87 SPACES

PROPOSED PARKING COUNT:

32 SPACES (28 ADDITIONAL LAND BANNED PARKING SPACES)-71 SHOWN

NOTE: FUTURE BUILDING EXPANSION AREAS NOT INCLUDED IN CALCULATION.

ACCORDING TO 1282.27, DEFERRED CONSTRUCTION OF REQUIRED SPACES, THE TOTAL NUMBER OF SPACES INITIALLY REQUIRED SHALL NOT BE LESS THAN 75% OF THE TOTAL SPACES REQUIRED:

82 SPACES X 75% = 61 INITIAL SPACES REQUIRED

58 INITIAL SPACES REQUIRED - 33 INITIAL SPACES PROVIDED =

25 SPACE PARKING VARIANCE REQUESTED

NOTES: ITEMS WITHIN () REFER TO THE SECTION FROM THE COPIED ORDINANCES OF THE CITY OF AKRON.

NOTES: ZONING INFORMATION OBTAINED FROM WWW.AKRON.ORG LEGISLATION CURRENT THROUGH JUNE 30, 2020.

MTA VARIANCE REQUEST:

EXISTING PARKING SPACES (COMPUTER 128264)
(a) GENERAL COMMERCIAL AND INDUSTRIAL USES:

(1) INDUSTRIAL USE UNLESS OTHERWISE STATED BELOW: ONE SPACE PER 400 SQUARE FEET OF FLOOR AREA.

(2) GENERAL COMMERCIAL AND INDUSTRIAL USES:

(3) WAREHOUSES AND WHOLESALE BUSINESSES: ONE SPACE FOR EVERY 800 SQUARE FEET OF FLOOR AREA.

REQUIRED PARKING COUNT:

2,238.00 SQ. FT. OFFICE / 400 SQ. FT. PER SPACE = 6 SPACES
14,794.00 SQ. FT. WAREHOUSE / 800 SQ. FT. PER SPACE = 18 SPACES
TOTAL REQUIRED: 24 SPACES

PROPOSED PARKING COUNT:

31 SPACES (28 ADDITIONAL LAND BANNED PARKING SPACES)- 49 SHOWN

NOTE: FUTURE BUILDING EXPANSION AREAS NOT INCLUDED IN CALCULATION.

ACCORDING TO 1282.27, DEFERRED CONSTRUCTION OF REQUIRED SPACES, THE TOTAL NUMBER OF SPACES INITIALLY REQUIRED SHALL NOT BE LESS THAN 75% OF THE TOTAL SPACES REQUIRED:

191 SPACES X 75% = 143 INITIAL SPACES REQUIRED

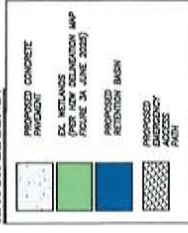
124 INITIAL SPACES REQUIRED - 31 INITIAL SPACES PROVIDED =

93 SPACE PARKING VARIANCE REQUESTED

NOTES: ITEMS WITHIN () REFER TO THE SECTION FROM THE COPIED ORDINANCES OF THE CITY OF AKRON.

NOTES: ZONING INFORMATION OBTAINED FROM WWW.AKRON.ORG LEGISLATION CURRENT THROUGH JUNE 30, 2020.

HATCH LEGEND:



GRAPHIC SCALE



BRAMHALL
ENGINEERING AND SURVEYING COMPANY
801 MOORE ROAD AKRON, OHIO 44311
(440) 934-7878 (440) 934-7879 FAX

DESIGNED BY: JFL
CHECKED BY: JFL

DATE: 06/15/2020
SHEET: 1 of 1

PROJECT: JFL AND MTA IMPROVEMENTS
VARIANCE EXHIBIT

CITY OF AKRON, COUNTY OF LORAIN,
STATE OF OHIO

JFL ENTERPRISES, INC.
4900 TRAIN AVE.
CLEVELAND, OHIO 44102

25-6297A