



City of Avon

36600 Detroit Rd · Avon, OH 44011 · Phone (440) 937-7800 · Fax (440) 937-7824 · www.cityofavon.com

REGULAR MEETING MINUTES AVON PLANNING COMMISSION JUNE 17, 2026, 7:00 P.M. CITY HALL COUNCIL CHAMBERS

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

PUBLIC HEARINGS

- **City of Avon, Just Imagine Drive, Rezone**

Pursuant to Article VII, Section 2(d) and Article VII, Section 2(e)(1) of the Avon City Charter; Avon Planning Commission is requesting a positive recommendation to City Council for approval to rezone 95.24 acres located on Just Imagine Drive, east of Nagel Road from C-4/M-1 General Business/General Industrial Overlay Districts to C-4, General Business District.

The Chair opened the public hearing at 7:00 p.m.

Tommy Lavelle, Quest Auto Spa, 33173 Just Imagine Drive, Avon, Ohio 44011.

Ms. Fechter, Planning Coordinator, commented about rezoning near the Cleveland Clinic and focused on the rationale for the proposed zoning change. She explained that originally when Avon was developing the area on Just Imagine Drive east of Nagel Road, the M-1 zoning with general business and industrial overlays was applied to keep options open for various types of uses. However, with the Cleveland Clinic now established and expanding nearby, the City feels it is not appropriate to allow industrial companies to locate immediately adjacent to the Clinic. Therefore, the proposal is to remove the M-1 industrial overlay from that section on Just Imagine Drive to protect the Cleveland Clinic and maintain compatibility by limiting new uses to General Business (C-4) zoning only. She clarified that existing uses would be grandfathered in, but no new industrial uses would be allowed in that section for the benefit of the area development and the Cleveland Clinic's presence.

Mr. Lavelle indicated he had recently purchased the property at 33173 Just Imagine Drive — formerly the Mike's Tree Service building — and was operating Quest Auto Spa, a high-end automotive detailing business. He stated he had come to the meeting primarily to learn about the rezoning and gather information.

Ms. Fechter confirmed to Mr. Lavelle that his use would be grandfathered in and that automotive detailing is a permitted use under the C-4 zoning district, putting his concerns to rest.

Mr. Lavelle expressed appreciation and noted he was happy to be present and learn what was happening in the neighborhood.

There were no other comments.

The Chair closed the public hearing at 7:03 p.m.

ROLL CALL

Mike Beatty, Bill Fitch, Carolyn Witherspoon, Chair.

Staff: 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 and BZA Secretary.

Absent: Mayor Bryan Jensen, Scott Radcliffe

REVIEW & CORRECTION OF MINUTES

Mr. Beatty moved, seconded by Mr. Fitch, to approve the minutes of the regular meeting held on May 20, 2026, and approve the minutes as published. The vote was "AYES" all.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

Ms. Fechter, Planning Coordinator, requested that Items 2 and 3 — the Nick Rak Detroit Road Lot Split and the Nick Rak Detroit Road Flag Lot Special Use Permit be deleted from the agenda at the applicant's request.

Mr. Beatty moved, seconded by Mr. Fitch, to delete Items 2 and 3 — the Nick Rak Detroit Road Lot Split and the Nick Rak Detroit Road Flag Lot Special Use Permit from the agenda at the applicant's request. The vote was "AYES" all. The Chair declared the motion passed.

Mr. Beatty moved, seconded by Mr. Fitch, to approve the amended agenda. The vote was "AYES" all. The Chair declared the motion passed.

1. Avon Church of God, 37445 and 37447 Detroit Road, Lot Split, PL20260008

Avon Church of God is requesting approval of a Lot Split of 0.2105 acres at 37445 and 0.3343 acres 37447 Detroit Road (04-00-011-103-026 and 04-00-011-103-027) to place the Church and Residential Home on stand-alone lots.

Ross DiGiorgio, Trustee, Avon Church of God, 2720 Airport Road, Columbus, Ohio 43218.

Ms. Fechter, Planning Coordinator, explained the unusual nature of the request prior to the Applicant's presentation. She explained that while reviewing the plat, it appeared on the Lorain County Auditor's site that the parcel was already split. However, upon further investigation with the Auditor's Office, it was determined that a split had been initiated back in the 1970s but was never formally completed through the City. When the Applicant submitted their initial proposal, a portion of the church building overlapped the proposed lot line, and an adjustment was requested. As a result of that correction, both lots are now nonconforming. Ms. Fechter noted that the applicants would need to seek a variance from the Board of Zoning Appeals (BZA) to address the nonconforming lot status. She also indicated that deed restrictions on both parcels would be required, so that if either structure were ever destroyed, it could not be rebuilt, given the nonconforming nature of the lots (Exhibit 1-drawing)

Mr. DiGiorgio explained that he has been in real estate for fifty years and had never encountered a situation quite like this one. He recounted that when his title company conducted due diligence on the pending sale of the properties, they were unable to provide clear title because the parcels appeared as a single legal description despite carrying two separate parcel numbers. He stated that the Church of

God was fully agreeable to the deed restrictions, saying that the goal was simply to formalize the split and facilitate the sale of properties. He acknowledged he had no idea who within the church had initiated the original split decades ago.

Mr. Gasior, Law Director, clarified that the deed restrictions would effectively maintain the status quo — if a building were destroyed, it could not be rebuilt — but that a new owner could potentially repurpose an existing structure. The example was offered that a creative buyer might convert the church building into a unique residential dwelling, as a commercial conversion would not be permitted in the zone. Mr. Gasior noted the fairness rationale for allowing the split, observing that these buildings had been treated as if they were on separate parcels for approximately fifty years and that the formalization was simply catching up to longstanding reality.

Mr. DiGiorgio expressed confidence that the arrangement would not raise concerns, noting that there was limited parking available for the church and no possibility for on-street parking. Additionally, the easement documents were also created by Mr. Metzker the surveyor.

Mr. Cummins offered no comments.

Mr. Fitch inquired about whether the church building itself could only ever remain a church or if it could be converted to a residential use given the unique structure.

Mr. Gasior responded that the building could be adapted to a residential use but not expanded, and that if razed, the lot could not be built upon again — effectively becoming a parking lot at best. He also noted a scenario of a buyer purchasing both lots and consolidating them, calling it a favorable potential outcome.

Ms. Fechter recommended, if the Commission were to approve the request, that approval be made contingent upon the issuance of a variance from the BZA and upon Law Director Gasior's legal review and approval of the deed restriction language.

There were no other comments.

Mr. Beatty moved, seconded by Mr. Fitch, to suspend the rules. The vote was: “AYES” all. The Chair declared the motion passed.

Mr. Beatty moved, seconded by Mr. Fitch, to approve a Lot Split of 0.2105 acres at 37445 and 0.3343 acres 37447 Detroit Road (04-00-011-103-026 and 04-00-011-103-027) to place the Church and Residential Home on stand-alone lots, contingent upon pending Board of Zoning variance approval and review of a deed restriction by the Law Director. The vote was: “AYES” all. The Chair declared the motion passed.

2. Nick Rak, Detroit Road, Lot Split, PL20250049

Nick Rak is requesting approval of Lot Split of 17.6834 acres to create a Flag Lot of 5.00 acres and a remainder parcel of 12.638 at PPN 04-00-002-102-243.

First Presentation held on September 17, 2025.

Item deleted at the Applicant's request.

3. **Nick Rak, Detroit Road, Flag Lot, Special Use Permit, PL20250050**

Nick Rak is requesting a positive recommendation to City Council for approval to create a Special Use Permit for a Flag Lot (5.00 acres) from the Lot Split of PPN 04-00-002-102-243 on Detroit Road west of Long Road.

First Presentation held on September 17, 2025.

Item deleted at the Applicant's request.

4. **Feronti Insurance, 37305 Colorado Avenue, Minor Modification, PL20260023**

Polaris Engineering, on behalf of SKF Holdings LLC, is requesting approval of a Minor Modification for parking lot improvements associated with the renovation of the existing house into office space at 37305 Colorado Avenue (04-00-010-113-015).

Kevin Hoffman, Polaris Engineering, 34600 Chardon Road, Willoughby, Ohio 44094.

Seth Feronti, Feronti Insurance, 814 Center Road, Avon, Ohio 44011.

Mr. Hoffman explained that Mr. Ferrante had purchased the property, which contains an existing residential structure being converted to serve as the Ferrante Insurance office. The property is located within the French Creek District. The exterior of the house will remain essentially unchanged; the modifications consist of the addition of an eight-space parking lot at the front of the property and an ADA-accessible ramp to the front entrance (Exhibit 1-drawing).

Mr. Cummin offered no comments.

Ms. Fechter, Planning Coordinator, confirmed that all staff comments had been addressed and recommended approval. She also took a moment to share that Feronti Insurance had been located along State Route 83 near the railroad tracks at the Avon Lake border since 2005 and that she was very pleased to see the business remaining in Avon and relocating to the French Creek District, which she characterized as an area with a great deal of positive activity.

Mr. Feronti expressed his own enthusiasm for the new location, stating he was excited to be part of the French Creek District community.

There were no other comments.

Mr. Beatty moved, seconded by Mr. Fitch, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Beatty moved, seconded by Mr. Fitch, to approve a Minor Modification for parking lot improvements associated with the renovation of the existing house into office space at 37305 Colorado Avenue (04-00-010-113-015). The vote was: "AYES" all. The Chair declared the motion passed.

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 31 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.

John Chandler, Howard Hanna Real Estate, 19204 Detroit Road, Rocky River, Ohio 44116.

Mr. Chandler appeared on behalf of developer Steve Kish of Swipe Caddy Shack Golf Club LLC and engineer Chris Bednar, who was on vacation. Mr. Chandler explained that since the previous presentation, a revised plan has been submitted. The principal change was the relocation of the stormwater detention basin off the existing ditch and onto two lots that had previously been designated as Lots 9 and 10. As a result of this change, the total lot count was reduced from 33 to 31. Mr. Chandler noted that this revision arose from ongoing conversations between Mr. Bednar and Mr. Cummins regarding concerns about the placement of retention basins and their impact on the alignment and function of the creek running through the property (Exhibit 1 drawing).

Mr. Cummins, City Engineer, confirmed that all his comments had been addressed. He elaborated that the previous basin location, situated on or near the ditch, would have triggered additional regulatory requirements. He described the decision to sacrifice two lots and relocate the basin off the ditch line as a reasonable and practical solution that effectively resolved those concerns. He confirmed he had reviewed the new submission and found it satisfactory.

Ms. Fechter, Planning Coordinator, confirmed that all staff comments had been addressed and recommended approval.

There were no other comments.

Mr. Beatty moved, seconded by Mr. Fitch, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Beatty moved, seconded by Mr. Fitch, to approve the Preliminary Plat for a residential subdivision consisting of 31 single family homes on Detroit Road (PPN 04-00-001-101-001, 002 and 015). The vote was: "AYES" all. The Chair declared the motion passed.

6. City of Avon, Just Imagine Drive, Rezone

Pursuant to Article VII, Section 2(d) and Article VII, Section 2(e)(1) of the Avon City Charter; Avon Planning Commission is requesting a positive recommendation to City Council for approval to rezone 95.24 acres located on Just Imagine Drive, east of Nagel Road from C-4/M-1 General Business/General Industrial Overlay Districts to C-4, General Business District.

Tommy Lavelle, Quest Auto Spa, 33173 Just Imagine Drive, Avon, Ohio 44011.

Ms. Fechter, Planning Coordinator, provided background on the rationale for the proposed rezoning. She explained that when the area along Just Imagine Drive was originally being developed, the city was uncertain what types of uses would ultimately locate there and therefore applied the M-1 zoning with overlays to preserve flexibility. As time has passed, it has become clear that the Cleveland Clinic is well-established in the area and actively expanding, and the character of surrounding land uses has evolved accordingly. The city concluded that allowing industrial uses to locate adjacent to a major medical facility would be undesirable and inconsistent with the direction the area is heading. The rezoning is intended to apply specifically to the stretch of Just Imagine Drive from the Cleveland Clinic sign west to the Get-Go convenience store (Exhibit 1 drawing).

City Engineer Cummins offered no comments.

Mr. Lavelle raised a question regarding potential future expansion. He stated that while his current business Quest Auto Spa is high-end automotive detailing, he also owns a separate business called Quest Rim, located 16120 Brook Park Road in Cleveland, which specializes in rim repair. Although he

clarified that rim repair is not a traditional machine shop operation, he acknowledged that his facility does house a CNC machine used to refinish the face of wheels. He noted that the Brook Park Road location has a large volume of business due to the numerous automotive dealerships in the area. He said it is conceivable that he might one day open a Quest Rim location in Avon given the current growing amount automotive dealerships — including Joyce Buick, Walberg and the upcoming Porsche and Mercedes facilities. He asked whether such an operation would be classified as commercial or industrial, stating he would personally argue for commercial, but acknowledging he was unsure.

Mr. Gasior, Law Director, acknowledged he did not have the zoning code immediately at hand. He addressed Mr. Lavelle's query by stating there wasn't a grandfathering issue, since his high-end automotive detailing business already met the C-4 zoning requirements. Mr. Gasior advised that the limitations would largely pertain to setbacks, ensuring compliance within the bounds of the district. While Mr. Lavelle expressed concerns about expansion, Mr. Gasior affirmed that the existing C-4 zoning would accommodate his current operations without issue. Mr. Gasior concluded that the C-4 zoning was the applicable designation for Mr. Lavelle's business, ensuring it continued as permitted use.

Ms. Fechter offered to have Mr. Lavelle leave his business card with Susan Pintz, Secretary, so that staff could research what uses are and are not permitted in both the C-4 and M-1 zones and provide him with a written response by email. She also noted that, as the rezoning would be referred to City Council for approximately six weeks before any final action, there was no urgency for an immediate answer.

Mr. Lavelle expressed appreciation for the guidance and noted he had no intention of causing any disruption but simply wanted to plan accordingly for his business's future.

Mr. Beatty moved, seconded by Mr. Fitch, to suspend the rules. The vote was: "AYES" all. The Chair declared the motion passed.

Mr. Beatty moved, seconded by Mr. Fitch, to approve a positive recommendation to City Council for approval to rezone 95.24 acres located on Just Imagine Drive, east of Nagel Road from C-4/M-1 General Business/General Industrial Overlay Districts to C-4, General Business District. The vote was: "AYES" all. The Chair declared the motion passed.

COMMENTS

Mr. Beatty had no comment.

Mr. Fitch had no comment.

Ms. Fechter, Planning Coordinator, advised Commission members that three ordinances had been placed at their seats: Ordinance 66-26, Ordinance 67-26, and Ordinance 68-26. She explained that these ordinances extend existing moratoriums currently in effect. Ordinance 66-26 extends the Congregate Care moratorium; Ordinance 67-26 extends the moratorium on Extended-Stay Establishments and Airbnb-type rentals; and Ordinance 68-26 extends the moratorium on Car Washes and Self-Storage facilities. Ms. Fechter noted that the city has been actively working on the corresponding legislation and is nearing completion, but that Mr. Gasior had brought these extension ordinances before City Council at the Monday evening meeting, as the expiration dates were approaching, to ensure no gaps in coverage. She asked whether any Commission members had questions or desired additional information. There were no questions.

Mr. Gasior, Law Director, added that the Planning Commission would be the first body to review any proposed legislation developed during the moratorium period before it is advanced to City Council. He described the typical process as staff drafting the proposed legislation, presenting it to the Planning

Commission over one or two meetings until the Commission is comfortable, and then forwarding a recommendation to City Council, which would then conduct its standard three-reading process.

Ms. Fechter also noted that she was hoping to bring proposed changes to regulations governing refueling stations to the Planning Commission at the July meeting. She explained that the city currently has a moratorium on gas stations, fueling and refueling stations, and electric vehicle charging stations, and that city is actively drafting legislation to address those uses, which she hoped to have ready for the Commission's review at the July meeting. She closed her remarks by wishing everyone a happy Fourth of July.

Mr. Gasior addressed Mr. Lavelle to discuss the situation concerning a tenant in his building. He clarified that Mr. Lavelle's existing high-end automotive detailing business complies with the C-4 zoning requirements. Mr. Gasior indicated that any concern regarding a tenant would need to align with those same zoning requirements. This ensures Mr. Lavelle's current business operations aren't hindered by non-compliance and reassured him that the setbacks and other zoning stipulations for C-4 would govern any future developments or alterations. The focus remained on maintaining business operations within zoning codes applicable to the area.

Ms. Fechter has a procedural question regarding the rules of suspension. Mr. Gasior clarified that a motion to suspend the rules is required only for a first presentation; on any subsequent presentation, the Planning Commission may proceed directly to a vote.

Mr. Cummins had no comment.

Mr. Gasior had no other comment.

Ms. Clements had no comment.

Mr. Streater had no comment.

Chair Witherspoon had no comment.

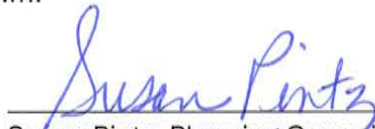
No comments from the audience

ADJOURN

Mr. Beatty moved, seconded by Mr. Fitch, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:29 p.m.



Carolyn Witherspoon, Chair
Planning Commission



Susan Pintz, Planning Commission and
BZA Secretary

7-15-26

Date

Acreage Summary

Property Information

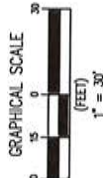
Basis of Bearings

N41°25'04"E
Centerline Detroit Rd
Ohio North State Plane Grid

000T VRS Network NAD 83 (2011) December 2025

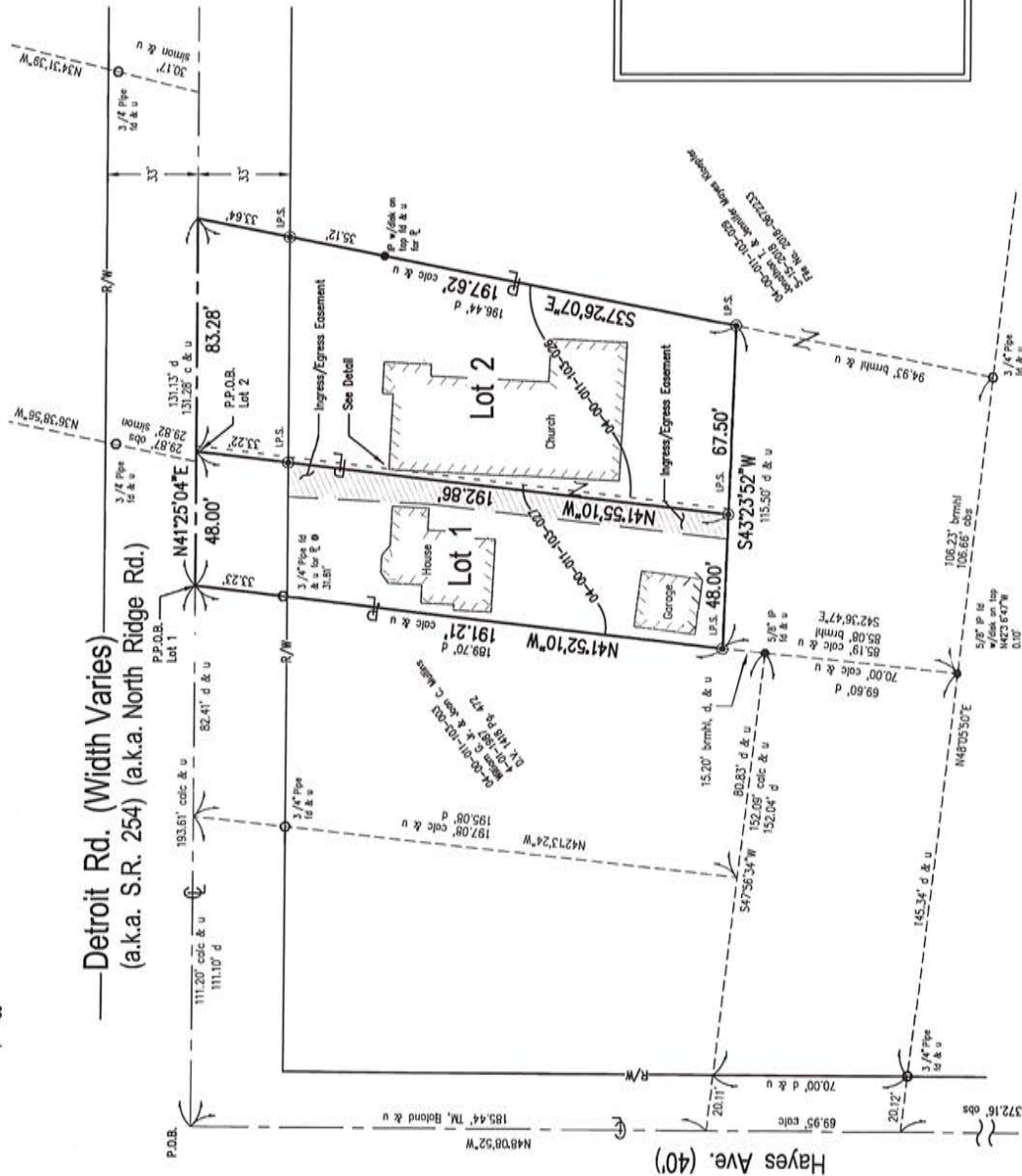


GRAPHICAL SCALE



—Detroit Rd. (Width Varies)—

(a.k.a. S.R. 254) (a.k.a. North Ridge Rd.)



References

- 2005 Survey for Cummings by Christopher M. Hirzel, Bramhall
2020 Survey for Miller Home Title by Thomas A. Simon
2017 Survey for Noggle by Sean A. Boland
Title and Adverser Deeds
Survey No. 35843
Survey No. 50141
Survey No. 49133

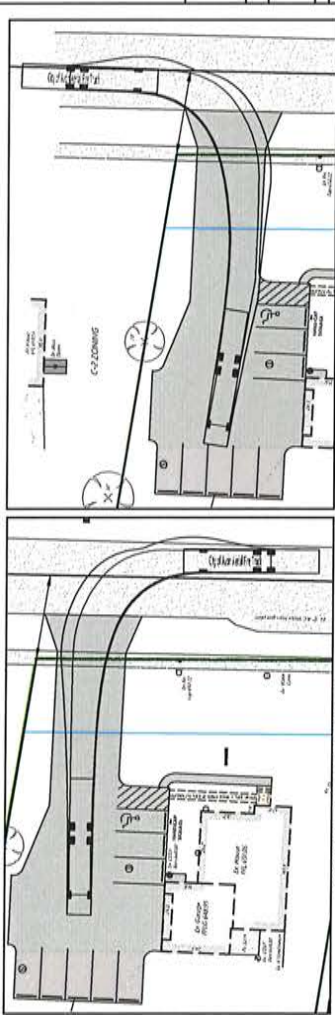
Mag. Neil Ltd & Co
9 Centennial St.

Detail

 $\eta = 2$

Survey Legend

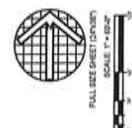
- | | |
|---|---|
| d | Denotes Dead Distance or Angle |
| c or calc | Denotes Calculated Distance or Angle |
| obs | Denotes Observed Distance or Angle |
| u | Denotes Used Point, Distance or Angle |
| id | Denotes Point Found |
| initial | References Distance or Angle per 2005 Bromhall Survey |
| terminal | References Distance or Angle per 2020 Simon Survey |
| oblong | References Distance or Angle per 2017 Boland Survey |
| R/W | Denotes Right of Way |
|  | Denotes Centerline |
|  | Denotes Property Line |
|  | Denotes 5/8" Iron Pin Set and capped "Metzger 747" |
|  | Denotes Iron Pin Found |
|  | Denotes Iron Pipe Found |
|  | Denotes May Nail Found |
|  | Distance and Direction
"point found"
N0000000W |



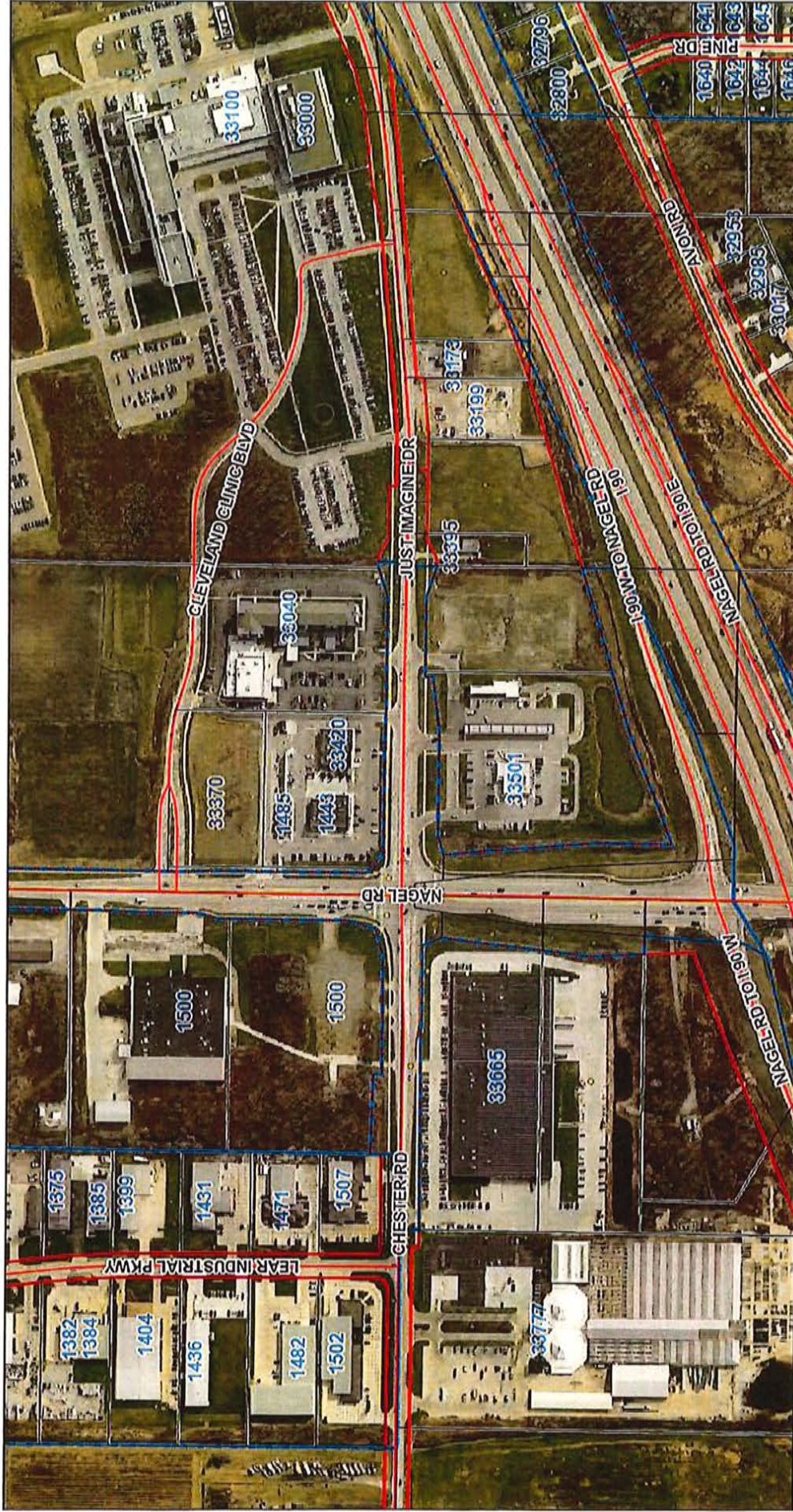
City of Avon Aerial Fire Truck
Overall Length 41' 3 1/2"
Wheelbase 12' 0"
Aerial Height 14' 0"

City of Avon Aerial Fire Truck	47.570ft
Overall Length	8.330ft
Overall Width	7.363ft
Overall Body Height	0.533ft
Min Body Ground Clearance	7.500ft
Track Width	6.00ft
Lock-to-lock time	42.080ft
Turn to Curb Turning Radius	

[illegible]



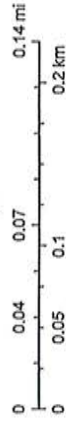
ArcGIS Web Map



5/13/2026, 11:20:11 AM

- Centerlines LBRS
- Ownership Parcels
- Address Points
- Subdivisions_Condominiums
- PLSS Boundaries
- Original Lot Lines
- Boundaries
- Dashed Parcel Line
- HIDDEN_LIN
- Sublot Line
- Parcel Line
- Right-of-way Line
- Right-of-way Parcel Line
- Blank Basemap

1:3,851



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
OpenStreetMap contributors, and the GIS User
Community