



City of Avon

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**REGULAR MEETING MINUTES
AVON PLANNING COMMISSION
JULY 15, 2026, 7:00 P.M.
CITY HALL COUNCIL CHAMBERS
36080 CHESTER ROAD, AVON, OHIO 44011**

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

PUBLIC HEARINGS

- **Biggby Coffee, 36500 Detroit Road, Amend Special Use Permit, PL20260027**

JAVA Ventures V LLC dba Biggby Coffee is requesting a positive recommendation to City Council for approval of an amendment to their Special Use Permit to allow the installation of a fenced outdoor seating area at 36500 Detroit Road (04-00-010-112-047).

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

There were no comments from the audience

The Chair closed the public hearing at 7:01 p.m.

- **University Hospitals, 2075 Healthway Drive, Amend Special Use Permit, PL20260031**

CBLH Designs on behalf of University Hospitals is requesting a positive recommendation to City Council for approval of an amendment to their Special Use Permit for construction of 2,300 square foot single story building addition to the Seidman Cancer Center (04-00-015-101-114).

The Chair opened the public hearing at 7:01 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:02 p.m.

- **City of Avon, Fire Station 2, Middleton Road, General Development Plan, PL20260032**

The City of Avon is requesting approval of a General Development Plan for the construction of a 15,885-square-foot Fire Station No. 2 on Middleton Road (PPN 04-00-022-102-163).

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

There were no comments from the audience

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

- **Referral to City Council: Amend Planning and Zoning Code**

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1270.03 (e)(7) Fueling stations (gasoline, diesel or EV charging stations), 1280.05 (i) and 1280.06 (c) to make Fueling stations a Special Use (SU) in the C-4 Zoning District.

The Chair opened the public hearing at 7:04 p.m.

There were no comments from the audience

The Chair closed the public hearing at 7:04 p.m.

- **Referral to City Council: Amend Planning and Zoning Code**

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1264, Multi-Family Residential District Regulations.

The Chair opened the public hearing at 7:04 p.m.

Jim Sayler, Reitz Engineering, 4214 Rocky River Drive, Cleveland, Ohio 44135.

Mr. Sayler addressed the Commission stating he was present at the request of Redwood Apartment Living, the developer of the Carmel Cluster apartments within the city. He stated that Redwood Apartment Living is interested in additional apartment living concepts in Avon and is supportive of the code amendments as being presented. Mr. Sayler indicated that Redwood Apartment Living had engaged in prior discussions with Ms. Fechter, Planning Coordinator, and Mr. Gasior, Law Director, and he wished to provide some input on specific issues, particularly building separation distances, wall offsets, and the ability to utilize private streets. He argued that the current code was "written at a time when multi-family meant apartment buildings," and that modern housing products of the type Redwood Apartment Living now builds caters to empty nesters and young mobile professionals which provide a strong tax base while placing very low demand on city services. Mr. Sayler expressed hope that the city would consider these items as discussions moved forward.

The Chair closed the public hearing at 7:07 p.m.

ROLL CALL

Present: Mike Beatty, Bill Fitch, Bryan Jensen, Mayor, Scott Radcliffe, 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.

REVIEW & CORRECTION OF MINUTES

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve the minutes of the regular meeting held on June 17, 2026, and approve the minutes as published. The vote was "AYES" all.

REPORTS & CORRESPONDENCE

None

ADDITIONS & DELETIONS

Ms. Fechter, Planning Coordinator, requested Item 4, the General Development Plan for Sprouts Farmers Market, be deleted from the agenda at the applicant's request.

Mr. Radcliffe moved, seconded by Mayor Jensen, to delete Item 4, the General Development Plan for Sprouts Farmers Market, from the agenda at the applicant's request. The vote was "AYES" all. The Chair declared the motion passed.

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

1. Biggby Coffee, 36500 Detroit Road, Amend Special Use Permit, PL20260027

JAVA Ventures V LLC dba Biggby Coffee is requesting a positive recommendation to City Council for approval of an amendment to their Special Use Permit to allow the installation of a fenced outdoor seating area at 36500 Detroit Road (04-00-010-112-047).

Bennett Weickert, Paradygm Construction, 5050 Detroit Road, Sheffield Village, Ohio 44035.

Mr. Weickert explained that Java Ventures V LLC was seeking to add a fenced outdoor patio area, stating "it fits within the area" and would give community members a place to enjoy their coffee outdoors. He noted that the area in question had opened after removal of an existing structure, two drive-through lanes whose canopy roof had been removed along with deteriorated brick columns. He explained that when the brick was removed from those columns, significant deterioration was discovered, ultimately resulting in the removal of approximately two-thirds of the original structure. The cleared space was identified as an ideal location for the outdoor seating area (Exhibit 1 drawing).

Ms. Fechter, Planning Coordinator, indicated a revised site drawing was presented to the Commission, noting that the drawing had been updated from a previous version. She explained that the original proposal had included concrete parking blocks and a raised curb on the west side of the patio. However, the Police Department, citing incidents that had occurred in Northeast Ohio involving vehicles driving into patio areas, requested that bollards be placed around the entire structure at four-foot intervals. The revised drawing incorporated those bollards. Ms. Fechter stated she would need to verify with the Fire Department and Building Department whether the bollards were required to be a specific color, noting a preference for a less visually prominent finish, perhaps black, rather than a highly visible color. She deferred to Mr. Streater.

Mr. Streater confirmed there is no color requirement for the bollards, only structural integrity.

Mr. Weikert clarified that the existing bollards around the drive-through lane are orange—using a vinyl sleeve over a steel bollard encased in concrete—and that color selection was flexible. He confirmed multiple color options were available.

Mr. Radcliffe commented on the aesthetics of the installation, encouraging the applicant to use black bollards to blend with the proposed four-foot black aluminum fence, creating a unified appearance. He referenced successful precedents elsewhere in the city where stone and fencing had been combined to achieve a clean, appearance-driven design, and specifically recommended moving away from orange, yellow, or red bollard covers. He urged the applicant to coordinate with the Police and Fire Departments when finalizing the bollard color and treatment.

Mayor Jensen asked whether bollards were also present along the drive-through lane itself. Mr. Weikert confirmed that existing raised curbing from a previous teller lane, three structural columns along the gable end of the remaining overhang, and existing bollards already provided protection along that side.

Mr. Cummins had no comment.

No further questions were raised.

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

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve a positive recommendation to City Council for approval of an amendment to their Special Use Permit to allow the installation of a fenced outdoor seating area at 36500 Detroit Road (04-00-010-112-047). The vote was: "AYES" all. The Chair declared the motion passed.

2. University Hospitals, 2075 Healthway Drive, Amend Special Use Permit, PL20260031

CBLH Designs on behalf of University Hospitals is requesting a positive recommendation to City Council for approval of an amendment to their Special Use Permit for construction of a 2,300 square foot single story building addition to the Seidman Cancer Center at 2075 Healthway Drive (04-00-015-101-114).

Justin Kaufer, CBLH Design, 7850 Freeway Circle, Middleburg Heights, Ohio 44130.

Mr. Kaufer described the project as a 2,300 square foot single story addition to the east side of the existing building, intended to accommodate a second linear accelerator facility adjacent to the one already in place, along with associated support spaces for expanded cancer services. He indicated there would be no modifications to the existing drive configuration, and that the addition would use matching brick materials consistent with the existing structure (Exhibit 1 drawing)

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

Mr. Cummins, City Engineer, confirmed the same.

No questions were raised by the Commission.

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

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve a positive recommendation to City Council for approval of an amendment to their Special Use Permit for construction of a 2,300 square foot single story building addition to the Seidman Cancer Center at 2075 Healthway Drive (04-00-015-101-114). The vote was: "AYES" all. The Chair declared the motion passed.

3. University Hospitals, 2075 Healthway Drive, Minor Modification, PL20260030

CBLH Designs, on behalf of University Hospitals, is requesting approval of a Minor Modification for the construction of a 2,300 square foot building at 2075 Healthway Drive (04-00-015-101-114).

Justin Kaufer, CBLH Design, 7850 Freeway Circle, Middleburg Heights, Ohio 44130.

Mr. Kaufer indicated there was nothing further to add beyond his prior presentation.

Ms. Fechter, Planning Coordinator and Mr. Cummins City Engineer confirmed no additional comments.

Mayor Jensen asked what would specifically take place within the addition.

Mr. Kaufer confirmed it would house a second linear accelerator—a piece of cancer treatment equipment—along with support spaces, with the purpose of expanding the volume of patients that could be served.

Mayor Jensen asked whether the equipment was intended to modernize existing services or expand capacity.

Mr. Kaufer clarified it was a new piece of equipment expanding existing services.

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

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve a Minor Modification for the construction of a 2,300 square foot building at 2075 Healthway Drive (04-00-015-101-114). The vote was: “AYES” all. The Chair declared the motion passed.

4. Sprouts Farmers Market, 35130 Chester Road, General Development Plan, PL20260028

CESO, Inc., on behalf of Sprouts Farmers Market, is requesting approval of a General Development Plan for the construction of a 23,273 square foot grocery store and a 16,362 square foot retail building with associated parking and site improvements at 35130 Chester Road (04-00-021-000-286, 287, 288).

Item deleted at the Applicant’s Request.

5. LDC Stonegate LLC, 33294 Detroit Road, Rezone, Second Presentation, 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).

Matt Torbit, Liberty Development Company, 28045 Rainey Parkway, Westlake, Ohio 44145.

Mr. Torbit stated that the parcel is adjacent to the C-4 zoned property to its west, where the Discount Drug Mart is located. He explained that because the applicant was not contemplating any automotive uses, a C-1 (Neighborhood Business) designation was considered more appropriate and less intense than C-4 (General Business District).

Ms. Fechter had no comment.

Mr. Cummins had no comment.

Mr. Radcliffe asked whether the applicant had previously planned for residential development on this parcel.

Mr. Torbit confirmed that at one point residential had been contemplated.

Mr. Radcliffe then asked what the current plans were for the site.

Mr. Torbit indicated the most likely contemplated use would be medical office. He noted the home-building community had advised them that Detroit Road frontage was not a desirable residential location, influencing the decision to pursue commercial rezoning.

Mr. Radcliffe further inquired whether there was any possibility of tying the parcel into the adjacent residential development as an amenity, such as a clubhouse or pool.

Mr. Torbit acknowledged that the idea had not been considered and that there was no existing easement between the lots to facilitate connectivity. He noted, however, that if a restaurant or neighborhood retail use were to materialize, a pathway or an easement could be arranged to allow neighboring residents to access it.

Mr. Radcliffe expressed reservations about the timing of the rezone, noting that stub streets on the adjacent site suggested the possibility of further residential development extending eastward, and he questioned whether the C-1 designation could be tied to future amenity uses for that residential area. He stated that changing the zoning to C-1 at this stage "seems too soon."

Mr. Torbitt addressed the feasibility of an amenity center, explaining that the subdivision community has only 35 lots, and that a clubhouse or pool would require upward of 80 to 100 or more homes to justify the cost without imposing exorbitant HOA fees on individual lot owners. He further noted that lots had already been priced and sold without homeowners anticipating such amenities.

Chair Witherspoon asked about the traffic congestion on Detroit Road and how it might affect access to the site.

Mr. Torbit responded that they anticipate having the entry driveway as far to the east as possible on the property to help with access. There also is a stub street at the discount drug market parking lot nearby which would allow circulation between the two properties. He noted this circulation would enable visitors accessing a medical or dental office on the site to be able to circulate both directions, easing traffic flow either on or off Detroit Road.

Mayor Jensen expressed concerns about the impact of commercial rezoning on residential areas, explaining that residents have approached the city with hesitations about buying lots near potentially commercialized lands. He highlighted complaints regarding other parts of the city along Detroit Road, where commercial development has led to problems with proper buffering and garbage pickup logistics. Mayor Jensen emphasized that, before advancing in the rezoning process, the Commission required a comprehensive buffering plan. This plan should detail how the commercial area would be effectively screened from nearby residential properties to mitigate any adverse effects. There was considerable resistance from City Council on the rezoning proposal, indicating a need for thorough planning and consideration.

Mr. Torbitt asked whether the matter could be tabled to allow time to work with staff on buffering concepts and return to a future hearing with additional information.

Mayor Jensen and Mr. Radcliffe agreed that this was the appropriate course, with Mayor Jensen indicating the Commission did not have sufficient information to vote this evening and recommending the applicant not seek a vote at this meeting.

Chair Witherspoon confirmed that this was a second presentation, and that the applicant could be placed on the next month's agenda when prepared with additional information.

Chair Witherspoon declared this item as a Second Presentation.

6. City of Avon, Fire Station 2, Middleton Road, General Development Plan, PL20260032

The City of Avon is requesting approval of a General Development Plan for the construction of a 15,885-square-foot Fire Station No. 2 on Middleton Road (PPN 04-00-022-102-163).

Mike Lipowski, Perspectus Architecture, 1300 East 9th Street, Cleveland, Ohio 44114.

Mr. Streator, Safety Director, provided background for the Commission. He explained that as the city has grown, the administration and fire department identified a need for a second fire station and undertook research to determine the optimal location to improve response times, particularly in the Middleton-Nagel area of the city. Multiple lots in that area were evaluated, and discussions were held with several property owners before settling on the proposed site as the best overall choice. The city then engaged Perspectus Architects to complete programming and schematic design based on input from the Administration and the Fire Department.

Mike Lipowski of Perspectus Architecture, 1300 East 9th Street, Cleveland, Ohio 44114, presented the schematic design. Mr. Lipowski noted the project was still in the early stages of planning, having just completed programming and schematic design. He described the building as a single-story structure with a slight mezzanine for training above the apparatus bay. The project is envisioned with three apparatus spaces capable of accommodating fire trucks and ambulances, seven dormitories for firefighters, and all required ancillary spaces (Exhibit 1 drawing).

Mr. Lipowski described the site configuration, noting that the drive would be located off Middleton Road, where a new traffic signal would be installed to facilitate emergency vehicle departure toward Nagel Road and the surrounding service area. He presented exterior renderings showing a primarily brick structure with tall apparatus bay doors designed to fold rather than roll up, allowing for quicker response times. The taller central section of the building houses the apparatus bay, which requires greater ceiling height for equipment and gear storage. The main public entry is located to the right of the apparatus bay, with three public parking spaces at the front and staff parking to the rear of the parcel.

Ms. Fechter, Planning Coordinator, there are no staff comments.

Mr. Cummins, City Engineer, confirmed no comments.

Mayor Jensen offered context for the scope of the project, emphasizing that as a secondary station, it was intentionally designed to be smaller than the main station, which houses the training tower. He noted that certain rooms and features are now required in new station construction that were not required in the original facility, and that the design sought to minimize costs while ensuring full operational capability.

No public comments were offered. No further questions were raised.

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

Mr. Radcliffe moved, seconded by Mayor Jensen, to approve a General Development Plan for the construction of a 15,885-square-foot Fire Station No. 2 on Middleton Road (PPN 04-00-022-102-163). The vote was: "AYES" all. The Chair declared the motion passed.

7. Referral to City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1270.03 (e)(7) Fueling stations (gasoline, diesel or EV charging stations), 1280.05 (i) and 1280.06 (c) to make Fueling stations a Special Use (SU) in the C-4 Zoning District.

Ms. Fechter, Planning Coordinator, addressed the Commission, stating that the purpose of the presentation was to serve as a First Presentation only, without seeking a referral vote at this time. She explained that one of the primary motivations for the code amendment is addressing the growing prevalence of EV charging stations. Staff have reviewed legislation from Tallmadge and Concord Township, Ohio for reference, particularly regarding spacing requirements imposed by fire and building codes. The proposed code language would incorporate those spacing standards for EV chargers being added to existing gas stations, as well as for standalone EV charging installations at locations such as medical or office uses. The amendment would address buffering, spacing, and safety requirements. Ms. Fechter indicated that staff continue to work through details with the building and fire departments and intended to bring a formal request for a recommendation to City Council at the following month's Planning Commission meeting.

No questions were raised.

Chair Witherspoon declared this item a First Presentation.

8. Referral to City Council: Amend Planning and Zoning Code

Per Article, VII, Planning Commission (D) Mandatory Referral of the Charter, Avon Planning Commission is requesting City Council approval to amend the Planning and Zoning Code, Chapter 1264, Multi-Family Residential District Regulations.

Ms. Fechter, Planning Coordinator, clarified that this was being presented as a First Presentation, with no referral requested this evening. She described staff had begun reviewing the code revisions, noting several adjustments had already been made to unit square footage allowances. Among the items under consideration were the removal of senior housing provisions from Chapter 1264 and the removal of efficiency units—specifically those in the 600 square foot range. Ms. Fechter noted that she had received a list from Jim Sayler of Reitz Engineering on behalf of Redwood Apartment Living, as well as from several other developers active in the area, with most of those requests centered on design elements including building length, building separation, and similar standards. She stated that while initial progress had been made on the base requirements section, additional time was needed to work through the design elements to ensure the code reflects what the city is looking for in modern multi-family dwelling units. She invited Commission members to submit any additional items they wished to see incorporated, stating that all input would be taken into consideration.

No further questions were raised.

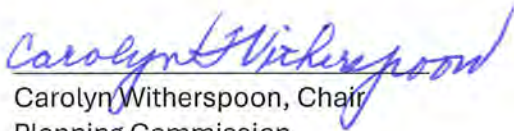
Chair Witherspoon declared this item a First Presentation.

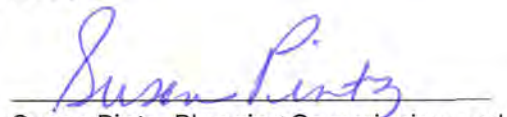
COMMENTS

Mr. Beatty had no comment.
Mayor Jensen had no comment
Mr. Radcliffe had no comment.
Mr. Fitch had no comment.
Ms. Fechter had no comment.
Mr. Cummins had no comment.
Mr. Gasior had no comment.
Ms. Clements had no comment.
Mr. Streator had no comment.
Chair Witherspoon had no comment.
No comments from the audience

ADJOURN

Mr. Radcliffe moved, seconded by Mayor Jensen, to adjourn. The vote was: "AYES" all. The Chair declared the motion passed. The meeting was adjourned at 7:36 p.m.

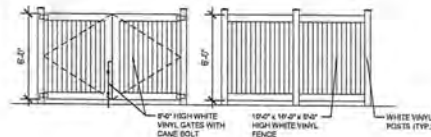

Carolyn Witherspoon, Chair
Planning Commission


Susan Pintz, Planning Commission and
BZA Secretary

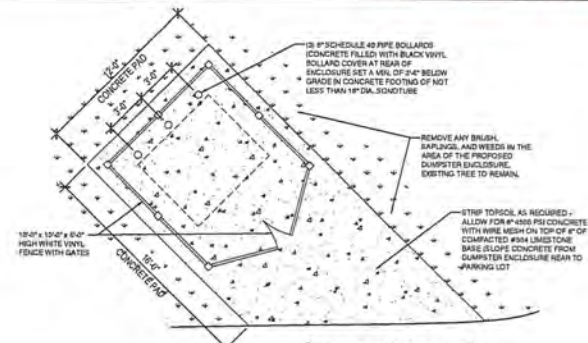

Date



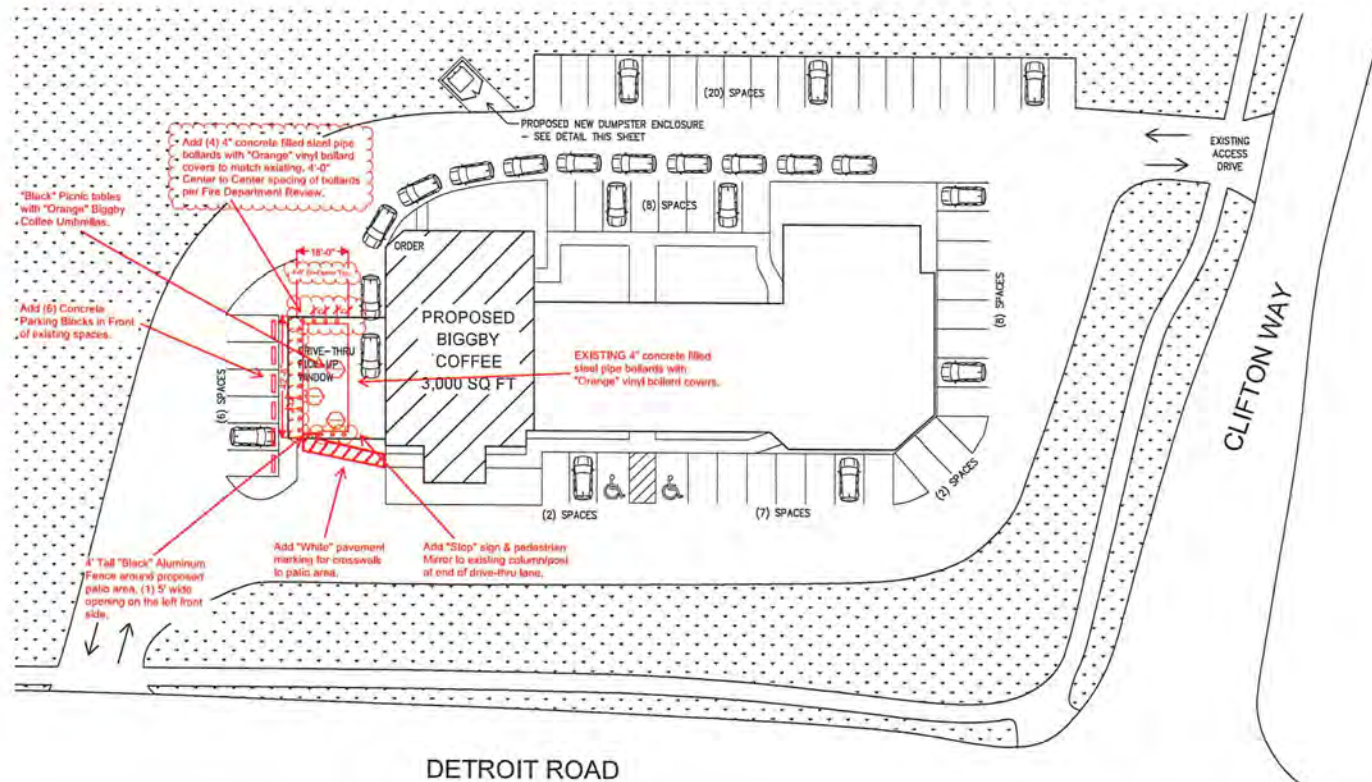
4' Tall "Black" Aluminum UAF-200 Flat Top Fence



3
Proposed Dumpster Enclosure Elevations
SCALE: 1/4" = 1'-0"



2
Proposed Dumpster Enclosure Plan
SCALE: 1/4" = 1'-0"



1
Site Plan
SCALE: 1" = 20'-0"



**BIGGBY
COFFEE**

3501 COOLIDGE ROAD
EAST LANSING, MI 48023

1249
BOTSON PLAZA
36500 DETROIT ROAD
AVON, OH 44011

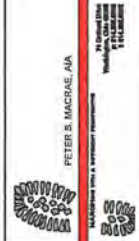
ENGINEERING INFO:



PROFESSIONAL OF RECORD
PETER S. MACRAE, ARCH. 90020225
EXP. DATE: 09/30/2025

ARCHITECT INFO:

PETER S. MACRAE, AIA



ISSUE TYPE:

CLIENT REVIEW SET 06/15/23
CLIENT SET 06/20/23
PERMIT SET 08/01/23

REVISIONS:

DRAWN BY: -
A/E JOB NUMBER: 25803
TITLE SHEET
SITE PLAN

SHEET NUMBER:

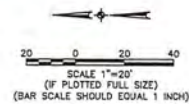
C1.0



PROJECT: _____

1997 HEALTHWAY DRIVE,
AVON, OH 44011

KEY PLAN:



LEGEND:

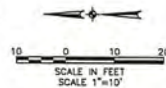
- HEAVY DUTY ASPHALT PAVEMENT
CONCRETE SIDEWALK

NOTES:

- NOTES:
1. SEE ARCHITECTURAL PLANS FOR ACCURATE BUILDING DIMENSIONS.
2. DIMENSIONS ARE TAKEN AT THE FACE OF THE CURB UNLESS NOTED OTHERWISE.

1 OVERALL SITE PLAN

SCALE: 1"=20'



2 ENLARGED SITE PLAN

C-104 SCALE: 1" = 10'

[illegible]

PROJECT NUMBER: 26-20002

DRAWING TITLE:

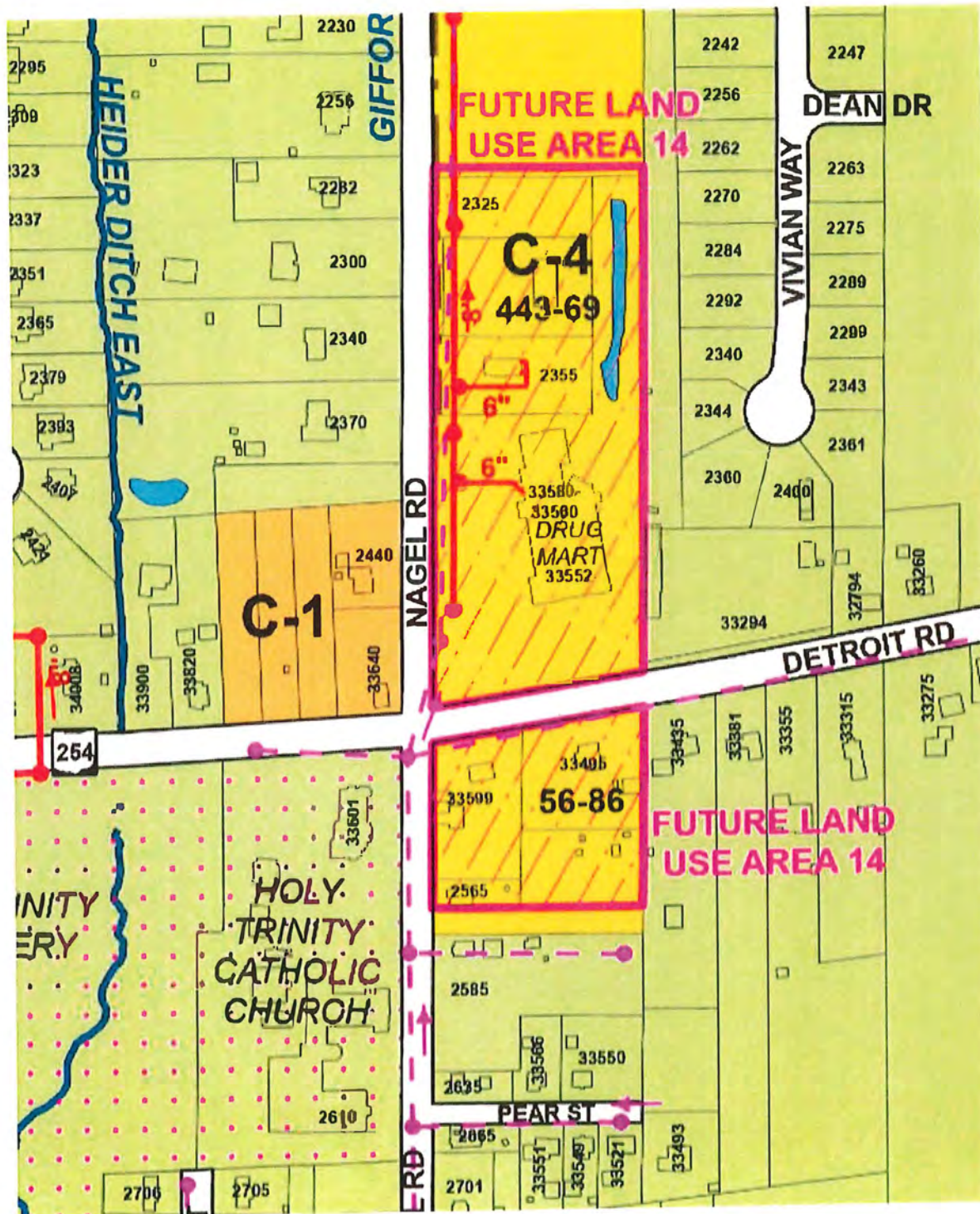
SITE PLAN

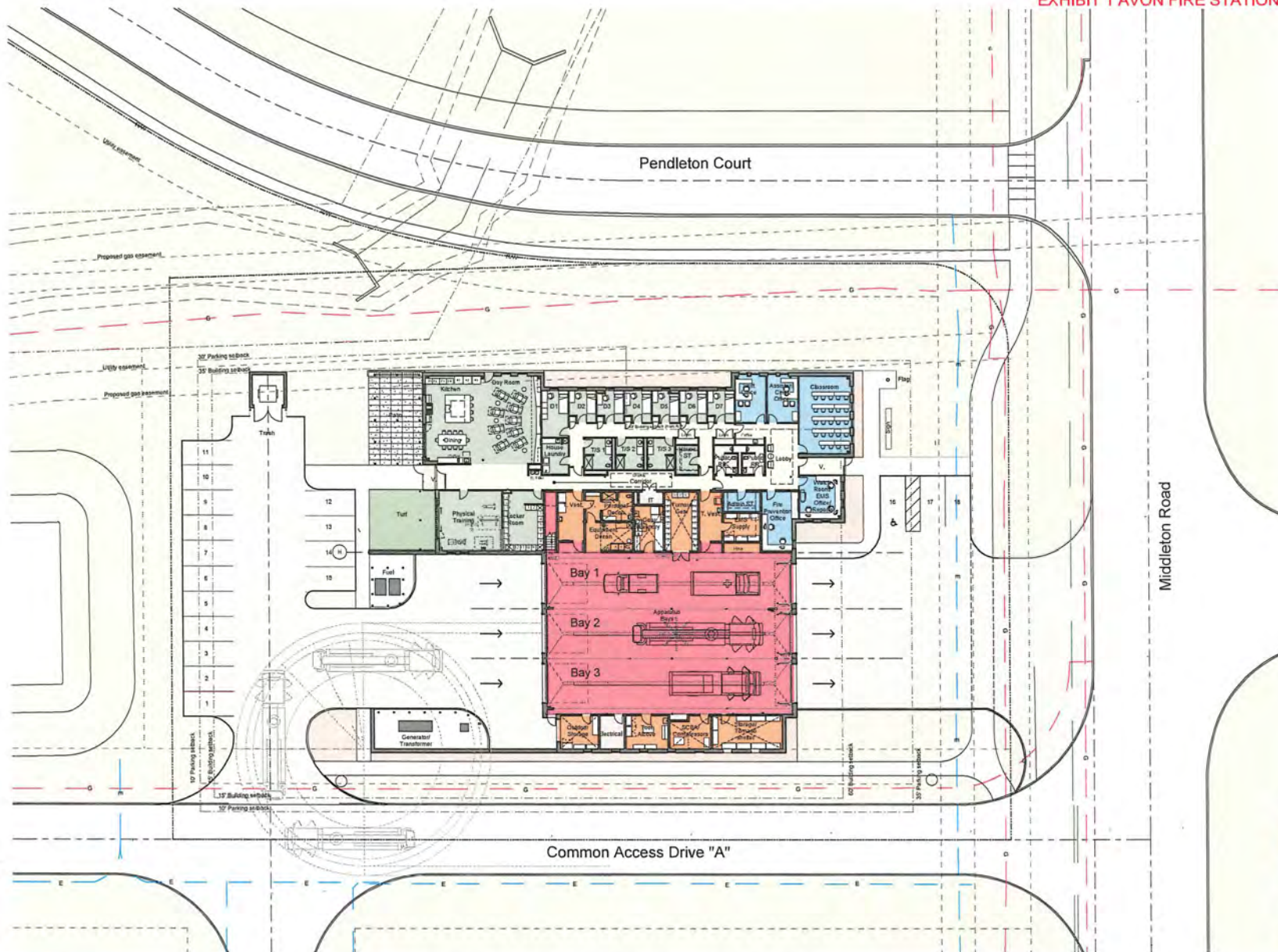
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C-104

EXHIBIT 1 LDC STONEGATE-REZONE

Item 1 d – Vicinity Map (note the property is shown as 33294 Detroit immediately east of the existing C-4 zoning on the north side of Detroit Road)





- Legend
- APB
 - ABS
 - ADM
 - LQ
 - EQ
 - Circulation

PERSPECTUS

M&W
mull & weithman architects, inc.

Avon Fire Station #2
City of Avon

Project No. 26-029
Date 07-15-2026

SITE PLAN
1/16"=1'-0"
First Floor Area: 15,762 sf



PR-110



PERSPECTUS

m&w
mull & weishman architects, inc.

Avon Fire Station #2
City of Avon

Project No. 26-029
Date 07-1452026

RENDERING

R-1