

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

January 17, 2017

Members Present: Andrew Blackley, Vice-Chairman

Chris Grau

Al Hunziker

Kenneth Miller, Chairman

Dan Meleski

Dean Peska

Mary Jo Stark

Members Absent:

Also Present: Doug Courtney, City Engineer

Jim Gillette, Law Director

Randy Sharpe, City Manager

Steve Yaney, Planning and Zoning Administrator

Mr. Miller called the meeting to order at 6:30 p.m. The Pledge of Allegiance was said. Roll was called.

Mr. Miller said everyone received copies of the minutes of the October 17, 2016 meeting. He asked for any corrections or additions. There were none. The motion was made by Mr. Hunziker to approve the minutes. It was seconded by Mr. Meleski. Mr. Miller asked for any discussion on the minutes. All were in favor to approve the minutes.

Mr. Miller welcomed the newest member of the Planning Commission Mr. Dean Peska who is replacing James Pruce. Mr. Miller reminded all that were present to sign in for the meeting. Mr. Miller explained the procedure of the meeting. He swore in City Staff. He asked if there was any old business. There was none.

NEW BUSINESS

PC Case #16-251: Mr. Yaney explained the applicants David Lowe and Edward Lawrence are requesting concept site plan approval for a lot reconfiguration involving two (2) parcels. Mr. Yaney explained as a result of the previous lot split between the Lawrence's and Perrico's, a walkway was discovered on the Lawrence property. Mr. Yaney said the intent is to avoid an irregular lot shape and allow the walkway to be on the Lowe property but will cause the Lawrence minimum lot size to drop below the required 25,000 sq. ft. to 24,598 sq. ft. Mr. Yaney said Staff has reviewed all documents and sees no issue with the request and there will be no adverse effects to other properties.

Mr. Miller asked for two motions regarding the case.

Mr. Blackley made a motion to approve the variance as requested. It was seconded by Mr. Hunziker. There was no further discussion. Roll was called. The motion carried 7-0.

Mr. Meleski made a motion to approve the lot reconfiguration as requested. It was seconded by Mr. Grau. There was no further discussion. Roll was called. The motion carried 7-0.

PC Case #17-005: Mr. Yaney explained the City of Chardon would like to install a digital sign board to replace the current sign board on the Square. He explained the current sign board is in need of repair or replacement. Mr. Yaney reviewed the chart included in the packets which states current and proposed sign sizes. Mr. Yaney provided the Commission with a visual sign comparison to a similar sign from the City of Orange and visual aids of the size of the new sign on the Square. Mr. Yaney said the sign will include both video and digital capabilities and take the letter size from 3" to 6". Mr. Yaney said the increase in letter size will double the distance from which the sign can be seen. Mr. Yaney stated Staff does not feel the size is disproportionate to the Square and it will have landscape surrounding it. Mr. Yaney said the Blue Spruce tree will either be trimmed or removed. Mr. Yaney said the sign will go to Council upon Planning Commission's approval and money for the sign has been budgeted in the City's capital plan.

Heather Means and Randy Sharpe were sworn in.

Ms. Means explained the current sign is deteriorating and much feedback has been received to Chardon Square Association in regards to the sign. Ms. Means stated only one group can use the sign at one time and it is difficult to change. Ms. Means explained a lot of research has gone into deciding on a new sign and it led to choosing a digital sign. Ms. Means said the changing of information can be done off site remotely and will allow many groups to advertise events at one time. Ms. Means explained Northcoast Signs has donated money towards the project. Ms. Means said the sign will have both Chardon Square Association and the City of Chardon logos and is expected to last quite a while with the LED bulbs having a lifespan of 10 years.

Mr. Sharpe continued by saying the 'City of Chardon' will be back-lit and the City will be splitting the costs with Chardon Square Association. Mr. Sharpe said there has been a \$5,000 donation so far towards the sign. Mr. Sharpe explained with the increase in activity on the Square, there is a greater need for more sign usage. This will eliminate the multiple temporary signs placed throughout the Square to advertise events. Mr. Sharpe explained a lot of research went into the choosing of a digital sign board to reflect the look and feel of the Square. Mr. Sharpe said it will not include fireworks, but will be a classic look and allow for more flexibility on sign content. Mr. Sharpe said it is time for replacement of the old sign and the City is happy to partner with Chardon Square Association.

Mr. Miller clarified that it will not look like Kent State Geauga's sign. Ms. Means said no.

Mr. Miller stated the Blue Spruce, in his opinion, should be removed. He explained it has reached its development and can be subject to disease because of its age. Mr. Miller said by removing the tree, it will give the City an opportunity to redesign and now is the time to do it.

Mr. Miller said he spoke with the Chair of the Shade Tree Commission and both agree the tree should be removed. Ms. Means explained she did not want to remove the tree without feedback, but is willing to replace the tree as a Chardon Square Association Project.

Mr. Grau stated his appreciation to Heather Means for all the research and effort during the past five months on the project. He also appreciated the visual aids provided by Mr. Yaney. Mr. Grau said the new sign board will allow for easier communication with the community and has many benefits.

Mr. Grau made a motion to approve the sign deviation from the sign regulations to accommodate the new digital sign board. It was seconded by Mr. Blackley. There was no further discussion. Roll was called. The motion carried 7-0.

PC-Case 17-007: Mr. Yaney explained E2B Technologies previously came in to discuss putting in a carport to protect machines coming in for repair from the weather. Mr. Yaney said the only change to the plans is now it will not be enclosed. Mr. Yaney said the fire department is okay with the project, the city architect has no concerns and the County Building Department is waiting to release the permit based on Planning Commission's approval. Mr. Yaney said the carport will not be seen from adjoining properties because it is in the back, hidden by trees and fence.

Mr. Hunziker made a motion to approve the architectural review as presented. It was seconded by Mr. Grau. There was no further discussion. Roll was called. The motion carried 7-0.

PC-Case 16-236: Mr. Yaney explained the applicant Thistle House Senior Living Facility is requesting two variances and two approvals for the new facility. Mr. Yaney explained this new facility based on the level of care provided does not need as many acres as a facility such as Mapleview. Also, he said the parking spaces will have enough space between the cars and the building because of the interior corridor separating the two. Mr. Yaney said Staff feels what is presented meets City standards. He explained the concerns of the city engineer are being addressed as well as concerns by the fire marshal. Mr. Yaney said the city architect reviewed the documents and has no comment and is very pleased with the proposed facility.

Phil Smith was sworn in.

Mr. Smith stated he wants the facility to be functional and something the City is proud of. Mr. Smith said they are pursuing a Residential Care License that allows care for up to twenty-four (24) adults, but they will keep it at sixteen (16). Mr. Smith said he will address Staff's concerns. He explained they have begun cleaning out the old motel but no renovations have begun. Mr. Smith said he is looking to preserve photos of the old motel for history.

Mr. Hunziker asked if sprinklers will be in all rooms. Mr. Smith said yes.

Mr. Miller commented that a tree on the property has been compromised and should be taken down. Mr. Miller said to get in contact with Dave Allen, the City's Arborist for further instructions. Mr. Miller said if it was a city tree, it would not remain. He continued by saying the Cleveland Select Pair is not a good tree to plant because the leaves remain on the tree well into October. He said when snow comes early, it causes the tree to break. Mr. Smith asked for a suggestion on a new tree. Mr. Miller suggested a Flowering Crab Tree or Magnolias.

Mr. Blackley made a motion to reduce the lot size from 5.0 acres to 1.3 acres. Mr. Hunziker seconded the motion. There was no further discussion. Roll was called. The motion carried 7-0.

Mr. Grau made a motion to reduce minimum 10' separation in the parking lot. Mr. Hunziker seconded the motion. There was no further discussion. Roll was called. The motion carried 7-0.

Mr. Blackley made a motion to approve the conditional use permit. Mr. Hunziker seconded the motion. There was no further discussion. Roll was called. The motion carried 7-0.

Mr. Hunziker made a motion to approve the concept site plan. Mr. Grau seconded the motion. There was no further discussion. Roll was called. The motion carried 7-0.

There was no need for an executive session.

Mr. Hunziker made a motion to adjourn the meeting. It was seconded by Mr. Grau. The meeting was adjourned at 7:24 PM.

Respectfully Submitted:

KENNETH R. MILLER, CHAIRMAN

Rebecca Repasky, Secretary