

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

January 23, 2018

Members Present:

Andrew Blackley, Vice-Chairman
Chris Grau
Al Hunziker
Kenneth Miller, Chairman

Dean Peska
Hannah Sekas
Mary Jo Stark

Members Absent:

Also Present:

Steve Bohm, Fire Inspector
Doug Courtney, City Engineer
Jim Gillette, Law Director
David Hartt, CT Consultants
Rebecca Repasky, Secretary

Ben Sage
Jeff Smock, Mayor
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 from the December 18, 2017 meeting. He asked for any corrections or additions. The motion was made by Mr. Blackley to approve the minutes. It was seconded by Mr. Hunziker. The vote carried 6-0. Mr. Grau abstained.

Mr. Miller reminded all that were present to sign in for the meeting. Mr. Miller explained the procedure of the meeting and swore in City staff.

OLD BUSINESS - none

NEW BUSINESS

Election of Chairman and Election of Vice-Chairman

Mr. Blackley made a motion to nominate Kenneth Miller as Chairman to the Planning Commission. It was seconded by Mr. Grau. The vote carried 6-0.

Mr. Miller made a motion to nominate Andrew Blackley as Vice-Chairman to the Planning Commission. It was seconded by Mr. Hunziker. The vote carried 6-0.

PC Case #18-010: Mr. Yaney explained the applicant, Signature Sign Company, is requesting a sign deviation from the Codified Ordinance to allow for two (2) directional signs to be installed. One on Center Street and one on Meadowlands Drive because Solon Manufacturing has two (2) entrances to the property. Mr. Yaney explained motorists are cutting through the parking lot to avoid the traffic light at Center Street and Meadowlands Drive; thus creating a safety issue for

the employees. Mr. Yaney said the sign is below regulations and staff has no concerns or conditions for approval. Mr. Yaney explained no adjacent properties will be impacted.

Mr. Miller asked Mr. Gillette about ticketing drivers that cut through the parking lot to avoid the traffic light. Mr. Gillette explained it is a violation to do so and motorists can be ticketed.

Mr. Hunziker made a motion to grant the sign deviation. It was seconded by Mr. Grau. There was no further discussion. The vote carried 7-0.

OTHER BUSINESS

An informal discussion was held on the Agri-Tourism Text Amendment for the City of Chardon.

Mr. Yaney provided the Planning Commission with a draft text amendment. He explained no formal action is needed at this meeting but the purpose is to seek input or changes. He said Ben Sage will still need to bring a concept site plan to Planning Commission for approval.

Mr. Hartt explained this Agri-Tourism Proposal is a move towards economic development which is with the City's objectives. He explained there is a need to blend economic development and land development to make this proposal work. Mr. Hartt explained the site has been divided into three (3) areas to accomplish this from highest to lowest intensity development for use.

Mr. Hartt reviewed the incorporated uses and said paintball will not be one of them. Mr. Hartt said at the concept site plan approval stage, Planning Commission will have the opportunity to make decisions on development standards for the site.

Mr. Hartt explained the process for adopting this proposal will be: the concept site plan will be brought to Planning Commission by Mr. Sage. Planning Commission will then make a recommendation to Council. Once Council approves the concept site plan, the text amendment can be recommended to Council for approval by the Planning Commission. Mr. Hartt emphasized to the Planning Commission that once the concept site plan is approved, there will still be amendments made to the plans. He said Planning Commission does have the authority to grant Planning and Zoning deviations; but does not have the authority to grant deviations from the Building Code. Mr. Hartt said Planning Commission can ask for more detail once the concept site plan is approved. Mr. Hartt said Mr. Yaney has authority to grant minor deviations such as a shift in parking or moving a picnic table. Mr. Hartt reiterated this is only a proposal and it is better to make changes or amendments at the concept site plan approval stage.

Mr. Blackley asked about the setbacks regarding the residential portion of the site because it is in Chardon Township. Mr. Yaney explained it needs to be included because it crosses jurisdictions and it does meet the setbacks.

Mr. Blackley asked why the house that is to be built is not shown on the proposal. Mr. Yaney explained it will stay in the rural conservation portion.

Mr. Yaney said the designs will be reviewed by the City Architect to ensure it reflects a farm scene and not an industrial one.

Mr. Grau asked for clarification on Planning Commissions ability to grant deviations. Mr. Hartt said the Commission can only grant deviations from the Planning and Zoning Code.

Mr. Grau asked if the Bed and Breakfast is added to the proposal. Mr. Hartt said yes. Mr. Bohm said it is included for potential use so it does not get eliminated.

Mr. Blackley commented that if there are cabins separate from the Osborn House, it will need water and sewer as stated by the Planning and Zoning Code.

Mr. Miller commented that not everything can be perfect on the first attempt. He said the Commission is appreciative of Mr. Hartt's assistance. Mr. Miller said this will be a long process but will be a good use of the property.

Mr. Gillette said Mr. Hartt has done a great job of drafting the proposal for the Agri Tourism site.

Mr. Peska asked if hydrants will be required if buildings are constructed. Mr. Hartt explained that will be a condition for the Fire Department based on how often and how the buildings will be used. Mr. Hartt said Mr. Sage will be required to provide a statement of frequency at the time of the concept site plan submittal.

Mr. Hunziker asked if all three (3) areas are zoned Agricultural. Mr. Yaney said yes.

Mr. Blackley said he agrees with Mr. Miller and Mr. Gillette and fully supports this concept and hopes to make it happen.

Mr. Miller added this will bring diversity to the City.

Mr. Blackley shared that City Council approved at the previous Council meeting, staff is permitted to approve deck and patio variances for those in Hidden Glen.

EXECUTIVE SESSION - none

Mr. Blackley made a motion to adjourn the meeting. It was seconded by Mr. Grau. The meeting was adjourned at 7:15 PM.

Respectfully Submitted:

KENNETH MILLER, CHAIRMAN

Rebecca Repasky, Secretary