

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

March 19, 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:

Jim Gillette, Law Director
Tina Prince, Just 4 Kidz Childcare
Rebecca Repasky, Secretary

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 March 5, 2018 meeting. He asked for any corrections or additions. Mrs. Stark had one correction. The motion was made by Mr. Hunziker to approve the minutes. It was seconded by Mr. Grau. The vote carried 6-0. Mr. Blackley 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

PC Case #18-034: Mr. Yaney explained the City of Chardon is proposing a text amendment to the Planning and Zoning Code to authorize the Planning and Zoning Administrator to approve Temporary Occupancy Permits for One and Two Family Dwellings under certain circumstances; such as inclement weather to install landscaping. Mr. Yaney explained more housing subdivisions are in the plans and construction start-time may push back completion dates. The City and Engineer and Public Service Director have no issues with this proposal.

Mr. Blackley made a motion to recommend to City Council the adoption of the text amendment to Section 1111.506. It was seconded by Mr. Hunziker. There was no further discussion. The vote carried 7-0.

PC Case #18-035: Mr. Yaney explained the City of Chardon is proposing a text amendment to the Planning and Zoning Code to correct a mathematical error regarding the Off-Street Parking Space table for “Restaurant Counter Service” and “Other Industrial Uses”.

Mr. Hunziker made a motion to recommend to City Council the adoption of the text amendment Schedule 1155.09. It was seconded by Mrs. Sekas. There was no further discussion. The vote carried 7-0.

OTHER BUSINESS

Mr. Yaney explained Just 4 Kidz Childcare would like to remove the existing 4ft chain link fence and replace it with a 5ft vinyl fence that faces South Street and a 5ft black vinyl chain link fence that faces the parking lot. He explained it will create no visibility issues. Mr. Yaney said this case will come before Planning Commission next month for approval.

Ms. Tina Prince explained the current fence is in disrepair and needs replaced and will also help create a safer environment surrounding the playground. She said the fence adjacent to Woods of Burlington will not be replaced.

Mr. Grau asked if the fence parallel to SR-44 will be the only 5ft fence. Mr. Yaney said all new proposed fencing will be 5ft; which is 1ft taller than what is currently there.

Mr. Miller said safety is the biggest concern for this case and Chardon is not immune to tragedies. He said he believes the request should be granted next month.

Mr. Blackley agreed it is a safety issue and said the white vinyl will be an improvement. Mr. Blackley commented the original fence variance, caused some neighbors of the property to take issue. Mr. Yaney said Staff will look into it.

Mr. Hunziker asked if there will be spacing on the vinyl fence. Mr. Yaney said no, it will be a solid privacy fence.

Mr. Miller asked what variances will be needed. Mr. Yaney said a height variance and a variance to allow a vinyl coded chained fence.

Mr. Miller said the Commission needs to make all concerns heard at this time.

Mr. Hunziker commented the black vinyl will blend in nice.

Mr. Grau asked why the entire fence could not be all white. Ms. Prince said so the Day Care employees can see into the parking lot, see who is walking by the property and see who is coming into the building.

Mr. Grau asked if another color can be used. Mr. Yaney said any color other than black will be visible.

EXECUTIVE SESSION - none

Mr. Grau made a motion to adjourn the meeting. It was seconded by Mr. Hunziker. The meeting was adjourned at 7:00 PM.

Respectfully Submitted:

KENNETH MILLER, CHAIRMAN

Rebecca Repasky, Secretary