

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

March 20, 2017

Members Present: Andrew Blackley, Vice-Chairman

Chris Grau

Kenneth Miller, Chairman

Dan Meleski

Dean Peska

Mary Jo Stark

Members Absent: Al Hunziker

Also Present: Doug Courtney, City Engineer

Jim Gillette, Law Director

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 special joint meeting with City Council on the February 21, 2017 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 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 #17-033** – Mr. Yaney explained the applicant Mapleview Country Villa is requesting an exception from the Codified Ordinance to allow placement of temporary signs at different times, manner and size than is permitted. He explained it will be for community events such as an Easter Egg Hunt, Health and Wellness Fair and showing it is a Five-Star Medicaid award recipient. Mr. Yaney said there will be four (4) times throughout the year and will be 12 sq. ft. located at the entrance of the property. He explained placing the sign on the building would cause the sign to be unseen since the property sits 800 feet off South Street. Mr. Yaney said it will be the same stipulations as Chardon Healthcare and Mapleview will have to notify staff each time when the sign is put up.

Mr. Miller said this is a practical difficulty and would not be seen by everyone. He said this is not out of line with what has been done before.

Ms. Courtney Beard of Mapleview Country Villa was sworn in.

Mr. Grau asked if this is being classified as a fundraising event, who the company is that Mapleview is partnering with. Ms. Beard said it is not a fundraising event. For example, one is a health screening partnering with University Hospital, one is an Easter Egg Hunt for the community that requires no cost to participate and the other is information regarding the facility receiving a Five-Star Medicaid rating. Mr. Yaney said he may have misunderstood that it was for fundraising.

Mr. Blackley raised a concern that it could be considered a form of advertising. He asked if it was limited to fourteen (14) days of placement. Mr. Yaney said yes. Ms. Beard said it is the hope the facility receives that award once a year to even be placed on a sign.

Mr. Blackley made a motion to approve the sign based on the final paragraph of Staff's request. It was seconded by Mr. Grau. There was no further discussion. Roll was called. The motion carried 6-0.

**PC Case #17-024** – Mr. Yaney explained the applicant Arby's, is requesting architectural review for the interior and exterior of the building. Mr. Yaney said the last set of renovations was four or five years ago and this is going to be a wholesale update and transformation. It will have more brick venire and a more natural feel. Mr. Yaney said the City Architect approves of the improvements.

Mr. Miller said this is a good update. Mr. Blackley agreed this is a huge improvement.

Mr. Meleski made a motion for the architectural review. It was seconded by Mrs. Stark. There was no further discussion. Roll was called. The motion carried 6-0.

**PC Case #17-034** – Mr. Yaney explained the applicant Arby's, is requesting a sign deviation to go from a pole sign to a ground sign. Mr. Yaney explained the deviation decreases the minimum setback of the sign to 6 ft. from the public right-of-way. Mr. Yaney said there is no issue from the City Engineer's office regarding the placement of the sign for the railroad trunk sewer project. Mr. Yaney requested for approval, for any City projects, the sign be moved at the owner's expense. Additionally he said, Chardon Plaza is built right on the right-of-way and moving the sign back would make it difficult to see.

Mr. Miller said the sign as a ground sign allows more visibility because the trees planted there have grown substantially. Mr. Blackley agreed and said ground signs are a trend right now.

Mr. Grau made a motion to allow the sign deviation with the request of Staff for moving the sign during City projects at the owner's expense. It was seconded by Mr. Blackley. There was no further discussion. Roll was called. The motion carried 6-0.

There was no need for an executive session.

Mr. Blackley made a motion to adjourn the meeting. It was seconded by Mrs. Stark. The meeting was adjourned at 6:48 PM.

Respectfully Submitted:

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KENNETH R. MILLER, CHAIRMAN

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Rebecca Repasky, Secretary