

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

May 15, 2017

Members Present: Andrew Blackley, Vice-Chairman  
Kenneth Miller, Chairman  
Dan Meleski  
Dean Peska  
Mary Jo Stark

Members Absent: Chris Grau  
Al Hunziker

Also Present: Doug Courtney, City Engineer  
Jim Gillette, Law Director  
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 April 17, 2017 meeting. He asked for any corrections or additions. There was none. The motion was made by Mr. Blackley to approve the amended 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**

Mr. Gillette recused himself for the next case and sat in the audience.

**PC Case #17-054:** The applicant Diane Farinacci is requesting five (5) variances to replace and build a new attached garage. Mr. Yaney explained the current lot is one of the smallest in the City of Chardon and the current garage is unusable. The new garage will add a living space to the home. Mr. Yaney said there are letters from the neighbors that state they do not object to the garage and Staff has no objections.

Mr. Miller explained the standards of selling and creating lots in the 1860s or 1880s should not be the standards of today.

Mr. Blackley made a motion to increase the maximum lot coverage from 30% to 33.9%. It was seconded by Mr. Meleski. Roll was called. There was no further discussion. The vote carried 5-0.

Mr. Blackley made a motion to decrease the minimum side yard from 12' to 3.2'. It was seconded by Mrs. Stark. Roll was called. There was no further discussion. The vote carried 5-0.

Mr. Meleski made a motion to decrease the total side yard from 25' to 11.8'. It was seconded by Mr. Peska. Roll was called. There was no further discussion. The vote carried 5-0.

Mr. Blackley made a motion to decrease the minimum rear yard setback from 40' to 6'. It was seconded by Mrs. Stark. Roll was called. There was no further discussion. The vote carried 5-0.

Mr. Peska made a motion to decrease the minimum side yard setback from 12' to 8.8'. It was seconded by Mr. Blackley. Roll was called. There was no further discussion. The vote carried 5-0.

### **OTHER BUSINESS**

Mr. Yaney explained Lydia Robinson of Awaken Hair Salon would like to increase her parking area as her business is growing. Mr. Yaney explained she will be keeping the driveway where it is at, and would like to square off the parking in the back and hide it with landscaping.

Mr. Blackley asked if there is a former model. Mr. Yaney said he is not sure if there is one.

Mr. Blackley asked what happened to Blackcat Printing. Mr. Yaney said they were there for a couple months and left and he is not sure why.

Mrs. Stark asked what is across the lot. Mr. Yaney said it is Village Station, an office complex. It is the property's greenspace.

Mr. Blackley asked if sidewalks will be a requirement. Mr. Courtney said not as a result of this product.

Mr. Blackley asked if Blackcat Printing needed HOA approval. Mr. Yaney said not per the City's zoning, and said Ms. Robinson is trying to remove the business from the HOA. Ms. Robinson commented that the HOA would prefer if the business was not part of the HOA because they HOA would not have to maintain the property.

Mr. Blackley commented he likes the updated plan better.

Mr. Miller said it is in the best interest to keep the drive way on Burlington Oval Drive.

Mr. Miller asked the Commission for any objections. The Commission had none.

Mr. Miller commented now is the time for any suggestions or concerns so that the applicant can move forward.

Mr. Yaney said Ms. Robinson will return in June for formal approval.

Mr. Gillette made the recommendation to get from the HOA, a permanent easement to keep the driveway on Burlington Oval Drive.

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 6:55 PM.

Respectfully Submitted:

---

KENNETH R. MILLER, CHAIRMAN

---

Rebecca Repasky, Secretary