

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

May 23, 2017

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

Members Absent: Al Hunziker.
Dean Peska

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 May 15, 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

PC Case #17-064 and 17-065: The applicant Ben Sage is requesting five (5) variances to build a single family home. Mr. Yaney explained the property will take 10.1 acres from the original 120 acres to build the home. Mr. Yaney said City Council approved a waiver to allow a well and septic on the property because of how far back the home will be from the road. He said City Council also approved only doing a concrete or asphalt drive 700 feet from the Public Right Of Way and the remaining 2300 feet of driveway can be gravel. In addition, Council has also waived the installation of sidewalks. Mr. Yaney explained the road proposed in the Thoroughfare Plan for the future has been included for consideration for the construction of the driveway. Mr. Yaney said the City Engineer and the Geauga County Tax Department said all requirements are met.

Mrs. Stark asked if this is the same property that was discussed at the April 17th Planning Commission. Mr. Yaney said yes.

Mrs. Stark asked how does the proposed Agritourism fit in with the Thoroughfare Plan. Mr. Yaney said as long as the roadway is protected from buildings and it does not impede the road.

Mrs. Stark asked if the Thoroughfare Plan road is a long term goal. Mr. Yaney said yes.

Mr. David Dawson of Chardon Township was sworn in.

Mr. Dawson asked if the driveway will connect to Rt. 44. Mr. Yaney said no, it is only a driveway to the house. Mr. Sage said the drive will only be for tractors, not traffic.

Mr. Dawson asked where the septic will drain out at. Mr. Sage showed him on the site plan, along with where the house is going and the driveway.

Mr. Dawson asked how wide the driveway will be. Mr. Sage said approximately 12 feet wide. Mr. Dawson asked if it will be commercial then. Mr. Courtney said no because it is a private driveway.

Mr. Grau made a motion to reduce the minimum 250' of frontage at the building setback line. It was seconded by Mr. Blackley. There was no further discussion. Roll was called. The vote carried 5-0.

Mr. Blackley made a motion to reduce the minimum 150' minimum rear property line width. It was seconded by Mrs. Stark. There was no further discussion. Roll was called. The vote carried 5-0.

Mr. Meleski made a motion to allow for the Concept Plan approval of a lot split. It was seconded by Mr. Blackley. There was no further discussion. Roll was called. The vote carried 5-0.

Mr. Grau made a motion to allow for the driveway to be installed in gravel instead of concrete or asphalt; but include 700 feet of concrete or asphalt from the Public Right of Way. It was seconded by Mr. Blackley. There was no further discussion. Roll was called. The vote carried 5-0.

Mr. Blackley made a motion to waive the installation of sidewalks within 500' of the property. It was seconded by Mr. Meleski. There was no further discussion. Roll was called. The vote carried 5-0.

There was no need for an executive session.

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mr. Grau. The meeting was adjourned at 6:49 PM.

Respectfully Submitted:

KENNETH R. MILLER, CHAIRMAN

Rebecca Repasky, Secretary