

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

June 18, 2018

Members Present:

Chris Grau
Al Hunziker
Kenneth Miller, Chairman

Dean Peska
Hannah Sekas
Mary Jo Stark

Members Absent:

Andrew Blackley, Vice-Chairman

Also Present:

David Eardley
Jeff Evans
Jim Gillette, Law Director
Roger Kangas
Joe Koziol, Times Courier

Hanna Plassner
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 21, 2018 meeting. He asked for any corrections or additions. The motion was made by Mr. Hunziker to approve the minutes. It was seconded by Mr. Peska. The vote carried 6-0.

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 #18-103: Mr. Yaney explained the applicant, Roger Kangas, is requesting a variance to increase the maximum height for a fence in the rear yard from six (6) foot to ten (10) foot between his property and St. Mary's property. Mr. Yaney explained St. Mary's demolished a house that was between the properties. Mr. Yaney said in 1997 landscaping was required, but maintaining the landscaping was not required. The issue now is lights from the parking lot are facing Mr. Kangas' home.

The City met with an electrician to measure the lights and the readings produced low illumination readings. Mr. Yaney explained St. Mary's does sit two (2) feet higher than the Kangas property.

Mr. Yaney said Staff does not feel a ten (10) foot fence is necessary, but is agreeable to an eight (8) foot high fence. Mr. Yaney said there will never be complete blockage of the lights from the parking lot.

Mr. Yaney explained there is not enough space to plant vegetation and it would block out the lights. Additionally, St. Mary's has not approved any vegetation to be on their property.

Mr. Yaney reviewed the Findings of Fact included in the Planning Commission's packet. He said the condition was not created by the applicant and that is a unique situation.

Mrs. Stark asked what the setback will be for the fence in the front of the property. Mr. Yaney said the fence will only go to the front of the house then continue with a split-rail fence.

Mrs. Stark asked how far it will go towards the rear of the property. Mr. Yaney said if an eight (8) foot fence is approved, it can go to the garage. If a ten (10) foot fence is approved, it can only go to the back corner of the house. Mr. Yaney said design restrictions can be placed by the Planning Commission beyond a six (6) foot high fence.

Mrs. Stark asked what the size of the posts will be.

Mr. Rodger Kangas was sworn in.

Mr. Kangas agreed to a suggested size post from the Commission.

Mrs. Stark asked if a contractor has been hired. Mr. Kangas said no, he is doing the work.

Mrs. Stark asked if Mr. Kangas has picked a design. Mr. Kangas said no, he is open to any suggestions made by the Commission.

Mrs. Stark asked if Staff will require drawings. Mr. Yaney said yes, as well as standard specifications. He said the County Building Dept. does not review fence permits.

Mrs. Stark said to avoid board on board fence because they have fallen in the past in Rocky Cellars. Mr. Yaney explained that was designed poorly.

Mr. Grau asked if all measures to reach an agreement have been exhausted. Mr. Kangas said yes. Mr. Yaney agreed all measures have been exhausted. Mr. Kangas wanted to plant vegetation, but that was not possible. Mrs. Stark explained there is not enough space for the landscaping and it will take a long time for it to grow and mature. She said sometimes, landscaping is not a good option.

Mr. Grau commented he does not like the material. Mr. Kangas asked the Commission for their suggestions. Mr. Miller suggested making sure the fence is compatible with the historic neighborhood.

Mr. Jeff Evans suggested a six (6) foot fence, either vinyl or wood, then top it off with a two (2) foot lattice. He said 4'x4' posts will work.

The Commission reviewed Exhibit 'A' for design options.

Mr. David Eardley was affirmed to testify.

Mr. Eardley explained Father Redman had no objections to two (2) – three (3) feet mounds of dirt not fifty-six (56) long. Mr. Eardley explained there is no permission on the property beyond the initial agreement between the two (2) parties. Mr. Eardley stated there is to be no more trespassing on St. Mary’s property. Mr. Eardley said there is concern with the design of the potential fence.

Mr. Grau said there may be an issue with trespassing during construction of the fence and asked if that would be permitted. Mr. Eardley deferred an answer until speaking with the Cleveland Dioses.

Mr. Grau suggested an eight (8) foot fence which includes a lattice, to be wood or vinyl.

Mrs. Sekas asked Mr. Kangas which design from Exhibit ‘A’, he prefers. Mr. Kangas said the last one.

Mr. Grau made a motion to grant an eight (8) foot fence, to include a lattice, with either wood or vinyl siding, that can be either tan or brown color, from Exhibit ‘A’ as Mr. Kangas can choose from; only to be from the front corner of the house to the corner of the garage in the back. It was seconded by Mrs. Stark. The vote carried 6-0.

Mr. Grau clarified that Mr. Eardley will work the Cleveland Dioses for the paperwork. Mr. Eardley said yes. Mr. Grau clarified that Mr. Kangas and Staff will work together for the fence. Mr. Yaney said yes.

PC Case #18-113: Mr. Yaney explained the applicant, John Petrizzo, is requesting architectural review for a commercial exterior remodel at 107-111 North Hambden. Mr. Yaney said two (2) options are included and will remove the paint, replace the doors and windows and expose the brick.

Mr. Yaney explained Mr. Dominick Durante does not recommend the first option because of the exposed electrical boxes included in the plan. It does not meet the historical and architectural guidelines. Mr. Durante and Staff recommends the second option without the electrical options and will work with Dave Dillon from The Illuminating Company.

Mr. Gillette commented that Mr. Yaney asked if there is a conflict of interest and there is not. He said Staff thoroughly reviewed the letter and report submitted by Mr. Durante.

Mr. Peska made a motion to grant the architectural review using the second option. It was seconded by Mrs. Sekas. The vote carried 6-0.

OTHER BUSINESS

An informal discussion was held on the potential development of a twenty-one (21) unit, single family dwelling development. Mr. Yaney explained it is proposed for Park Avenue and this is the first draft from Knez Homes for high density townhomes.

Mr. Yaney said Staff has some concerns regarding tight corners, no storm water retention, and no snow storage area.

Mrs. Plassner explained the design of the proposed twenty-one (21) townhomes. She said they will be approximately 2,000 square feet; three (3) bedrooms, two (2) bathrooms; no basements; and have the option of a bonus room or roof deck as a third floor. She said it will match the modern farmhouse style of the neighborhood. She said there will be ten (10) spots for guest parking.

Mr. Grau commented it is a nice setup and it will be great for that area to come back to life.

Mr. Grau asked about the issue regarding the turning radius. Mr. Courtney said it needs to be addressed because a smaller vehicle was used as the example. He said turnouts at the intersections need to be added as well. Mr. Courtney said snow storage is an issue and a retention basin will need to be installed.

Mr. Grau asked about a proposed timeline. Mrs. Plassner said they are hoping to come back to Planning Commission in July for Concept Site Plan approval; August for the Preliminary Plan approval in August; and break ground in 2019.

Mr. Gillette asked what if a homeowner would like to build a deck. Mrs. Plassner said no exterior alternations will be permitted.

Mr. Grau asked what the price points will be. Mrs. Plassner said starting at \$300,000.

Mr. Miller reminded the Commission any other concerns must be brought at this time.

Mr. Peska commented there is not many guest parking spaces.

Mrs. Sekas commented this is a nice new concept and it will match the character of Park Avenue.

Mrs. Plassner said they do not anticipate any zoning variances.

Mr. Courtney asked for the wetlands plans and for water to be kept in the retention pond.

Mr. Yaney said the Commission will be hearing from Mr. Hart and Mr. Jordan for interviews regarding the Comprehensive Plan for the City. He said thirty (30) total people will be interviewed for the direction of the City.

EXECUTIVE SESSION – none

Mr. Hunziker made a motion to adjourn the meeting. It was seconded by Mrs. Sekas. The meeting was adjourned at 7:51 PM.

Respectfully Submitted:

KENNETH MILLER, CHAIRMAN

Rebecca Repasky, Secretary