

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

June 19, 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: 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 23, 2017 special meeting. He asked for any corrections or additions. There was none. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mr. Blackley. 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.

**OLD BUSINESS**

**PC Case #17-049:** Mr. Yaney explained the applicant Alan and Diane Moore are requesting an extension to their Temporary Occupancy permit at 104 Fern Way due to the weather and the large scale of the landscaping to be done. Mr. Yaney said the plans are extensive for the landscaping however the concrete and grading work are complete. He said Geauga Soil and Water requested seeding to prevent erosion. Mr. Yaney asked for a completion date of November 15, 2017.

Mr. Blackley made a motion to extend the Temporary Occupancy permit until November 15, 2017. It was seconded by Mr. Meleski. There was no discussion. Roll was called. The vote carried 6-0.

Mr. Grau made a motion to waive the cash bond. It was seconded by Mrs. Stark. There was no discussion. Roll was called. The vote carried 6-0.

**NEW BUSINESS**

**PC Case #17-17-066 & 067:** Mr. Yaney explained the applicant Lydia Robinson is requesting concept plan approval to expand the Awaken Hair Salon parking lot. He explained the plan will correct current asphalt laying and address the irregular design and shape of the parking lot. He said it will add five (5) more parking spaces. The back parking lot will be for employees only and be hidden by landscape. Mr. Yaney said Staff has no concerns and it will make the site better.

Mr. Blackley asked if the Salon will be required to install sidewalks at a future date. Mr. Yaney said Council could ask that as part of the fixed infill project but sidewalks do not have to be installed now.

Mrs. Stark asked why the trees in the drawings do not reflect the current trees on the property. Mr. Yaney explained Polaris has new software and needs to work on the photos.

Mrs. Stark expressed concern of the landscaping creating issues for the current tree's roots. Mr. Yaney said Staff will work with the City Arborist to avoid that.

Mr. Peska made a motion to reduce the minimum front yard setback from 50' to 30.9' along Burlington Oval Drive. It was seconded by Mr. Blackley. There was no discussion. Roll was called. The vote carried 6-0.

Mr. Meleski made a motion to reduce the minimum side yard setback from 12' to 4.7' along the southern property line. It was seconded by Mr. Blackley. There was no discussion. Roll was called. The vote carried 6-0.

**PC Case #17-076:** Mr. Yaney explained the applicant Cold Harbor Building Company is requesting architectural review for the exterior renovations at 115 Industrial Pkwy. He said the new siding will be the same material and color as the siding on the Heritage House. Mr. Yaney said the City Architect welcomes the improvement and recommends approval.

Mr. Blackley made a motion to approve the architectural review. It was seconded by Mr. Grau. There was no discussion. Roll was called. The vote carried 6-0.

## **OTHER BUSINESS**

Mr. Yaney explained that he, the City Manager and Law Director met and agreed to do an Overlay District at the Sage property for the Agri-Tourism. Mr. Yaney explained a recommendation to Council will be needed for the contract with David Hart to do the survey of the property.

Mr. Miller explained this is similar to the Overlay District for the transmissions towers.

Mr. Grau asked for assurance this project is moving forward. Mr. Sage said the project is moving forward. He said the apple trees have been planted, the raspberry and blueberry bushes will be going in and would still like to host events as soon as possible.

Mr. Yaney said the survey completion will take about six weeks.

Mr. Blackley commented a public hearing will still need to take place.

Mr. Blackley made a motion to recommend to Council the approval of Staff to move forward for the Overlay District for the Agri-Tourism site. It was seconded by Mr. Peska. There was no discussion. Roll was called. The vote carried 6-0.

There was no need for an executive session.

Mr. Grau made a motion to adjourn the meeting. It was seconded by Mr. Meleski. The meeting was adjourned at 6:55 PM.

Respectfully Submitted:

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KENNETH R. MILLER, CHAIRMAN

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Rebecca Repasky, Secretary