

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

July 17, 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  
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 June 19, 2017 meeting. He asked for any corrections or additions. There was none. The motion was made by Mr. Blackley 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.

**NEW BUSINESS**

**PC Case #17-109:** Mr. Yaney explained the applicant Blue Aqua Pools is requesting on the behalf of the property owner a variance to install a private swimming pool in the side yard instead of the rear yard. Mr. Yaney provided the Commission with a site plan and aerial photographs. He said the front of the house is 600 ft. from the front of the road. The pool will not be visible from the road and there is no impact on the adjoining properties. Mr. Yaney said it has to go on the side because of the septic and barn located in the back along with woods. Mr. Yaney said staff has no concerns and recommends for approval.

Mr. Blackley made a motion to grant the variance. It was seconded by Mr. Meleski. There was no discussion. Roll was called. The vote carried 5-0.

Mr. Blackley asked the Commission to consider an informal work session with the City Architect to create another overlay district. This would be confined to the R2 and C2 District on the Square to permit the construction of townhomes within Historic District of the City.

Mr. Miller clarified that it is the lots at the corner of Washington Street and Water Street; and Washington and Center Street. He explained there are some un-buildable lots. Mr. Blackley suggested combining some lots and create the overlay district on the C2 District of the Square. Mr. Blackley referred to a similar project in Treemont, which has narrow townhouses. He said this will provide income to the property owners. Mr. Miller said the City needs to look creatively of what is currently here and agrees to the work session. Mr. Blackley said he would like a presentation from Dominic Durante, which will then go to Council then to a public hearing.

Mr. Meleski asked about the PUD status. Mr. Yaney explained a lawsuit was pending the between Ryan Homes Owner/Developer and the property owner.

There was no need for an executive session.

Mr. Blackley made a motion to adjourn the meeting. It was seconded by Mr. Peska. The meeting was adjourned at 6:43 PM.

Respectfully Submitted:

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KENNETH R. MILLER, CHAIRMAN

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Rebecca Repasky, Secretary