

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

August 21, 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: Doug Courtney, City Engineer

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 July 17, 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 #17-135: Mr. Yaney explained the applicant Kingsley and Elizabeth Dillon Charles are requesting a variance to reduce the rear yard setback from 30' to 18.9' for a patio. Mr. Yaney explained Hidden Glen is a P.U.D. and has a 30' required rear yard setback. He explained the applicants will screen the patio with landscaping. He said Staff has no issues with the proposed patio as well as the adjacent neighbor. The HOA has no concerns either.

Mr. Blackley asked about the date on the application. Mr. Yaney said that is a typo and there is no letter needed from the City Engineer.

Mr. Courtney asked the applicant where the landscaped wall will go. Mr. Charles said it will be a masonry retaining wall on the edge of the patio with a 2-2.5 grade and the stones will match the house.

Mr. Grau made a motion to grant the reduced rear yard setback variance. It was seconded by Mr. Blackley. There was no further discussion. The vote carried 6-0.

OTHER BUSINESS

Mr. Yaney explained Mr. Darren Spotz of 103 Fox Pt. Drive is seeking guidance on a proposed variance for a rear yard setback to install a concrete slab for a basketball hoop. Mr. Yaney said he and Mr. Miller went and looked at the property and there no one behind the property.

Mr. Spotz explained the rear yard is protected because of wetlands and woods. He said his neighbors have no issue with the proposed removal of a mulch bed to replace with a concrete slab. He explained the basketball hoop is currently in the front and it is dangerous because the home is so close to Aquila Road.

Mr. Miller said the rear property is well hidden and the area may not be noticed. He asked the Commission for input so that Mr. Spotz can file the variance in confidence it would be granted.

Mr. Grau said he has no objections but expressed concern the neighbors would not like the sound of a basketball game since more people use the rear yards for retreats. Mr. Grau suggested getting letters of approval from the neighbors within 200' of the property and the HOA. Mr. Spotz agreed.

Mr. Blackley agreed to the suggestion and asked about the grading that appears to drop off where the proposed concrete slab will go. Mr. Yaney said the topography is somewhat inaccurate and there is no immediate drop off.

Mr. Grau asked if additional lighting will be needed. Mr. Spotz said no.

Mr. Grau asked for an explanation of the Proctor Test. Mr. Courtney explained it is standard requirements to make sure the soil is good, clean material.

Mr. Miller said to Mr. Spotz he can go ahead and file for the variance.

Mr. Blackley shared with the Commission that a discussion will be coming before them regarding building townhomes to promote a different type of housing market. It will require new zoning to remove the difficulties to construct. Mr. Blackley said it will go before Council as well. Mr. Miller said it presents the ability to expand the housing options for buyers and the current zoning restrictions will make that difficult. He continued by saying there is a need to expand the population so that the City can be self-sufficient without increasing taxes.

There was no need for an executive session.

Mr. Grau made a motion to adjourn the meeting. It was seconded by Mr. Peska. The meeting was adjourned at 6:52 PM.

Respectfully Submitted:

KENNETH R. MILLER, CHAIRMAN

Rebecca Repasky, Secretary