

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes
September 26, 2017

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

Members Absent: Al Hunziker
Dan Meleski

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 August 21, 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. Grau. 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 #17-157: Mr. Yaney explained the applicant Payne and Payne is requesting a variance to install a patio and/or deck onto the house that will be built at 313 Hidden Glen. He explained the new builder is going to be Barr Brothers Construction. The 14x35 patio/deck will bring the 35' rear yard setback down to 27'. Mr. Yaney said there rear yard encroaches on the conservation area. Mr. Yaney said Staff has no issues with the proposed variance and there is a letter from the HOA in approval with the patio as well.

Mr. Blackley suggested adopting a policy to allow Mr. Yaney to approve this type of variance because many come before the Commission and are usually approved. Mr. Miller commented that could be done for Hidden Glen and would ease the difficulty of the property owner of having to come before Planning Commission. Mr. Courtney advised against allowing encroachments on the conservation area.

Mr. Blackley asked for Mr. Yaney to study the average requests and come up with a reasonable number for the rear yard setbacks for patios and decks only and then present it to Planning Commission.

Mr. Grau asked if that would eliminate neighbors having the chance to oppose the variance. Mr. Blackley said yes, but the condition can be added that letters of approval from neighbors must be included.

Mr. Miller said for Mr. Yaney to go ahead with the request.

Mr. Grau asked what the consideration is for hot tubs that are off the ground. Mr. Yaney said that goes to the County Building Department. Mr. Courtney said if there is a red flag regarding the hot tub, the Building Department is informed.

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

PC Case #17-159: Mr. Yaney explained the applicant Cramer Engineering is requesting Concept Site Plan Approval to allow for a 2,950 sq. ft. addition to the existing building at 145 Parker Street. Mr. Yaney said the addition is going to be on the side of the building towards the rear of the property which will make it difficult to see. He said the materials will match the existing building materials. Mr. Yaney said there are no changes to the current parking, landscaping and storm water management plans. Mr. Yaney said Staff has reviewed the plans and has made suggested corrections and with the corrections recommends for approval. Mr. Yaney explained the City Architect does not need to review the plans because it is an industrial building.

Mr. Grau made a motion to approve the plans as requested. It was seconded by Mrs. Stark. Roll was called. There was no further discussion. The vote carried 5-0.

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 6:45 PM.

Respectfully Submitted:

KENNETH R. MILLER, CHAIRMAN

Rebecca Repasky, Secretary