

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

October 16, 2017

Members Present: Andrew Blackley, Vice-Chairman

Chris Grau

Al Hunziker

Dan Meleski

Kenneth Miller, Chairman

Dean Peska

Mary Jo Stark

Members Absent:

Also Present: Doug Courtney, City Engineer

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 September 26, 2017 meeting. He asked for any corrections or additions. Mr. Meleski had one change. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mr. Peska. 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 - none

NEW BUSINESS

PC Case #17-164: Mr. Yaney explained the applicant MS Consultants is requesting Concept Site Plan approval to allow for the construction of a 2,107 sq. ft. addition to Aldi's. Mr. Yaney said it will be added to the front of the building and will be an upgrade and remodel as with other local stores. Mr. Yaney said Mr. Courtney has minor issues that can be corrected at the construction phase. The City Architect and Fire Marshal have no issues. Mr. Yaney said one parking space will need to be removed for the addition.

Mr. Hunziker made a motion to approve the Concept Site Plan. It was seconded by Mr. Grau. Roll was called. There was no further discussion. The vote carried 7-0.

PC Case #17-177: Mr. Yaney explained the applicant American Cancer Society Discovery Shop is requesting a sign deviation to install a 4'x6' sign on the back of the building. Mr. Yaney

explained it is an odd lot because the front of the store faces Center Street and the back of the building faces a vacant lot on Water Street. Mr. Yaney said the sign proportion is good to the size of the building, it will be viewable to the public and there will be no adverse effects to residential properties. Mr. Yaney said Staff has no issues with the request.

Mr. Miller asked if the vacant lot is one or two parcels. Mr. Yaney said it is two parcels; while the building is on one parcel and the parking lot is on another parcel.

Mrs. Stark asked how many other stores will be going into that center. Mr. Yaney said the Discovery Shop will be leasing the remaining space and the salon that is currently there already has signage. Mrs. Stark commented she would like to avoid other businesses putting a sign on the back of the building.

Mr. Blackley made a motion to approve the sign deviation. It was seconded by Mr. Hunziker. Roll was called. There was no further discussion. The vote carried 7-0.

Mr. Miller reviewed the 2018 Planning Commission schedule.

Mr. Blackley asked what the progress of Staff is for allowing rear yard setbacks in Hidden Glen to be handled by Staff. Mr. Yaney said he will have that for the November meeting and still needs to speak with the Law Director.

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