AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
January 17, 2023
6:30 PM

- **Call to order and pledge of allegiance**

- **Roll Call:** Andrew K. Blackley, Chairman
  Mary Jo Stark, Vice-Chairman
  Dean Peska
  Dan Meleski
  Colin Wantz
  Robert Emmons
  Lene Hill

Approval of PC Meeting Minutes: November 29, 2022 Special Meeting

- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

OLD BUSINESS

None

NEW BUSINESS

PC Case #22-219/220/221: Applicant – Robert Landies III (310 Park Inc.) is requesting concept plan and architectural review approval to allow for a new ~35,000 sq. ft. industrial building. In addition, the applicant is requesting five (5) variances as follows: 1) Variance from Section 1141.11 (c) – To allow a loading dock in the front yard. 2) Variance from Section 1155.25 (e) – To allow a parking space less than the required 10' setback from building wall with doors or windows. 3) Variance to Section 1155.31 (b) – Loading area in required front yard setback. 4) Variance to Section 1155.37 – To increase the maximum driveway width at the right-of-way from 35' to 48'. 5) Variance to Section 1141.07 – proposed concrete pad to encroach side yard setback and cross the property line. The property is located on the west side of Park Drive at the southwest corner of the intersection of Park Drive and Seventh Avenue. The address of the property is 310 Park Drive, Chardon, OH 44024, with Parcel ID# 10-137700. Property owner is 310 Park Inc.

OTHER BUSINESS

Informal discussion with Marco Marinucci regarding the use of a commercial building at 150 Court Street and a single-family residence in the C-3 Traditional Commercial District.

Informal discussion with Leon Sampat (LS Architects) for a potential new Congregate Care Senior Living Facility on Meadowlands Drive.

Discuss Planning Commission regular meeting dates and 2023 calendar.

- **Comments**
- **Executive Session**
- **Adjourn Meeting**