

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
February 28, 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: January 17, 2023 Regular Meeting
January 26, 2023 Joint Meeting with City Council

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

OLD BUSINESS

PC Case #22-220 & 23-019: Applicant – Robert Landies III (310 Park Inc.) is requesting architectural review approval to allow for a new ~35,000 sq. ft. industrial building. In addition, the applicant is requesting one variance as follows: 1) Variance from Section 1141.19 Design Standards – To allow a façade that faces a street to have less than 90% be glass, brick, cut stone, cast stone or wood and allow a wall without window openings to face a street. 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.

NEW BUSINESS

PC Case #23-016: Applicant – Stephen Grover is requesting Concept Plan approval for a lot consolidation. The proposed consolidation would take two existing parcels and consolidate them into one new parcel that is 1.400 acres. The properties are located on the north side of Thwing Road approximately 975’ west of the intersection of Wilson Mills Road and Thwing Road. The addresses of the properties are 272 Thwing Road, Chardon, OH 44024, with Parcel IDs# 10-1061400 and 10-061500. The property is owned by Stephen & Jenna Grover.

PC Case #23-017/018: Applicant – Dale Markowitz (Thrasher Dinsmore Dolan) on behalf of the owners is requesting Concept Plan approval for a lot consolidation and lot split. The proposed consolidation would take six existing parcels and consolidate them into three new parcels that are 1.219 acres, 22.646 acres and 26.265 acres. In addition to the concept plan approval the applicants are requesting three variances: 1.) 1150.37(i) - Isolated parcels shall not be accepted unless they become a component of, and conform to a plan for, public or common lands. 2.) 1150.43(a) - No person shall create by division of property, a lot that does not possess the minimum lot width, as required in the Planning and Zoning Code, fronting and abutting a duly dedicated and accepted public thoroughfare, street or highway, without having first secured approval of the required variance 3.) 1150.43(b)(2) The City Planning Commission may grant approval of division of property pursuant to subsection (a) herein and may require any of the following conditions: (2) That the newly created parcel of land have access for ingress and egress to a duly dedicated and accepted public thoroughfare, street or highway with a minimum width of said access way of sixty feet and located thereon a concrete or asphalt pavement a minimum width of twenty feet which shall run and connect to the parcel newly created or to any improvement thereon The properties are located on the south side of Park Avenue approximately 886’ east of the intersection of Wilson Mills Road and Park Avenue. The address of the properties are 367 Park Avenue, Chardon, OH 44024, with Parcel IDs# 10-129680, 10-129600, 10-129200, 10-129300, 10-129400, and 10-137900. The properties are owned by Wilson & Marilou Smith, Kimberly Phillips, and Bridle Downs LLC.

PC Case #23-009/010/011/012: Applicant – Vaughn Benson (FMS Architects) on behalf of JP Morgan Chase Bank is requesting concept plan and architectural review approval to allow for a new 3,810 sq. ft. bank. In addition, the applicant is requesting two (2) variances as follows: 1) Variance from Section 1155.09(c)(2) – To allow 35 parking spaces which is 19 more than is permitted. 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. The property is located on the south side of Fifth Avenue at the southwest corner of the intersection of Fifth Avenue and Center Street. The address of the property is 501 Fifth Avenue, Chardon, OH 44024, with Parcel ID# 10-165641. Property owner is Premier Forbes LLC.

PC Case #23-022: Applicant – Premier Forbes LLC is requesting Concept Plan approval for a lot split. The proposed lot split is to split 1.1085 acres from PN: 10-165641 (Chardon Park Sublot 1) and create a new buildable lot. The property is located on the south side of Fifth Avenue at the southwest corner of the intersection of Center Street and Fifth Avenue. The address of the property is 501/511 (Future) Fifth Avenue, Chardon, OH 44024, with Parcel ID# 10-165641. The property is owned by Premier Forbes LLC

PC Case #23-021: Applicant – City of Chardon is requesting Concept Plan approval for improvements to and the extension of Seventh Avenue. The improvements include pavement replacement, expansion of the intersection at Center Street, sub-surface utilities and the extension of the roadway to connect with Park Drive to the northeast. The address of the property is XXX Seventh Avenue, Chardon, OH 44024, in the Public Right-of-Way owned by City of Chardon.

PC Case #23-024: Planning Commission will be reviewing a Zoning Map Amendment for multiple parcels on Center Street. The proposed re-zoning is from “I-WTTO” Industrial – Wireless Telecommunications Overlay District to “C-4” General Commercial District. The properties are located on the northeast side of Center Street starting at the northeast corner the intersection of Center Street, Seventh Avenue, and Meadowlands Drive and extending approximately 1,480’ west. The following parcels are included in the Zoning Map Amendment:

Parcel No.	Acreage	Owner	Address
10-090480	1.970	Thomas Limited	436 Center St
10-158900	1.480	CMC Holdings Inc	446 Center St
10-164734	12.560	Electrode Corp.	464 Center St
10-709580	8.750	Geauga Co. Commissioners	470 Center St
10-709527	0.000	Geauga Co. Commissioners	470 Center St
10-709622	0.000	Geauga Co. Commissioners	470 Center St
10-709581	1.000	Geauga Co. Commissioners	470 Center St
10-087295	8.600	Under the Hood LLC	500 Center St

OTHER BUSINESS

None

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