

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
August 17, 2021
6:30 PM

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

- **Roll Call:**

Andrew K. Blackley, Chairman	Colin Wantz
Mary Jo Stark, Vice-Chairman	Hannah Sekas
Dean Peska	Lene Hill
Chris Grau	

- **Approval of PC Meeting Minutes:** July 20, 2021
- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

OLD BUSINESS

PC Case #21-110/111: Applicant – Nina Bella Properties LLC (Christie Vitale) is requesting a Conditional Use approval for a Two-Family Dwelling in the “R-2” Low Density Residence District under section 1133.03 of the City of Chardon Codified Ordinances. The address of the property is 335 East King Street, Chardon, OH 44024, with Parcel ID#10-112000. Additionally, the applicants are requesting two (2) variances from the City of Chardon Codified Ordinances to construct a second two-family dwelling on an adjacent legal non-conforming lot of record Parcel ID #10-112100 as follows: 1) Section 1123.09(b)(1) to allow a non-conforming lot under contiguous ownership to be developed by the same owner. 2) Section 1123.09(b)(1) to allow a non-conforming lot to be developed as a two-family dwelling. Both properties are located on the east side of East King Street approximately 350’ north of the intersection of Claridon Road and East King Street. The address of the properties is 335 East King Street, Chardon, OH 44024, with Parcel ID# 10-112100 & 10-112000. The properties are owned by Nina Bella Properties LLC.

*****APPROVAL OF ANNOUNCEMENT OF DECISION FROM 7/20/21*****

NEW BUSINESS

PC Case #21-122: Applicant – Leon Sampat/LS Architects (on behalf of Buckeye Chocolate Holdings LLC) is requesting Concept Plan & Architectural Review approval to allow a 753 sq. ft. addition to the existing Buckeye Chocolate restaurant. The improvements include a small addition to the rear of the building to expand the kitchen, coolers, and freezers. The property is located on the north side of Center Street approximately 240’ west of the intersection of Water Street, Wilson Mills Road and Cherry Avenue. The address of the property is 510 Water Street, Chardon, OH 44024, with Parcel ID# 10-056700 owned by Buckeye Chocolate Holdings LLC.

PC Case #21-125: Applicant – City of Chardon is requesting Concept Plan approval for infill sidewalks along Fifth Avenue and Washington Street. The improvements include new sidewalk installation on the south side of the road along Fifth Avenue from 123 Fifth Avenue heading west to the intersection of Fifth Avenue and on the east side of the street along Fifth Avenue approximately 300’ south from the intersection. The property is located in the public right-of-way along south side of Fifth Avenue and the east side of Washington Street.

PC Case #21-126: Applicant – Hidden Glen Associates is requesting an extension pursuant to City of Chardon Codified Ordinance Section 1111.027 to the Concept Plan approval for Hidden Glen Subdivision.

The current Concept Plan expires on August 17, 2021 and the extension would expire in 2025. The property is located on the east side of Wilson Mills Road at the intersection of Wilson Mills Rd. and Hidden Glen Trail. The property is owned by Hidden Glen Associates.

PC Case #21-127: Applicant – Steven Preveaux & Maureen/Frederick Pavlick are requesting Concept Site Plan approval for a lot split/lot reconfiguration. The proposed reconfiguration is to split 0.100 acres from PN: 10-012000 and combine it with adjoining parcel PN: 10-133550. The property is located on the west side of North Street approximately 400' north of the intersection of North Street and Bridgewater Lane. The addresses of the properties are 439 & 443 North Street, Chardon, OH 44024, with Parcel ID# 10-133550 & 10-012000. The properties are owned by Steven Preveaux (439 North Street) and Maureen & Frederick Pavlick (443 North Street).

PC Case #21-130: Applicant – Ben Gingrich/HSB Architects (on behalf of Ag Pro Real Estate Investments II LLC) is requesting Concept Plan & Architectural Review approval to allow for renovations to the former Carter Lumber building. The improvements include exterior renovations to the front building, landscaping, and outdoor sales display areas. The property is located on the south side of Center Street approximately 750' west of the intersection of Center Street, Seventh Avenue and Meadowlands Drive. The address of the property is 467 Center Street, Chardon, OH 44024, with Parcel ID# 10-108320 owned by Ag Pro Real Estate Investments II LLC.

OTHER BUSINESS

None

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