

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

January 19, 2021

**Members Present:**

Andrew Blackley, Chairman  
Chris Grau Lene Hill  
Dean Peska  
Hannah Sekas

Mary Jo Stark, Vice-Chairman  
Colin Wantz

**Members Absent:**

**Also Present:**

Ben Chojnacki, Law Director  
Doug Courtney  
Brian Doering, Times  
Crystal Fuller, Toe Ink  
Amy Patterson, Maple Leaf  
Jeff O'Reilly  
Ed Polo, El Patron  
Rebecca Repasky, Secretary

Tyler Rice  
Randy Sharpe, City Manager  
Greg and Ryan Sommers, Sommers  
Development Group  
Debbie and Allen Wilson  
Steve Yaney, Community Development  
Administrator

Mr. Blackley called the meeting to order at 6:30 p.m. The Pledge of Allegiance was said. Roll was called.

Mr. Blackley said everyone received copies of the December 21, 2020 meeting. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mrs. Hill. Mrs. Sekas abstained. The vote carried 6-0.

Mr. Blackley reminded all that were present to identify themselves for purposes of the video meeting via Zoom. He swore in City Staff.

**OLD BUSINESS -**

**PC Case #20-123/124/125:** Mr. Yaney explained the applicant, Sommer Development Group, is requesting concept plan approval for a Starbucks Restaurant and drive-thru. Mr. Yaney explained City Council approved the license agreement for the front yard setback. The plan for approval is the fully engineered site plan for a north-south building orientation; with the drive-thru now facing the plaza to the east. Staff recommends approval.

Mr. Blackley asked if the driveway on Center Street will have a left-hand turn lane. Mr. Courtney said yes. Mr. Wantz asked if the island will change the no left turn onto Cherry Street. Mr. Courtney said yes, that will appear at construction document time. Mr. Wantz commented there are no ADA ramps on Center Street. Mr. Courtney said that will be a construction document time. Mrs. Stark asked if the entire site plan can be shifted two (2) feet. Mr. Yaney said that was looked at, and will cause configuration problems for the drive-thru. Mrs. Stark commented the proposed tree on the south end will have low branches and will affect Toe Ink. Mr. Yaney said the City Arborist can recommend a different tree.

Crystal Fuller of Toe Ink was sworn in.

Ms. Fuller appreciated the proposed tree not blocking their window and requested no fencing as this will be good exposure for Toe Ink.

Mr. Chojnacki recommended the variances be voted on separately.

Mr. Peska made a motion to reduce the setback for the trash receptacle from 10' to 2' (east) and 2.99' (south). It was seconded by Mrs. Hill. Roll was called. The vote carried 7-0.

Mr. Grau made a motion to reduce the setback for parking from 10' to 2.99'. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

Mr. Grau made a motion to reduce the setback for an outdoor dining patio from 30' to 18.5'. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

Mrs. Stark made a motion to waive the parking setback along Center Street. It was seconded by Mr. Grau. Roll was called. The vote carried 7-0.

Mr. Peska made a motion to reduce the number of parking spaces from 22 to 20. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

Mr. Grau made a motion to reduce the landscape strip from 5' to 2.99'. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

Mrs. Hill made a motion to grant a sign deviation to reduce the setback along Center Street from 10' to 0'. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

Mr. Grau made a motion to accept the Announcement of Decision as written. It was seconded by Mr. Peska. Mr. Wantz commented he is in favor of the variances but not in favor of the driveway encroaching into the right-of-way. Roll was called. The vote carried 6-1; with Mr. Wantz voting 'No'.

## **NEW BUSINESS –**

**PC Case #20-215:** Mr. Yaney explained the applicant, Jeff O'Reilly, is requesting architectural review for exterior renovations at 115 Wilson Mills Road to renovate the roof structure on the building. It will be replacing the flat roof with a gable roof. The City Architect is pleased with the plan but requested the proposed overhang be removed from the plans.

Mr. O'Reilly was sworn in.

Mr. Blackley commented this is a great improvement and asked if the applicant is ok with removing the proposed overhang. Mr. O'Reilly said he is ok with removing the proposed overhang on the roof.

Mr. Grau made a motion to approve the architectural review for exterior renovations at 115 Wilson Mills with the condition to remove the overhang on the upper level on the southern elevation. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

**PC Case #20-221-222:** Mr. Yaney explained the applicant, Debbie & Allen Wilson, is requesting a Conditional Use approval for a church/religious assembly in the “C-1” Restricted Business District. It is a vacant office space that they will be leasing for Sunday worship and evening classes during the week. The church office is going to be off-site. Mr. Yaney said this proposal meets the conditions in the Codified Ordinances except for the lot size which is antiquated because it reflects big congregations; not small ones. He said Staff has no issues and final inspections will take place shortly to allow for operation to begin.

Debbie and Allen Wilson were sworn in.

Mr. Blackley asked if they are leasing the building. Mr. Wilson said yes. Mr. Blackley asked about signage. Mr. Wilson said there is a place for signage on the property’s front sign; and there will be a small sign at the back door that will be taken down after service. Mr. Blackley asked what the plan is if the congregation grows. Mr. Wilson said they have the option to rent more rooms. Mr. Peska asked if there is musical practice during the day. Mr. Wilson said no.

Mr. Peska made a motion to approve the Announcement of Decision as written. It was seconded by Mr. Grau. Roll was called. The vote carried 7-0.

**OTHER BUSINESS –**

El Patron would like to remodel their restaurant to allow for an outdoor dining patio. The proposal is for a seasonal patio (not year-round) and will take up four (4) parking spaces for the patio.

Mrs. Stark clarified the patio would face Cherry Street. Mr. Blackley said yes.

Mr. Polo explained this will not be structural – it will be fenced off. He said concrete can be installed if the Commission is worried about it being on asphalt.

Mr. Blackley expressed concern taking away parking spaces as it is a popular restaurant. Mr. Blackley commented he likes the idea but is concerned with potential safety issues. Mr. Grau agreed; he is not comfortable with a non-permanent structure and people driving around that corner of the parking lot. Mr. Wantz agreed and said the grading of the asphalt will not be stable for the tables. Mr. Blackley agreed and said there is a 4% grade there now. Mrs. Sekas agreed on the safety concerns mentioned but said this would be a welcomed change to have outside seating. Mr. Blackley commented parking spaces behind the building should be marked and identified.

Mr. Polo said he will come up with an alternate plan to present to the Commission.

**EXECUTIVE SESSION – none**

Mr. Grau made a motion to adjourn the meeting at 7:49 p.m. It was seconded by Mr. Wantz.

Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

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Rebecca Repasky, Secretary