

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes
February 1st, 2022

Members Present:

Andrew Blackley, Chairman
Lene Hill
Dan Meleski
Dean Peska
Hannah Sekas
Mary Jo Stark, Vice-Chairman

Colin Wantz

Also Present:

Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Brian Doering, Times
Robert Evans
Grace Hare

Rick Sommers
Steve Yaney, Community Development
Administrator
Ann Wishart, Geauga Maple Leaf

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

Mr. Blackley said everyone received copies of the November 3, 2021 special meeting. The motion was made by Mrs. Sekas to approve the minutes. It was seconded by Mrs. Hill. Mr. Meleski abstained. The vote carried 6-0.

Mr. Blackley reminded all that were present to sign in. He swore in City Staff.

OLD BUSINESS – none.

NEW BUSINESS –

PC Case #22-014: Mr. Yaney explained the applicant, Thistlecreek Development, LLC, is requesting Concept Site Plan approval for a lot consolidation. The County Recorder’s Office discovered that the lot consolidation plat had not been filed which would create an issue when the subdivision is built. It would end up splitting the lots into non-conforming fashion. If the consolidation is approved, it can be recommended to City Council; if Council approves the subdivision, it would be recorded over the lot consolidation which would create lots in the fashion it needs to be. The County Map Room and City Engineer approve of this request and it is compliance with the Ohio Revised Code.

Mr. Sommers was sworn in. Mr. Sommers explained with the three (3) remaining lots, the wetland permit was just obtained and they will be moving forward soon.

Mr. Peska made a motion to approve the Concept plan approval. It was seconded by Mr. Meleski. Roll was called. The vote carried 7-0.

PC Case #22-003: Mr. Yaney explained the applicant, Thistlecreek Development, LLC, is requesting Record Document approval for a Major Development under section 1111 of the Codified Ordinances. This is for the Phase I Plat – the first twenty-eight (28) lots. Staff and the Law Director has reviewed the

documents and complies. Staff recommends approval. Any outstanding items such as utilities, sidewalks, landscaping or grading not completed are bonded at Prevailing Wage rates and the City will go in and finish the work. The work is to be completed by June 30th, 2022. Homes will be possibly completed by Labor Day. Occupancy Permits will not be issued until all work is completed. Geauga Soil and Water is satisfied with the site as it is now.

Mr. Courtney explained there is an eighteen (18) month maintenance bond on the subdivision.

Mrs. Stark made a motion to approve the Thistlecreek Planned Residential Development Phase I Plat Announcement of Decision. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

EXECUTIVE SESSION – none.

OTHER BUSINESS –

Mrs. Stark made a motion to nominate Andrew Blackley as the Planning Commission Chairman. It was seconded by Mr. Meleski to close the nominations. Roll was called. Mr. Blackley abstained. The vote carried 6-0.

Mr. Meleski made a motion to nominate Andrew Blackley as the Planning Commission Chairman. It was seconded by Mrs. Stark. Roll was called. Mr. Blackley abstained. The vote carried 6-0.

Mr. Blackley made a motion to nominate Mrs. Stark as the Vice Chairman of Planning Commission. It was seconded by Mr. Wantz to close the nominations. Roll was called. Mrs. Stark abstained. The vote carried 6-0.

Mr. Blackley made a motion to nominate Mrs. Stark as the Vice Chairman of Planning Commission. It was seconded by Mr. Meleski. Roll was called. Mrs. Stark abstained. The vote carried 6-0.

Mr. Wantz made a motion to accept the 2022 meeting dates as the third Tuesday of each month. It was seconded by Mrs. Stark. The vote carried 7-0.

Mr. Blackley asked about the opening of Starbucks and traffic. Mr. Yaney said they are fully open and no one or no business owners has made a formal complaint. Mr. Wantz said a couple times traffic has back up onto Cherry Avenue. Mr. Peska complimented the nice appearance of the church in front of the Eagles Club. Mr. Yaney said Mr. Cook will take out the gas tanks and canopy on his property.

ADJOURN

Mrs. Sekas made a motion to adjourn the meeting. It was seconded by Mrs. Hill. The meeting was adjourned at 6:54 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary