

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

March 15, 2022

Members Present:

Andrew Blackley, Chairman
Lene Hill
Dan Meleski
Mary Jo Stark, Vice-Chairman
Colin Wantz

Members Absent:

Dean Peska
Hannah Sekas

Also Present:

Ben Chojnacki, Law Director	Randy Sharpe, City Manager
Doug Courtney, City Engineer	Steve Yaney, Community Development Administrator
Brian Doering, Times	
Amy Patterson, Geauga Maple Leaf	
Rebecca Repasky, Secretary	

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

Mr. Meleski made a motion to approve the February 1st, 2022 special meeting minutes. It was seconded by Mrs. Hill. Roll was called. The vote carried 4-0.

Mr. Wantz requested a correction to the spelling of ‘tack coat’. Mr. Wantz made a motion to approve the February 15th, 2022 meeting minutes. It was seconded by Mrs. Stark. Roll was called. The vote carried 4-0.

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

OLD BUSINESS – none.

NEW BUSINESS –

PC Case #22-030: Mr. Yaney explained the applicant, City of Chardon, is requesting Concept Plan approval to allow the construction of a new restroom and walking trail at Chardon Living Memorial Park. Mr. Yaney explained this is Phase II of improvements to the park. While the City park is exempt from the Codified Ordinances, Planning Commission still needs to review and approve the presented plans. City Staff has no issues or concerns with the plans.

Mr. Meleski asked if one of the structures currently at the park will be moved. Mr. Courtney said yes, the Russell King, Jr. marker will be moved to the other side of the playground. Mr. Blackley asked if the new restroom will be pre-fabricated. Mr. Courtney said it is a pre-cast building with a flushing system. Mr. Blackley asked if there will be a water fountain. Mr. Courtney said not yet, but that will be added when the building is ordered. Mr. Blackley clarified this is exempt from architectural review. Mr. Courtney said yes.

Mr. Randy Sharpe was sworn in.

Mr. Sharpe explained the intent of the building is to be the same (in color and design) as the other buildings on the bike path and at Mel Harder Park.

Mr. Blackley asked if the current drains on the plans are existing. Mr. Courtney said yes. Mr. Blackley suggested making sure they are cleaned out beforehand. Mr. Courtney said that can be done. Mr. Blackley asked if a storm line will be added to the trail. Mr. Courtney said yes; one by the Chalet and one at the bottom of the hill. The one at the bottom of the hill will need drainage pattern review. Mr. Meleski expressed concern from excessive gravel washout on the trail. Mr. Courtney said that particular section will have asphalt grindings to make wash out more difficult.

Mr. Wantz asked if the restrooms will be available year-round. Mr. Sharpe said yes.

Mrs. Stark expressed excitement over the tree planting plan. She asked if the other trail at the park is in good condition. Mr. Courtney said some areas are better than others and there will need to be drainage attention. Mr. Sharpe said the goal is to make that trail not as soggy and wet.

Mr. Meleski made a motion to accept the Announcement of Decision for Concept Plan Approval. It was seconded by Mr. Wantz. Roll was called. The vote carried 4-0.

EXECUTIVE SESSION – none.

OTHER BUSINESS

Mr. Blackley shared with the Planning Commission to consider for a future discussion, having a tree planted in the front yards of the new Maple Trace Development. Mrs. Stark commented this would be a good idea. She shared she had previously reviewed and made suggestions for the updated Code with Mr. Yaney for planting. Mr. Yaney said Mrs. Starks comments are incorporated by Chris Hopkins and that Dusty Keeney has no issues adding a tree to the front yards. Mr. Wantz agreed to having more trees in the front yards. Mrs. Hill is in favor of adding a tree to the front yard. Mr. Meleski said he prefers tree lawn trees, but a tree in the front yard is great. Mr. Yaney said that is a condition Planning Commission can make at Concept Plan Approval time for Maple Trace Development.

Mrs. Stark asked for an update on the Retail Strategies Program. Mr. Blackley said information will be emailed to the Commission.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Hill. The meeting adjourned at 7:07 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary