

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

March 16, 2021

Members Present:

Andrew Blackley, Chairman
Chris Grau
Lene Hill
Hannah Sekas

Mary Jo Stark, Vice-Chairman
Colin Wantz

Members Absent:

Dean Peska

Also Present:

Steve Brescia
Ben Chojnacki, Law Director
Doug Courtney
Ben Dariano
Brian Doering, Times

Rebecca Repasky, Secretary
Steve Yaney, Community Development
Administrator

Mr. Blackley called the meeting to order at 6:31 p.m. The Pledge of Allegiance was said. Roll was called.

Mr. Blackley said everyone received copies of the February 16, 2021 meeting. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mrs. Sekas. 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 – none.

NEW BUSINESS –

PC Case #21-028/032: Mr. Yaney explained the applicant, Ben Dariano of WD Partners, is requesting architectural review and approval for exterior renovations to Wal-Mart. The City Architect recommends approval. The City Engineer and Fire Department were not needed for this review. Staff recommends approval as the larger sign requested would look proportional to the large building. It will not affect adjacent properties.

Mr. Blackley agreed. Mr. Grau agreed and said Wal-Mart has been a great community partner.

Mr. Grau made a motion to grant the architectural review and approve the Announcement of Decision as written. It was seconded by Mrs. Sekas. Roll was called. The vote carried 6-0.

Mrs. Sekas made a motion to grant the sign deviation. It was seconded by Mr. Grau. Roll was called. The vote carried 6-0.

PC Case # 21-036: Mr. Yaney explained the applicant, Steve Brescia of Scout Services, is requesting two (2) after-the-fact Sign Deviations to increase the maximum height of a free-standing sign from 6' to 8' and to increase the maximum sign area from 32 sq. ft. to 40 sq. ft. The ground sign was installed without

a permit; the wall sign on the building is in regulation. Mr. Yaney explained the applicant was given the sign regulations in 2020 and it was discovered in the fall by the Zoning Inspector, that the ground sign was installed without approval. Mr. Yaney explained even if the current sign was submitted before being installed, it would still have needed to come to Planning Commission because of the larger size. Staff does not recommend approval and no Announcement of Decision was prepared until the Commission makes a decision. Staff said 90-100 days is acceptable to have the sign replaced should the Commission deny the request.

Mr. Brescia was sworn in.

Mr. Brescia explained he understands there was a misunderstanding and miscommunication; he would like to ask for forgiveness. He said out of their seven (7) locations in Ohio, this has been the only location with an issue.

Mr. Blackley asked how difficult will it be to correct the size. Mr. Brescia said the original sign cost between \$8,000 - \$10,000. He said he is not sure the original sign can be modified. Mrs. Stark asked for clarification which part of the ground sign is too large. Mr. Yaney explained the blue section is too large; and the actual sign is 25% larger than code permits.

Mr. Blackley said he will follow Staff's recommendation not to grant the variance. Mr. Grau agreed and said there is no evidence of miscommunication. Mr. Wantz agreed and said the Commission should not accommodate on a claim of miscommunication.

Mr. Grau made a motion to deny the sign deviation. It was seconded by Mr. Wantz. Roll was called. The vote carried 6-0.

OTHER BUSINESS –

EXECUTIVE SESSION – none

Mr. Grau made a motion to adjourn the meeting at 6:57 p.m. It was seconded by Mr. Wantz.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary