

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

April 19, 2022

**Members Present:**

Andrew Blackley, Chairman  
Lene Hill  
Dean Peska  
Hannah Sekas

Mary Jo Stark, Vice-Chairman

**Members Absent:**

Dan Meleski  
Colin Wantz

**Also Present:**

Rich Cantanzriti  
Ben Chojnacki, Law Director  
Doug Courtney, City Engineer  
Brian Doering, Times  
Amy Patterson, Geauga Maple Leaf

Rebecca Repasky, Secretary  
Joe Withoar  
Steve Yaney, Community Development  
Administrator

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

Mr. Chojnacki explained Planning Commission members can vote to ratify the minutes even if they were not present at the previous meeting. Mrs. Hill made a motion to approve the March 15, 2022 meeting minutes. It was seconded by Mr. Peska. Roll was called. The vote carried 5-0.

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

**OLD BUSINESS** – none.

**NEW BUSINESS** –

**PC Case #22-122:** Mr. Yaney explained the applicant, Joe Withoar, on behalf of Buckeye Chocolates, is requesting architectural review for exterior renovations at Buckeye Chocolates. The changes are to amend the previously approved renovations to allow the removal of the drive-thru portico and roof. Mr. Yaney explained this is only for the building; Buckeye Chocolates will return in the future for the parking lot expansion. Mr. Blackley commented that his opinion is any modifications should have Planning Commission approval. Mr. Yaney said the city architect approves of the proposal.

Mr. Joe Withoar was sworn in.

Mr. Withoar explained the carport is being removed and they will be keeping the existing Tudor-style trim. This is to allow for a passing lane at Buckeye Chocolates.

Mr. Peska made a motion to approve the architectural review and accept the Announcement of Decision as written. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

**PC Case #22-033/038:** Mr. Yaney explained the applicant, Rich Cantanzriti, on behalf of Wendy's, is requesting architectural review and sign deviation for exterior renovations. The sign deviation is to

increase the maximum allowable sign area from 55 sq. ft. to 76 sq. ft. Mr. Yaney said Staff has no issues with the proposal and the city architect recommends approval.

Mr. Blackley clarified the sign on the building will be flush and internally illuminated. Mr. Yaney said yes.

Mr. Rich Cantanzriti was sworn in.

Mrs. Sekas asked if the ‘classic bronze’ will be going all around the building. Mr. Cantanzriti said only three (3) sides.

Mrs. Stark asked if this is a standard new look for all the Wendy’s. Mr. Cantanzriti said just the colors – the Chardon Wendy’s is unique because the brick is being kept.

Planning Commission had a discussion on the color of the banding. Mrs. Sekas suggested using the ‘champagne’ color. Mr. Blackley suggested tabling the case until more designs can be presented to Planning Commission.

Mrs. Sekas made a motion to table PC Case #22-033/038. It was seconded by Mrs. Stark. The vote carried 5-0.

**EXECUTIVE SESSION** – none.

**OTHER BUSINESS** –

Mr. Peska clarified the Planning Commission serves as an architectural review board. Mr. Blackley said yes. Mr. Blackley explained in bigger cities, there is a separate architectural review board.

Mr. Blackley asked for an update on the Maple Leaf Plaza parking lot. Mr. Yaney said the owner is working on a contract for the repairs.

**ADJOURN**

Mrs. Sekas made a motion to adjourn the meeting. It was seconded by Mr. Peska. The meeting adjourned at 6:55 p.m.

Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

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Rebecca Repasky, Secretary