

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

April 20, 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
Leah & Kyle Darling
Brian Doering, Times
Olivia Kauffman, GRL, Inc.

Rebecca Repasky, Secretary
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 March 16, 2021 meeting. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mrs. Hill. Mr. Peska 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 – none.

NEW BUSINESS –

PC Case #21-038: Mr. Yaney explained CVS Pharmacy is requesting a temporary variance to allow a 78 sq. ft. accessory building (COVID Testing Kiosk) to remain in the front parking stalls facing Center Street. Mr. Yaney explained the Building Department treated this as an occupied structure, as it has electrical. The Building Department has approved the structure; and now the City will need to grant approval for it to remain. Staff has no issues with the structure; but requests a time limit be placed on the structure; and if the pandemic or testing goes beyond that time frame, it will be need to be given another variance or return to Planning Commission. Mr. Chojnacki said to place a time limit rather than include ‘end of pandemic’ in the Announcement of Decision’.

Mr. Blackley commented this is a much nicer structure than most and is willing to grant the variance with a modification to the Announcement of Decision to sub paragraph A to say: the variance will be good for twelve (12) months.

Mr. Grau made a motion to grant the variance with a twelve (12) month time limit. It was seconded by Mrs. Sekas. Roll was called. The vote carried 7-0.

OTHER BUSINESS –

Ms. Darling would like to install a detached accessory building for a home occupation. The current code states that there shall be no equipment, supplies, etc., in the garage or yard; and the work will be conducted in the garage.

Ms. Darling explained her business is an upholstery shop. It would be too hard to conduct this business in the basement, for example, moving a large couch up and down the steps is not easy. Equipment used is an industrial sewing machine, air compressor and pneumatic staple gun. There is one (1) part-time employee that works twice a week. There are two – three clients per week. All deliveries are thru FedEx or UPS; and are delivered off-site. Ms. Darling said she would like to be a good neighbor and does have an okay from her immediate next-door neighbors. The ultimate goal is to move this business to an actual building in Chardon.

Mr. Blackley asked if there will be any signs. Ms. Darling said no; this business is by appointment only. Mr. Blackley commented this is close to a ‘tailor’ listed in the code and this business sounds acceptable to him.

Mr. Grau requested written permission from the neighbors for this business. Ms. Darling said she would get written consent from the approximate fourteen (14) neighbors in the required 200 ft. radius. Mr. Chojnacki said these letters will then be included in the variance application and having an actual meeting will allow neighbors to show up in either support or opposition.

Mrs. Stark said this is a nice business and asked when the noise will be. Ms. Darling said only during the day and the air compressor is muffled and the garage is insulated. The sewing machine is no different than a regular sewing machine; and the pneumatic stapler isn’t much louder than a hand stapler.

Mr. Wantz said he would like to have written consent from the neighbors and the variance to include a limit to maximum growth and state it is a temporary work situation.

Mr. Blackley said Planning Commission seems to be in favor of this proposal and to proceed with the variance application.

EXECUTIVE SESSION – none

Mr. Grau made a motion to adjourn the meeting at 6:58 p.m. It was seconded by Mrs. Sekas.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary