

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

April 25, 2023

Members Present:

Andrew Blackley, Chairman
Robert Emmons
Lene Hill
Dan Meleski
Mary Jo Stark, Vice-Chairman

Dean Peska
Colin Wantz

Members Absent

Also Present:

Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Tom Michaels
Rebecca Repasky, Secretary
Mike Wohlweml

Steve Yaney, Community Development
Administrator
Christina Znidarsic

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

Mrs. Hill and Mr. Emmons had corrections to the February 28, 2023 meeting. Mr. Peska made a motion to approve the amended February 28, 2023 meeting minutes. It was seconded by Mr. Meleski. Roll was called. Mrs. Stark, Mr. Wantz and Mr. Peska abstained. The vote carried 4-0. Mrs. Hill made a motion to approve the Joint Meeting with City Council on February 23, 2023 meeting minutes. It was seconded by Mr. Meleski. Roll was called. Mr. Peska 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 #23-036/037/038: Mr. Yaney explained the applicant, Zarembo Group on behalf of pOpshelf is requesting concept plan and architectural review approval to allow for a 10,542 sq. ft. retail building. It will be a single tenant retail store. Staff recommends approval. No variances are needed.

Mr. Blackley asked what water quality measures have been taken or are needed. Mr. Courtney said it was approved by the Geauga Soil and Water District and does have a skimmer plan.

Mr. Tom Michaels was sworn in.

Mr. Blackley asked what type of delivery trucks will be there. Mr. Michaels said semi-trailers will pull straight in and be able to turn around so there will be no truck turnaround in the road. Mr. Blackley asked if there was a turn analysis done. Mr. Courtney said yes.

Mrs. Stark asked the applicant to replace the two types of grass as they are invasive and non-native. She will email Mr. Yaney a replacement.

Mr. Mike Wohlwehl was sworn in.

Mr. Wohlwehl agreed to make the grass changes.

Mr. Blackley asked the applicant to explain what the store will be. Mr. Michaels said it is similar to a Target with frequent rotating stock.

Mr. Emmons asked if this violates the deed restrictions for that area. Mr. Michaels said it is compliant with the deed restrictions. It will also have more parking spaces than required.

Mr. Blackley asked about fire hydrants. Mr. Yaney said there is one on Fifth Avenue and one on Meadowlands Drive.

Mr. Wantz asked about the sign. Mr. Michaels said one will be on the building and one will be a monument sign.

Mrs. Hill made a motion to approve the Announcement of Decision for the concept plan approval and architectural review. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

PC Case #23-076: Mr. Yaney explained the applicant, City of Chardon, is requesting concept plan approval to allow for a stream and wetland restoration project along Maple Highlands Trail. The City Architect and Fire Department were not needed for review. Staff recommends approval.

Christina Znidarsic was sworn in.

Mrs. Znidarsic explained the goal is to manage storm water flow and improve water quality to the Chagrin River. It will be funded by Section 319 of the EPA for a grant. The City is partnering with Chagrin Water Shed. Mr. Courtney added this came about after negotiations easements with the Plaza to fix the drainage issues there.

Mr. Blackley said this was an exciting project. He asked who will oversee the project. Mrs. Znidarsic said Davey Resource Group, Inc.

Mr. Emmons asked why the trees were already cut down. Mrs. Znidarsic explained the trees needed to come down by the end of March because of ODNR's regulations regarding bat habitats. She said debris will be cleaned up and also used for insect and fish habitats.

Mr. Wantz asked when construction will begin. Mrs. Znidarsic said they are waiting on the Army Corp of Engineers; but they are fully compliant with the requested permit. No wetlands will be disturbed.

Mr. Emmons asked if the direction of the stream will be changed. Mrs. Znidarsic said it will have some realignment.

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

OTHER BUSINESS –

Mr. Blackley gave a recap of the April 13th Council meeting regarding Electrode Corporation's (De Nora Tech) request to not have their property re-zoned. He said he was not happy with this request. Mr. Blackley requested to hear from them at the next Planning Commission meeting. He would also like an opinion from Retail Strategies. Mr. Chojnacki added they would not be able to stop the re-zoning of that property. If in the future they wanted to have their property continue to be zoned industrial, they would need to come to Planning Commission and ask for variance.

Mr. Wantz made a motion to send this back to the Economic Development Committee to explore viability of re-zoning of the Electrode Corporation (De Nora Tech) parcel. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

EXECUTIVE SESSION – none.

ADJOURN

Mrs. Hill made a motion to adjourn the meeting. It was seconded by Mr. Meleski. The meeting adjourned at 7:10 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary