

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

May 17, 2022

Members Present:

Andrew Blackley, Chairman
Lene Hill
Dan Meleski
Dean Peska
Mary Jo Stark, Vice-Chairman

Colin Wantz

Members Absent:

Hannah Sekas

Also Present:

Rich Cantanzriti
Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Leah Darling
Randy Darling
Brian Doering, Times

Kyle Fehrman
Kyle Martin, Councilman
Rebecca Repasky, Secretary
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.

Mrs. Hill made a motion to approve the April 19, 2022 meeting minutes. It was seconded by Mr. Peska. Roll was called. Mr. Wantz abstained. The vote carried 5-0.

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

OLD BUSINESS –

PC Case # 22-033/038: Mr. Yaney explained the applicant, Rich Cantanzriti, on behalf of Wendy's, is requesting sign deviation approval. The previous request of changing the design of the corrugated paneling has been dropped.

Mr. Blackley and Mrs. Stark agreed the current design of the Chardon Wendy's is much better than newer Wendy's designs elsewhere.

Mr. Meleski made a motion to accept the Announcement of Decision as written for the sign deviation. It was seconded by Mr. Peska. Roll was called. The vote carried 6-0.

NEW BUSINESS –

(Planning Commission amended the agenda to have PC Case #22-063 go before PC Case #22-061.)

PC Case #22-063: Mr. Yaney explained the applicant, Leah Darling, is requesting Concept Site Plan approval for a lot split. The lot split is to create a new buildable lot of an industrial building. The City Engineer and Geauga County Tax Department have reviewed the proposal and recommend approval. All Zoning requirements are met.

Mr. Meleski made a motion to approve the Announcement of Decision as written for the lot split. It was seconded by Mrs. Hill. Roll was called. The vote carried 6-0.

PC Case #22-061: Mr. Yaney explained the applicant, Leah Darling, is requesting Concept Site Plan approval for the construction of a new 5,040 sq. ft. industrial building. The proposed building will be located on a new proposed 1.1 acre lot. Mr. Yaney explained the applicant had prior approval for their Claridon Road location but the business has grown and more space is needed. The City Engineer recommends approval. The Fire Department commented sprinklers will be added and recommends approval. The City Architect recommends approval, however, requested final shop drawing details such as doors, windows, etc. be provided. (They could not currently be provided because of supply chain issues.)

Mr. Blackley asked if the storm water management meets City standards. Mr. Courtney said that will be detailed at construction document time. Mr. Blackley clarified sidewalk will be required to be installed; but it is not contiguous to any other sidewalk. Mr. Yaney said yes. Mr. Blackley suggested the remaining portion of that sidewalk be installed to the Maple Highlands Trail as part of the City's Sidewalk Infill Program. Leah Darling said her father Randy Darling will install the remaining sections of sidewalk to connect to the Maple Highlands Trail.

Mrs. Stark expressed concern over the listed shrubs. She said they will not grow well in an urban area and that type of soil. She said the crabapple trees are fine; but new shrubs should be chosen and the count of shrubs should match the final landscape plan.

Mr. Blackley commented on the nice details of the building and thanked the applicant for investing in the site.

Mrs. Leah Darling was sworn in.

Mrs. Darling explained they hope to break ground in June and complete the building in the fall. Mrs. Darling asked if could be reconsidered not to put the sidewalk in. Mr. Yaney said only City Council can waive the installation of sidewalks.

Mr. Meleski made a motion to approve the Announcement of Decision as written with the conditions of final shop drawings to be submitted and new shrubs for landscaping to be submitted. It was seconded by Mr. Peska. Roll was called. The vote carried 6-0.

PC Case #22-065: Mr. Yaney explained the applicant, John Mauter on behalf of Geauga County Farm Bureau Coop, is requesting Concept Site Plan approval for a lot split/lot reconfiguration into two new parcels. Each new parcel will be 1.19 acres. The Geauga County Tax Department and City Engineer have reviewed the plan and recommends approval. All Zoning codes are met.

Mrs. Stark clarified there is an easement along the driveway of the parking lot of the newly installed bike path. Mr. Courtney said yes.

Mr. Wantz asked what zoning district this is in. Mr. Yaney said C-3.

Mr. Meleski commented this lot is very close to the house on Tilden.

Mrs. Stark asked what the parcels will be used for.

Mr. John Mauter was sworn in.

Mr. Mauter said he is not sure what he will use his parcel for; the other person may put a small office building on the other lot.

Mr. Blackley said he is happy to see development on this vacant land.

Mr. Peska made a motion to approve the Announcement of Decision for the lot split It was seconded by Mr. Meleski. Roll was called. The vote carried 6-0.

EXECUTIVE SESSION – none.

OTHER BUSINESS –

ADJOURN

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

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary