

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

May 18, 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 Darling  
Brian Doering, Times  
Cyndi Kribs

Rebecca Repasky, Secretary  
Steve Yaney, Community Development  
Administrator  
Christie Vitale

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 May 5, 2021 meeting. The motion was made by Mrs. Sekas to approve the minutes. It was seconded by Mrs. Hill. Mr. Grau and Mr. Peska abstained. The vote carried 5-0.

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 #21-072:** Mr. Yaney explained, Leah Darling, is requesting a variance to allow for a home occupation business and storage of materials outside of the principal dwelling in the garage. This came before Planning Commission as an informal discussion at the previous meeting. Staff requests any change or expansion to the business must come back to Planning Commission. Neighbor letters from Nancy Rhodes and Pat Dodge were submitted and are in favor of the request.

Mrs. Darling was sworn in.

Mr. Grau asked if Mrs. Darling personally reached out to all fourteen (14) neighbors. Mrs. Darling said yes. Mr. Grau asked if a letter was sent out inviting them to the meeting. Mr. Yaney said yes.

Mr. Grau made a motion to grant the variance with Staff's request. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

**OTHER BUSINESS** –

Mr. Yaney explained Christie Vitale is seeking guidance for a potential future variance to re-configure the lot at 335 E King. He explained this property has been in violation of the Property Maintenance Code and

has been abandoned for some time. There are two (2) lots – the back lot is legal non-conforming and will need a conditional use variance for this request. Mr. Yaney explained a two (2) unit dwelling must be approved. The 2<sup>nd</sup> lot must be owned by a different person; and a single dwelling is only permitted for the rear lot. Mr. Chojnacki explained a variance will be needed for the non-conforming lot.

Christie Vitale shared renderings for her housing proposal. She explained she is looking for a place for her parents and would like to create two (2) duplex buildings on the property. She explained she will own the front dwelling and her parents will own the rear dwelling. She explained this will be an investment as each dwelling will be approximately \$600,000 - \$700,00.

Mr. Blackley commented the driveway could be combined into one driveway for the two properties to share.

Mr. Grau asked who will occupy the other space in both buildings. Ms. Vitale said those will be rental properties for retirees. Mrs. Stark asked if she or her parents move out, will the buildings be sold or rented. Ms. Vitale said she is not sure. Mrs. Hill asked if there are any other duplexes in that area. Mr. Yaney said no, but there are two-family dwellings in the city in the older homes. Mrs. Hill asked if this is permitted in the R-2 District. Mr. Yaney said yes, as a conditional use. Mrs. Stark asked if there are a lot of rentals in that area. Mr. Yaney said yes. Mr. Blackley commented this duplex rendering looks similar to the proposed Redwood Apartments. Mr. Blackley shared letters of concern by surrounding property owners stating they fear their property value will decrease. Ms. Vitale said she understands their concerns and said this will increase the value of the neighborhood.

Mr. Blackley explained no decisions will be made at this meeting and Planning Commission Members will think on this proposal. Mrs. Stark said she would like to see renderings with a shared driveway. Ms. Vitale said she would like people to contact her with suggestions to make the property look its best.

Mr. Grau asked if she had any experience as a landlord. Ms. Vitale said no, her father did.

Cyndi Kribs commented as a landlord Ms. Vitale cannot control who she rents to based on Fair Housing Laws. Ms. Vitale said she understands that but the units will be constructed for needs of retirees. Ms. Kribs said these will be income properties because of the rental feature.

Mr. Blackley shared the Commission can begin meeting in person. Everyone was in favor to meet in person for the next meeting.

Mr. Yaney thanked Mrs. Stark for her work on updating the landscaping requirements for the Ordinance.

#### **EXECUTIVE SESSION – none**

Mr. Grau made a motion to adjourn the meeting at 7:28 p.m. It was seconded by Mrs. Sekas.

Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

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Rebecca Repasky, Secretary