

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

May 23, 2023

Members Present:

Andrew Blackley, Chairman
Robert Emmons
Lene Hill
Dan Meleski

Mary Jo Stark, Vice-Chairman
Dean Peska

Members Absent

Colin Wantz

Also Present:

Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Heather Means, Councilwoman
Kyle Martin, Councilman
Rebecca Repasky, Secretary
Brent Shelley

Chelsea Wickman
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. Peska made a motion to approve the April 25, 2023 meeting minutes. It was seconded by Mr. Meleski. Roll was called. The vote carried 6-0. Mr. Meleski made a motion to approve the Joint Meeting with City Council on April 20, 2023 meeting minutes. It was seconded by Mrs. Stark. Roll was called. Mr. Peska and Mrs. Hill abstained. The vote carried 4-0.

Mr. Blackley reminded all that were present to sign in.

OLD BUSINESS – none.

NEW BUSINESS – none.

OTHER BUSINESS – Informal Discussion

Mr. Yaney shared an update on the potential of re-zoning of the De Nora Tech Parcel. Mr. Blackley shared it was recommended to City Council to re-zone this parcel and the entire section of Center Street to make it a contiguous block for retail development; the recommendation did not pass at Council.

Mr. Shelley is the Council for De Nora Tech. He said the original plan for the parcel was to re-zone it commercial and sell the property after demolition. The new potential plan is to build a 100,000sq. ft. green hydrogen plant. They are looking into funding, but will still build regardless of grant funding. Additionally, this site is one of three (3) locations they are considering. Mr. Blackley asked if tax breaks would be a part of the decision to remain at that site. Mr. Shelley said not that he is aware of. Mr. Blackley asked for a timeframe for the decision. Mr. Shelley said to have the feasibility study done in approximately one (1) year.

Mr. Yaney said Retail Strategies recommended pausing the re-zoning unless this site becomes commercial. It would take away from the ‘wow’ factor having an industrial parcel.

Mr. Blackley asked if there are other locations in the city this plant could go. Mr. Yaney said the only other site is the parcel the County owns. Mr. Blackley said the ideal situation is for De Nora Tech to return to the city, and that section be re-zoned commercial.

Mr. Sharpe said it makes sense to wait on a re-zoning decision. Mr. Sharpe asked if the City could move forward with re-zoning the parcel without De Nora Tech's permission. Mr. Chojnacki said that is a question for executive session.

Mr. Chojnacki shared Planning Commission's decision to recommend re-zoning still stands even though the ordinance failed at the Council meeting.

Mr. Yaney shared Mrs. Wickman is here for informal discussion because she missed the May deadline and wanted to review with Planning Commission first. The request is to have food trucks on their property regularly because they do not have a kitchen. Currently, special events on the Square and private property allows for food trucks. He said if this moves forward, a land use variance would be needed.

Mrs. Wickman said food trucks would be there every Friday and Saturday for lunch and dinner hours. Most trucks will be local companies; there is a minimum of \$1,500 in sales, so inviting other restaurants might not work.

Mr. Blackley asked if there is adequate room. Mrs. Wickman said yes, but she is open to ideas for placement of trucks. The landlord is also okay with this proposal. Mr. Blackley asked if there is a patio. Mrs. Wickman said yes, she is working with Mr. Yaney for that permit. Mr. Blackley asked if this is for only people coming to the brewery. Mrs. Wickman said anyone is welcome. Mr. Emmons asked if there is a place to eat inside. Mrs. Wickman said yes, forty-four (44) seats, and they are working on the occupancy permit to have more seating. Mr. Meleski asked if there will be live music. Mrs. Wickman said she is unsure. Mr. Meleski said to make sure there is an exit for the food trucks.

Mr. Blackley said to work with Mr. Yaney on the application – he likes this idea. Mrs. Stark said this is a great idea.

EXECUTIVE SESSION –

Mrs. Stark made a motion to adjourn for Executive Session for consultations with an attorney for the public body. Mr. Blackley invited Economic Development Chair, Kyle Martin, Law Director Ben Chojnacki and City Manager Randy Sharpe. It was seconded by Mr. Meleski. Planning Commission went into Executive Session at 7:03p.m to discuss the re-zoning of De Nora Tech.

Planning Commission returned to regular session at 7:31p.m.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Hill. The meeting adjourned at 7:31 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary