

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

June 21, 2022

Members Present:

Lene Hill

Colin Wantz

Dan Meleski

Dean Peska

Hannah Sekas

Members Absent:

Andrew Blackley, Chairman

Mary Jo Stark, Vice-Chairman

Also Present:

Ben Chojnacki, Law Director

Rebecca Repasky, Secretary

Doug Courtney, City Engineer

Steve Yaney, Community Development

Brian Doering, Times

Administrator

Mitch Hewitt

Heather Hudson Means

Mr. Meleski called the meeting to order at 6:33p.m. The Pledge of Allegiance was said. Roll was called.

Mr. Meleski requested the minutes from May 17th, 2022 reflect that Ms. Darling said Ayrshire Inc., will connect the sidewalk from her property to the Maple Highlands Trail. Mrs. Sekas made a motion to approve the May 17, 2022 meeting minutes. It was seconded by Mrs. Hill. Roll was called. The vote carried 5-0.

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

OLD BUSINESS – none.

NEW BUSINESS –

PC Case #22-061: Mr. Yaney explained the applicant, Mitch Hewitt, is requesting a variance from the Rocky Cellars PUD Final Development Plan and Codified Ordinance which requires a minimum front yard setback of 50' to 48' to allow for the construction of a one (1) car attached garage. This lot was previously approved by Planning Commission to combine with another lot. Mr. Yaney said the house was not built parallel to the road and sits below grade. Staff has no issues or concerns with the request.

Mr. Hewitt was sworn in.

Mr. Wantz asked if the back portion of the structure will be on stilts. Mr. Hewitt said no. Mr. Courtney explained excess dirt removed from the Chardon Avenue/Canfield Drive Project was put on Mr. Hewitt's property as a dumpsite. Mr. Wantz asked if a column will be going in. Mr. Hewitt said yes.

Mr. Peska made a motion to approve the Announcement of Decision for the variance. It was seconded by Mrs. Sekas. Roll was called. The vote carried 5-0.

PC Case #22-063: Mr. Yaney explained the applicant, the City of Chardon, is requesting Concept Plan approval for infill sidewalks along Center Street. The improvements include new sidewalk of approximately 1,700 sq. ft. to make the entire Center Street, on both sides, contiguous from Washington Street west. Mr. Yaney explained this section of town was identified by NOACA in a sidewalk assessment as a high priority and a grant from NOACA will be used for the construction. He said construction is scheduled for the fall of 2022.

Mr. Meleski confirmed there will be no break in sidewalk from the Square to Wendy's restaurant. Mr. Courtney said correct. Mr. Wantz clarified both sides of Center Street will be filled/completed. Mr. Yaney said yes. Mr. Peska asked if sidewalk will be in front of the house next to Wendy's. Mr. Courtney said yes. Mr. Yaney said just not from the County Offices, west.

Mrs. Hill made a motion to approve the Announcement of the Decision for the Concept Plan. It was seconded by Mr. Wantz. Roll was called. The vote carried 5-0.

EXECUTIVE SESSION – none.

OTHER BUSINESS –

Mr. Peska asked if the homeless shelter is open. Mr. Yaney said no. Mr. Peska asked if the owners of the homeless shelter will need to return to Planning Commission since so much time has gone by since the conditional use variance was approved. Mr. Yaney said the conditional use is good for one year, unless the applicant continues to do work. The applicant has been at the property doing work such as installing a fence and sidewalk and interior work – just no one is staying at the house yet.

ADJOURN

Mr. Peska made a motion to adjourn the meeting. It was seconded by Mrs. Sekas. The meeting adjourned at 6:51 p.m.

Respectfully Submitted:

DANIEL MELESKI, CHAIRMAN

Rebecca Repasky, Secretary