

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

June 27, 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  
George Paolucci  
Kyle Martin, Councilman  
Heather Means, Councilwoman  
Rebecca Repasky, Secretary

Chelsea Wickman  
Allison Wilson  
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 May 23, 2023 meeting minutes. It was seconded by Mrs. Hill. Roll was called. The vote carried 6-0

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

**OLD BUSINESS** – none.

**NEW BUSINESS**

**PC Case #23-109:** Erica Mitchell from Collective Rose is requesting sign deviation to install a projecting sign on a store front that is less than twenty feet in length. Mr. Yaney said the size of the sign is proportionate to the building, it is difficult to see a flat sign and there are no adverse effects on adjacent property owners. He said Staff has no concerns with this sign request.

Mr. Blackley said the sign is attractive. He asked if a flat sign will be above the door. Mr. Yaney said he is not sure. Mr. Blackley asked if this proposed sign would be removed if the business leaves. Mr. Yaney said yes, and a new business would need Planning Commission approval.

Mrs. Stark asked if Square Bistro has a similar sign. Mr. Yaney said yes as well as Remax, Marcy's Hair on the Square and Laser Hair Removal.

Mr. Peska asked if it will be lit up. Mr. Yaney said no. Mr. Blackley asked if this deviation allows for sign lights. Mr. Yaney said only if it is a light shining down on the sign.

Mr. Emmons made a motion to approve the sign deviation. It was seconded by Mrs. Stark. Roll was called. The vote carried 6-0.

**PC Case #23-120:** Chelsea Wickman from Eleventhree Brewing is requesting a Use Variance in order to have food trucks on a regular basis on the property as an accessory use to their business in the C-3 District. The food trucks will be there Thursday through Saturday nights. The Fire Department has requested food trucks be 10' from the building and more than one (1) food truck must be spaced 3' from one another. This guideline will be met and there is still space for pedestrian and vehicular traffic. A patio will be going in as well. Mr. Yaney said the property owner Bruce Randau gives approval.

Mr. Emmons asked if there will be signage.

Mrs. Wickman was sworn in. Mrs. Wickman said they had a feather flag that had to be taken down, but there is signage on the building. They are working on ideas for other signage. Mr. Blackley asked if Mr. Randau thought about installing a monument sign. Mr. Yaney said the issue would be it would have to go on the other end of buildings.

Mr. Peska asked if there is a backside to the building for traffic. Mr. Yaney said yes.

Mrs. Hill said this looks very nice.

Mr. Peska made a motion to approve the food truck Use Variance. It was seconded by Mr. Meleski. Roll was called. The vote carried 6-0.

**OTHER BUSINESS – Informal Discussion**

Mr. Yaney presented the Commission with a preliminary sketch for townhomes to replace the single-family home that was at 580 Water Street. The proposal is for six (6) buildings. Staff is concerned with the lack of parking, no landscape layout at this time, no sidewalks and drainage. Mr. Blackley added there is an issue of being set back of 70' from the centerline of the road. Mr. Courtney added there is only single car driveways and the sanitary sewer on Water Street is only 6" and cannot take on anymore. Additionally, any detention basins will need to be appropriately sized.

Mr. Paolucci said his company bought the property last year as a quick sale. There is an alternative sketch to allow for a 2-car driveway. He was not aware of sanitary sewer issues or the 70' setback from the centerline. He said it will be a private road – not public. And his company would own the townhomes and they would be rental units. He said instead of sidewalks, they intend to put in a walking trail. He said the buildings will be built in phases.

Mr. Meleski asked about decks. Mr. Paolucci said there will be decks on the front of the homes and patios in the back. Mr. Blackley asked about basements. Mr. Paolucci said only townhomes on the westside might have basements. Mr. Meleski asked if the turnaround could be considered for additional parking. Mr. Yaney said that will be for the garbage or fire trucks. Mr. Blackley asked about utilities. Mr. Yaney said each unit will have to have a meter.

Mr. Blackley said to work with Mr. Yaney on the concerns and he looks forward to seeing Mr. Paolucci.

**EXECUTIVE SESSION – none.**

**ADJOURN**

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Stark. The meeting adjourned at 7:14 p.m.

Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

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Rebecca Repasky, Secretary