

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

July 25, 2023

Members Present:

Andrew Blackley, Chairman
Robert Emmons
Lene Hill
Dan Meleski
Mary Jo Stark, Vice-Chairman

Dean Peska
Colin Wantz

Members Absent

Also Present:

Ben Chojnacki, Law Director
Rollin Cooke
Doug Courtney, City Engineer
Jen Freeman
Mark Katcher, Ryan Homes
Dusty Keeney, Polaris Engineering
Rebecca Repasky, Secretary
Norman Riffett

David Rock
Joe Svete
James Wiech
Alison 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 June 27, 2023 meeting minutes. It was seconded by Mr. Meleski. Roll was called. Mr. Wantz abstained. 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 #23-111 & #23-113: Mr. Yaney explained Willo Tree Development is asking for a zoning map amendment to re-zone the northern portion of 10-165710 from “C-1” Restricted Business to “R-3” Medium Density Residence. If the re-zoning is recommended for approval, then the applicant is requesting to re-zone all three (3) parcels from “R-3” Medium Density Residence to “PRD” Planned Residential District. Mr. Yaney explained this is similar to the request that came before Planning Commission in 2016. The setbacks will only 42’ from the center line instead of 70’. The lot sizes are smaller – 6,300sq. ft. Homes will be between 2,000 – 3,000sq. ft. The streets will be private but have utilities built to city standards. Thirteen (13) lots will back up to each other. Phase I will include a playground, Phase II will include a ballpark, Phase III will have overlook areas. There is a potential trail easement to connect to Wilson Mills Road.

Mr. Keeney was sworn in.

Mr. Blackley asked about the temporary entrance on Water Street. Mr. Keeney said there are wetland issues so that will be the entrance for Phase I. Once Phase II and III are complete, that entrance will become a

cul-de-sac. Mr. Blackley expressed he did not like a cul-de-sac adjacent to Water Street. Mr. Blackley suggested a buffer between lots 39-43 because of drainage. Mr. Blackley asked why Private Drive G is not being built now. Mr. Keeney said because a wetlands permit is needed. Mr. Blackley asked if lots 50-53 are a shared driveway. Mr. Keeney said yes. Mr. Blackley said that is an odd configuration. Mr. Blackley asked about the sanitary line. Mr. Keeney said there will be an easement for lots 36 and 37 that will have a small pump station, that will then go to Meadowlands Drive. Mr. Courtney added this would be a private lift station until the City can accommodate that line on Water Street. Mr. Courtney added numbers are being determined for the capital plan for the sanitary line upgrade. Mr. Blackley asked when the public road is extended and who will pay for it. Mr. Courtney explained with the previous developer, the City would contribute to go over the stream.

Mr. Cooke was sworn in.

Mr. Cooke explained previously, the City was to participate in the connection. Mr. Yaney added this was needed for the City's long-term transportation plan. Mr. Blackley asked if the City has a legal obligation to do this. Mr. Chojnacki said he is not aware that the City has to construct the roadway.

Mr. Emmons clarified a similar plan was approved by Planning Commission in 2016, but the applicant withdrew the request from Council. Mr. Yaney said the request did not make it Council to be considered. Mr. Blackley asked for conditions that were made in 2016. Mr. Yaney said same two requests as this time.

Mrs. Hill asked if the driveway separation is in the zoning revisions. Mr. Yaney said the 70' is in the code, but if the City Engineer is ok with the 42' setback, then it is okay. Mrs. Hill expressed concern of the cul-de-sac against Water Street – she asked if there is an issue with an intersection on Water Street. Mr. Courtney said it is preferred to have that road go from Wilson Mills to Water Street.

Mr. Peska expressed concern with traffic coming in off of Water Street.

Mr. Meleski commented that there are no current plans from the City, for that road; nor is there a timeline. Mr. Yaney added the City gave no commitment if a subdivision went in. Mr. Meleski added there should be clear instruction for deck sizes. Mr. Yaney said with Ryan Homes, there will be two or three models to make sure everything fits.

Mrs. Stark asked for clarification on the east property line that will be going to Wilson Mills and the proposed road going south. Mr. Courtney said that strip is currently owned by the City and it would provide connectivity to the south; and there is developable property to the south. Mr. Keeney added there is possible connectivity to Thwing Road. Mrs. Stark said she has an issue with private street maintenance. She asked how it will be handled. Mr. Yaney said this subdivision will have an HOA which will be required to have a capital fund for street work. Mr. Cooke added the home owners will have to pay for it. Mr. Blackley added Planning Commission will need to review the HOA document when it is available.

Mr. Svete was sworn in.

Mr. Svete explained Ohio law allows for HOA's to have a reserve fund and each home owner contributes to it.

Mr. Cooke asked where the problem is for the sanitary line on Water Street. Mr. Courtney said east of his connection point.

Mrs. Stark asked if the kink on page 6 is typical. Mr. Courtney said there is a curve in the road. Mr. Keeney added there is a kink in the right-of-way. Mrs. Stark asked if the Loreto land is commercial. Mr. Yaney said yes. Mrs. Stark asked if anything has been submitted. Mr. Courtney said no.

Mr. Wantz asked if there is a requirement for the setback if Private Drive D is un-developed; is it a sidewalk or cul-de-sac. Mr. Courtney said sidewalk. Mr. Blackley asked if the sidewalk could be built not encroaching on the property. Mr. Yaney said that is commercial property. Mr. Blackley asked if a commercial development would come in, then they would need to do buffering. Mr. Yaney said yes because now this property is residential. Mr. Yaney added Planning Commission could make the setback further because not a lot of PRD's abut to commercial properties.

Mr. Wantz asked if private drives are built to City standards. Mr. Yaney said yes. Mr. Courtney said the City will maintain the utilities.

Mr. Blackley asked if Private Drive D and E could be aligned better to avoid oblique angles.

PUBLIC COMMENTS

Mr. Wiech said there are issues with water runoff with the current road extension. He said Richards Maple has added catch basins because it flooded their barn. He asked if a swale can be built between his property and the development. Mr. Blackley said at this time, the plans do not include that level of detail. Mr. Courtney said this could be added as a conditional use. Mr. Blackley said for Staff to meet with Mr. Wiech to discuss the runoff issue.

Mr. Katcher was sworn in.

Mr. Katcher said either downspouts or storm drainage systems can be added to the designs. Mr. Blackley asked what the price points of the homes are. Mr. Katcher said \$350,000 - \$450,000. Mr. Blackley added similar homes in Concord are very nice.

Mrs. Freeman was sworn in.

Mrs. Freeman said her property (Richards Maple) has gotten a considerable amount of runoff and they had to install a drainage system. Mr. Blackley said Staff will visit with her.

Mr. Yaney reviewed the Announcement of Decision. He said the next step of preliminary plans will have more details and said the City is not making any recommendations or commitments for the roadway.

Mr. Blackley added: Private Drive A meet Water Street with a roadway to allow another ingress/egress; there must be drainage easements throughout the subdivision; a 20' natural buffer be installed behind lots 38-42; Private Drive D cul-de-sac does not touch adjacent property line; Private Drives D and E meet closer

to a 90 degree angle; and require downspouts with direct connection to drainage tied into proposed stormer sewer system – if it does not go into a natural drainage system.

Mr. Peska made a motion to approve the added amendments. It was seconded by Mr. Wantz. Roll was called. The vote carried 7-0.

Mrs. Hill made a motion to approve the Announcement of Decision. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

OTHER BUSINESS – none.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Hill. The meeting adjourned at 7:56 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary