

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

August 17, 2021

Members Present:

Andrew Blackley, Chairman
Chris Grau
Lene Hill
Dean Peska
Hannah Sekas

Mary Jo Stark, Vice-Chairman
Colin Wantz

Also Present:

Ben Chojnacki, Law Director
Ann Corgo, LS Architects
Doug Courtney, City Engineer
Brian Doering, Times
Ben Gingerich
Maureen & Federick Pavlick

Eric Payne
Rebecca Repasky, Secretary
Ann Wishart, Maple Leaf
Steve Yaney, Community Development
Administrator

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 July 20, 2021 meeting. Mrs. Stark requested on the 2nd paragraph on the 3rd page it be changed to ‘Mrs. Hill’ not ‘Mrs. Stark’ regarding the tap-in question. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mrs. Sekas. The vote carried 7-0.

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

OLD BUSINESS

Mr. Yaney explained Planning Commission needs to formally approve the Announcement of Decision for PC Case #21-110/111. At the July, 20th, 2021 meeting:

- Mr. Grau made a motion to grant the Conditional Use for a two-family dwelling with installing a permanent privacy fence up to the front corner of the property. It was seconded by Mrs. Stark. Discussion: Mr. Grau explained that it appears on the Staff analysis and the current Code, this looks probably to move forward to allow the two (2) family dwelling on the north parcel. Mr. Blackley said there is a lack of direction in the Code to deny the request which would make for a sticky legal situation. Sidewalks in this situation are typically not required. Roll was called. The vote carried 7-0.
- Mrs. Stark made a motion to allow a non-conforming lot under contiguous ownership to be developed by the same owner. It was seconded by Mr. Wantz. Mr. Chojnacki explained this particular stipulation in the Code allows this to be granted because of the practical difficulties. Roll was called. The vote carried 7-0.
- Mr. Wantz made a motion to deny the south parcel as a non-conforming lot to be developed as a two-family dwelling. It was seconded by Mrs. Sekas. Mr. Wantz said he would like to stay with the Code that reads it is to be a single-family home. Mr. Blackley commented if the Commission allows a two (2) family dwelling, it could be used as a commercial use and that would change the character of the neighborhood and that is questionable. Mrs. Sekas commented that Ms. Vitale

did purchase the property knowing that part of the Code beforehand. Mr. Chojnacki explained that denying this variance, Ms. Vitale could still build a single-family home on the property. Roll was called. The vote carried 7-0 to deny the variance request.

Mr. Peska made a motion to approve the Announcement of Decision as written. It was seconded by Mrs. Sekas. The vote carried 7-0.

NEW BUSINESS –

PC Case #21-122: Mr. Yaney explained the applicant, Leon Sampat, is requesting Concept Plan & Architectural Review to allow for a 753 sq. ft. addition to the back of Buckeye Chocolates. The new addition will include an expanded kitchen and space for more coolers and refrigerators. This will be part of a two-part expansion. The 2nd part will include parking lot expansion at the rear of the property. Staff has no issues. Mr. Dominick Durante has no issues.

Ms. Cargo was sworn in.

Mr. Blackley asked if the existing kitchen will be left as is. Ms. Cargo said yes. Mr. Blackley asked if it will be for only coffee. Ms. Cargo said food, chocolate and coffee. Mrs. Stark said she is happy to see this expansion and said Blue Lyme Grass is very aggressive and is used for erosion control on hillsides and sand dunes. It should be replaced with something else. The two evergreen shrubs are about the same height, 3', and similar in color, so some variety should be introduced and include seasonal interest and color. Mrs. Stark requested consideration for native plant material. Mr. Blackley asked if there will be an updated/new menu board. Mr. Yaney said that will come at the parking lot expansion time and that can be approved at a Staff level. Mr. Wantz asked if the new siding will match the current white siding. Mr. Yaney said yes.

Mr. Grau made a motion to grant Concept Plan & Architectural Review and the Announcement of Decision as written. It was seconded by Mr. Wantz. The vote carried 7-0.

PC Case #21-125: Mr. Yaney explained the applicant, City of Chardon, is requesting Concept Plan Approval for infill sidewalks along Fifth Avenue and Washington Street. The improvements will include new sidewalk installation on the south side of the road along Fifth Avenue from 123 Fifth Avenue heading west to the intersection of Fifth Avenue and on the east side of the street along Fifth Avenue approximately 300' south from the intersection. Mr. Yaney said this is part of the Council approved Sidewalk Infill Program to fill in sidewalk gaps in the City.

Mr. Blackley clarified the project has already been awarded to a contractor. Mr. Courtney said yes. Mr. Blackley requested Mr. Courtney look into adding additional stop signs at this particular intersection being that the bike path is close. Mr. Grau asked how long the study will take. Mr. Courtney said not long as he will ask Kevin Westbrooks for help. Mr. Wantz asked if there will be a light beacon at this bike path like the beacon on South Street. Mr. Courtney said no. Mrs. Stark said since that path has gone in, traffic has increased and maybe there should be one.

Mr. Courtney shared that there was an addendum to the bid documents. Mr. Dave Allen identified five (5) trees that will need to be removed. He said the homeowners would like these trees to come out as well. Mr. Wantz clarified the existing asphalt drive aprons will then become concrete drive aprons. Mr. Courtney said yes.

Mrs. Stark made a motion to grant Concept Plan Approval. It was seconded by Mrs. Hill. The vote carried 7-0.

PC Case #21-126: Mr. Yaney explained the applicant, Hidden Glen Associates, is requesting an extension pursuant to City of Chardon Codified Ordinance Section 1111.027 to the Concept Plan approval for Hidden Glen Subdivision. The current Plan expires on August 17, 2021, and the extension would expire in 2025.

Mr. Wantz asked if Hidden Glen is currently fully occupied. Mr. Yaney said there is a few vacant lots left.

Mr. Eric Payne was sworn in.

Mr. Wantz asked for a timeline for the phases to be completed. Mr. Payne said he does not have one. Mr. Blackley said he would like to see plans to include a connection to the bike path. Mr. Payne agreed and said he would also like sidewalks to connect on Wilson Mills Road.

Mr. Blackley announced Planning Commission's approval for the extension for four (4) more years for Hidden Glen Associates. There were no objections.

PC Case #21-127: Mr. Yaney explained the applicant, Steven Preveaux and Maureen/Federick Pavlick, are requesting Concept Site Plan Approval for a lot split/lot reconfiguration to split .1 acres from parcel 10-012000 and combine it with parcel 10-133550. Mr. Yaney commented that once the legal plats are approved, it will be recorded at the Geauga County Recorder's Office. The proposed lot split will correct the encroachment by the property owner at 443 North Street for the property owner at 439 North Street.

Mr. Blackley commended the applicants for making sure these properties are up to City Code.

Mr. Peska made a motion to grant Concept Plan Approval. It was seconded by Mr. Grau. The vote carried 7-0.

PC Case #21-130: Mr. Yaney explained the applicant, Ben Gingrich, is requesting Concept Plan and Architectural Review approval to allow for renovations to the former Carter Lumber building now purchased by Ag-Pro. The improvements will include exterior renovations to the front building, landscaping and outdoor sales display areas. The two (2) outdoor display areas will meet code. Additional landscaping will be added. Staff has no issues with the proposal.

Mr. Ben Gingrich was sworn in.

Mr. Gingrich said the goal is to make the new Ag-Pro building look nice and be presentable for the high-quality product that will be sold there. More windows will be added and they widened the columns suggested by Mr. Durante.

Mr. Grau asked if there will be a John Deere logo as well. Mr. Gingrich said just Ag-Pro. Mr. Peska asked if new equipment will be sold. Mr. Gingrich said yes just new and impressive equipment. Mr. Wantz commented this will be a great improvement to the building.

Mr. Grau made a motion to grant Concept Plan Approval and the Announcement of Decision as written. It was seconded by Mrs. Hill. The vote carried 7-0.

EXECUTIVE SESSION – none.

OTHER BUSINESS –

Mr. Yaney explained Maple Trace (formally Maple Ridge) has submitted to come before Planning Commission and there will be a special meeting on: Tuesday, August 31st.

Mr. Grau made a motion to adjourn the meeting at 7:30 p.m. It was seconded by Mrs. Sekas.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary