

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

August 31, 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
Doug Courtney, City Engineer
Brian Doering, Times
Dusty Keeney
Shawn Neece

Rebecca Repasky, Secretary
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 August 17, 2021 meeting. 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 have a ‘motion’ and a ‘second’ for the Hidden Glen Associates extension from the August 17th, 2021 meeting.

Mrs. Sekas made a motion to grant the four (4) year extension for Hidden Glen Associates; retroactive from August, 17, 2021. It was seconded by Mrs. Hill. Roll was called. The vote carried 7-0.

NEW BUSINESS –

PC Case #21-126: Mr. Yaney explained the applicant, Frontier Land Group, is requesting an amendment to the approved Concept Plan for Maple Ridge PRD Subdivision (formerly known as Brooks Meadows PRD Subdivision). Mr. Yaney explained the main difference in the two proposals is this plan went up to 96 units. Staff believes all five (5) objectives for a PRD are met. Mr. Yaney explained a variance will be needed to take out a portion of sidewalk on the south side of ‘Public Street A’; and move that section to South Street. This request was previously granted by Planning Commission and City Council because it is the driveway to Schiffler Equipment Sales, Inc. for large trucks.

Dusty Keeney was sworn in.

Mr. Grau clarified a crosswalk will be included for pedestrians to safely cross to the north side of ‘Public Street A’. Mr. Keeney said yes.

Mr. Wantz requested details for the concrete depth for the streets for the first phase – so that it is deep enough to withstand heavy machinery driving on it as the entire development is completed.

Mr. Yaney explained there is ongoing discussion for a playground installation in the recreation greenspace. The lots have the proper set backs with the exception where a few back lots will be abutting side lots. Mr. Yaney said no builder has been chosen yet.

Mr. Wantz asked about the price point of this development compared to the previously proposed Meadow Brooks development. Mr. Yaney said Meadow Brooks was slightly lower but that could be due to lower prices pre-COVID.

Mrs. Hill asked about the connection of a walking trail to Woods of Burlington. Mr. Yaney explained Woods of Burlington would have to agree to the connection first. Mrs. Hill asked if there will be parking spaces at the mailbox site. Mr. Yaney said four (4) spaces will be included.

Mr. Peska commented the snow storage area located at the north end of the property before exiting to South Street will be difficult to turn into. Mr. Peska asked how these lots compare to Fox Pointe. Mr. Yaney said these lots are approximately 20% smaller than Fox Pointe.

Mr. Grau asked if there are plans for the walking trail to connect to Walter Best Preserve. Mr. Yaney said the two (2) undeveloped sites would need to be developed first; and one of those properties is owned by the County.

Mr. Wantz asked what will be the process of approval for this project. Mr. Yaney said next will be Preliminary Plan Approval, followed by Construction Document Approval which will be very detailed.

Mr. Blackley confirmed approval is on the agenda for a public hearing at City Council. Mr. Yaney said yes.

Mr. Grau made a motion to approve the Announcement of Decision which includes waiving the requirement of the installation of sidewalks on the south side of 'Public Street A' and add it to South Street. This approval will go to City Council for approval. It was seconded by Mrs. Hill. Roll was called. The vote carried 7-0.

EXECUTIVE SESSION – none.

OTHER BUSINESS –

Mr. Yaney explained Shawn Neece would like a variance for the installation of a pool and patio/deck on an adjacent property they own on the undedicated portion of Randall Court. Mr. Neece explained his wife owns the old 'Currey' property and the proposed patio/deck and pool would be on the old 'Currey' lot. Mr. Neece explained at this time, he has no plans to combine the lots. Currently, the Neece backyard abuts the PNC Bank parking lot; and they use the 'Currey' lot to the east as their backyard.

Mr. Yaney explained to the Commission that the variance would be to allow an accessory structure on a lot with no principal structure. Planning Commission requested for approval that either the two parcels be combined before selling the house; or the patio/deck and pool will need to be removed. Mr. Neece agreed to that condition.

Planning Commission adjourned the meeting at 7:29 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary