

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*  
September 5, 2023

**Members Present:**

Andrew Blackley, Chairman  
Robert Emmons  
Lene Hill

Dean Peska

**Members Absent**

Dan Meleski  
Mary Jo Stark, Vice-Chairman  
Colin Wantz

**Also Present:**

Doug Courtney, City Engineer  
Lee Hribar, ThenDesign Architecture  
Jamie Klingman, Greenland Engineering  
Majeed Makhoulf, Acting Law Director  
Amy Patterson, Geauga Maple Leaf

Rebecca Repasky, Secretary  
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. Emmons made a motion to approve the August 22, 2023 meeting minutes. It was seconded by Mr. Peska. Roll was called. The vote carried 4-0

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

**OLD BUSINESS** – none.

**NEW BUSINESS**

**PC Case #23-158:** Mr. Yaney explained the applicant, ThenDesign Architecture on behalf of the Geauga County Commissioners, is requesting concept plan approval to allow for the construction of a parking, to the east of the court house. It is the current gravel lot and is part of the court house expansion project. It will have forty-two (42) parking spaces. Staff had requested tree species and storm water retention changes that have been met.

Mr. Lee Hribar and Jamie Klingman were sworn in.

Mr. Blackley shared he has attended the meetings and all concerns are met – which includes a buffer on N Hambden Street. Mr. Blackley asked if there is a fence detail at this time. Ms. Klingman said it is not included now, but it will be a 6' board on board fence. Mr. Blackley asked if the storm water management system has been reviewed by they City Engineer. Mr. Courtney said he still has some storm water management comments but at this time it is workable. Mr. Blackley asked if handicap access is in accordance with regulations. Ms. Klingman said yes.

Mr. Hribar said construction documents are anticipated to be ready in November. Mr. Courtney asked if the plans will be full plans. Mr. Hribar said it will be full documents but there will be more meetings before that.

Mr. Emmons asked if there will still be a parking lot on the court house side. Ms. Klingman said yes – the same size as the one there now. Mr. Emmons expressed concern for parking lot runoff from rain.

Mr. Blackley asked if there has been a photometrics study done on the lighting. Mr. Yaney said no light will penetrate to residents on the east side.

Mr. Peska shared that during heavy rain storms, the water races down N Hambden Street, and he has concerns that the current proposed 6” curbs will not stop additional water. Ms. Klingman said a grading plan is included, they will raise the berm 3” higher and excess water will drain to the back of the courthouse.

Mrs. Hill asked if an accessible isle can be added. Ms. Klingman said yes. Mrs. Hill asked for a buffer between the sidewalk and the driveway. Mr. Klingman said a 6” curb can be added.

Mr. Peska asked if that lot is only for employees. Ms. Klingman said during business hours. Non-business hours it will be open to the public. Mr. Peska asked if there will be a gate. Ms. Klingman said yes.

Mr. Peska made a motion to approve the announcement of decision for the concept plan approval. It was seconded by Mrs. Hill. Roll was called. The vote carried 4-0.

Mr. Makhoul advised Ms. Klingman and Mr. Hribar to have any changes done now (prior to bid) to avoid change orders because that is costly. He said there may also need to be a lot split done prior to the November Planning Commission meeting. Mr. Hribar shared this project is a construction-manager risk project.

**OTHER BUSINESS** – none.

**EXECUTIVE SESSION** – none.

**ADJOURN**

Mrs. Hill made a motion to adjourn the meeting. It was seconded by Mr. Peska. The meeting adjourned at 7:02 p.m.

Respectfully Submitted:

---

ANDREW BLACKLEY, CHAIRMAN

---

Rebecca Repasky, Secretary