

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

October 18, 2022

**Members Present:**

Andrew Blackley, Chairman  
Robert Emmons  
Lene Hill  
Dan Meleski  
Dean Peska

Colin Wantz

**Members Absent:**

Mary Jo Stark, Vice-Chairman

**Also Present:**

Ben Chojnacki, Law Director  
Doug Courtney, City Engineer  
Eric Payne  
Tom Paul

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. Meleski made a motion to approve the August 16, 2022 meeting minutes. It was seconded by Mr. Peska. Roll was called. Mr. Emmons abstained. The vote carried 5-0.

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

**OLD BUSINESS** – none.

**NEW BUSINESS** –

**PC Case #22-128:** Mr. Yaney explained the applicant, Eric Payne, is requesting Record Document approval for a plat of Hidden Glen Phase 4. This plat includes a retention pond and open space and no additional buildable lots. The plat includes a retention pond and open space. There are no additional buildable lots. No utilities or roadways to be dedicated to the City. There will be a lot split in the future for sub-divisions. The County Tax Map Department and City Engineer approve.

Mr. Peska made a motion to accept the Announcement of Decision for the Record Document approval. It was seconded by Mrs. Hill. Roll was called. The vote carried 6-0.

**PC Case #22-181/182:** Mr. Yaney explained the applicant, Tom Paul, is requesting Architectural Review and Concept Plan approval to allow for a commercial addition to Chardon Tavern. The improvements include a 209 sq. ft. addition to the kitchen on the rear of the building. The Fire Department approves of this request. Discussion with the Chairman resulted in no need for City Architect review because it meets the design criteria. Everything will match the existing building.

Mr. Paul was sworn in.

Mr. Emmons asked if the new addition narrows the driveway. Mr. Paul said no. Mr. Emmons asked if this was taking the place of the deck. Mr. Paul said yes.

Mr. Blackley commented on the fantastic aesthetic upgrade to the building. All of Planning Commission agreed.

Mr. Wantz made a motion to accept the Announcement of Decision for Architectural Review. It was seconded by Mrs. Hill. Roll was called. The vote carried 6-0.

#### **OTHER BUSINESS –**

Mr. Yaney explained Tom Paul is seeking guidance for exterior changes to 400 Washington Street and column modifications needed at Marc's due to an ongoing maintenance issue.

Regarding 400 Washington Street: This will need architectural review. Mr. Paul said the two (2) doors in the center will remain, there will be a pole barn in the back. He would like to get the tenant in the building soon. Mr. Paul explained he was brought in on the project after it started. The building will remain gray with a white roof. He plans to come to the November meeting with official plans.

Mr. Blackley said he is glad the property will be renovated and asked about the current truck docks. Mr. Paul said those will be taken out. Mr. Yaney said some have already been removed. Mr. Blackley asked if the gravel driveway is to remain. Mr. Yaney said yes because it is an existing condition. Mr. Blackley asked what type of occupancy permit will be acquired. Mr. Yaney said no occupant permit. Mr. Blackley asked if there are existing toilets. Mr. Paul said they will need upgraded.

Mr. Peska asked if the zoning status changes if it becomes rental offices. Mr. Yaney said there is no talk of users at this time; it is currently zoned C-3, even though it is used as industrial.

Mr. Blackley asked for details on exterior lighting at the formal submission.

Mr. Wantz asked if there are any needed environmental tests. Mr. Yaney said only if they are digging in the dirt.

Mrs. Hill asked if the garage doors will be painted. Mr. Paul said replaced with white doors.

Regarding Marc's Store: Mr. Paul explained at Marc's a few columns are laying on the ground and one is missing. He explained the columns on the inside were not treated. He is suggesting taking out all columns, securing them and having individual PVC columns. He said he will return to Planning Commission with the wrapping material, but structural work has begun as that was an emergency.

Mr. Wantz asked if the new columns will match old columns. Mr. Paul said they are going to put in maintenance free columns and what looks good.

Mr. Blackley said putting in PVC piping will look cheap and encouraged a different material such as stone which compliments the building. Mr. Wantz agreed. Mr. Blackley commented this Marc's has a reputation of being the nicest Marc's in the area and they would like to keep it that way.

**EXECUTIVE SESSION** – none.

**ADJOURN**

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Hill. The meeting adjourned at 7:12 p.m.

Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

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Rebecca Repasky, Secretary