

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

October 24, 2023

Members Present:

Andrew Blackley, Chairman
Dean Peska
Robert Emmons
Lene Hill

Dan Meleski
Mary Jo Stark, Vice-Chairman
Colin Wantz

Also Present:

Doug Courtney, City Engineer
Chris Grau, Mayor
Bill Hess
Dave Lelko, Councilman
Majeed Makhoulf, Acting Law Director

Gerry Morgan, Geauga County Administrator
Allison 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. Meleski made a correction to the minutes to add the word “standing” seam roof. Mrs. Stark made a motion to approve amended the September 26, 2023 meeting minutes. It was seconded by Mr. Meleski. Roll was called. Mr. Peska 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 #23-209: Mr. Yaney explained the applicant, City of Chardon, is requesting concept plan approval to allow for a lot split on Chardon Square. The split would create two (2) parcels with Short Court being the division. The lot split was thought to be in existence – but it was only shown with the public right-of-ways on the tax parcel maps. This lot split will actually create the two (2) separate parcels. This will allow for the north parcel to be transferred to Geauga County prior to construction of the court house expansion project starting. The Announcement of Decision will approve the mylar plat dated September 26, 2023 and two (2) legal descriptions: public square parcel 1 which is the north parcel and public square parcel 2 which is the south parcel. This has been reviewed by the Geauga County Tax Map Department and recommended for approval. It is also reviewed and recommended by the City Engineer.

Mr. Blackley asked if Mr. Courtney had any questions. Mr. Courtney said no. Mr. Blackley asked when the pins had been placed on the plat for the right-of-way. Mr. Courtney said the initial draft survey came through approximately two (2) months ago. Mr. Blackley said he saw pins out before that so someone had done something in the past but it was never recorded.

Mr. Makhoulf added this is making a correction to what everyone thought already existed. He said under the agreement between the City and the County that was entered as a judgment by the Court, there is the obligation on the City to transfer that parcel to the County, but a permanent parcel needs to be in place first; with the stipulation that it has to be used as a county court house.

Mr. Wantz asked who will maintain the parcel transferred to the County. Mr. Blackley said the County for the north parcel; the City for the south parcel. Mrs. Stark asked what will be the effect for events like the Maple Festival.

Mr. Gerry Morgan was sworn in.

Mr. Morgan said the current intent for events is for nothing to change – but event coordinators will need to come to the Board of County Commissioners for approval for being on the property. Mr. Blackley added the new plans of improvement that include landscaping for example, won't allow for events to place things where they have been in the past. Mrs. Stark asked if the City is still moving forward with parking on the east side of E Park Street (in front of the library). Mr. Blackley said not at this time.

Mr. Peska clarified this will end confusion on who owns that parcel. Mr. Blackley said yes.

Mr. Meleski made a motion to grant the concept plan approval. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

EXECUTIVE SESSION –

Mr. Meleski made a motion to go into executive session regarding potential litigation at 6:45 p.m. Invited is: Community Development Administrator Steve Yaney, Mayor Chris Grau, City Engineer Doug Courtney and acting Law Director Majeed Makhoulf. Mr. Lelko was present for the regular meeting but cannot attend executive session. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

Planning Commission returned to regular session at 7:47.

OTHER BUSINESS

Planning Commission will hold a special meeting regarding the county court house expansion on Tuesday, November 7th.

ADJOURN

Mrs. Hill made a motion to adjourn the meeting. It was seconded by Mr. Meleski. The meeting adjourned at 7:49 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary