

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
January 19, 2021
6:30 PM

***The meeting will be held via Zoom Meeting at www.zoom.us or through the Zoom app.*

The meeting ID # 818 4164 0017 and No Password Required

- **Call to order and pledge of allegiance**

- **Roll Call:**

Andrew K. Blackley, Chairman	Colin Wantz
Mary Jo Stark, Vice-Chairman	Hannah Sekas
Dean Peska	Lene Hill
Chris Grau	

- **Approval of PC Meeting Minutes:** December 21, 2020
- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

OLD BUSINESS

PC Case #20-123/124/125: Applicant – Sommers Development Group (Greg Sommers) is requesting concept plan approval for a Starbucks restaurant and drive-thru, the applicants are also requesting six (6) variances from the City of Chardon Codified Ordinances as follows: 1) Section 1139.27(a) to reduce the setback for trash receptacle from 10' to 2' (east) and 2.99' (south) 2) Section 1139.11 to reduce parking setback from 10' to 2.99' (south) 3) Section 1139.15(a)(2) to reduce the setback for an outdoor dining patio from 30' to 18.5' along Center Street 4) Section 1139.11 to waive the parking setback along Center Street 5) Section 1155.09 to reduce the number of parking spaces from 22 to 20 6) Section 1159.09(b) to reduce the landscape strip from 5' to 2.99' along the south property line. In addition, the applicants are requesting a sign deviation from Section 1129.09(c) to reduce the setback along Center Street from 10' to 0'. The property is located on the south side of Center Street on the southeast corner of the intersection of Center Street and Cherry Ave. The address of the property is 255 Center Street, Chardon, OH 44024, with Parcel ID# 10-096200. The property is owned by Center Cherry LLC.

NEW BUSINESS

PC Case #20-215: Applicant – Jeff O'Reilly (O Reilly Enterprises LTD) is requesting architectural review for exterior renovations at 115 Wilson Mills Road. The proposed renovations are to renovate the roof structure at the building. The plans are showing a new gabled roof to replace the existing flat roof. The property is located on the west side of Wilson Mills Road approximately 340' south of the intersection of Water Street, Wilson Mills Road and Cherry Avenue. The address of the property is 115 Wilson Mills Road, Chardon, OH 44024, with Parcel ID# 10-038300. Property owner is O Reilly Enterprises LTD.

PC Case #20-221/222: Applicant – Debbie & Allen Wilson (Impact Church) is requesting a Conditional Use approval for a Church / Religious Assembly in the “C-1” Restricted Business District under Section 1139.03 of the City of Chardon Codified Ordinances. In addition to the Conditional Use the applicants are requesting a variance from Section 1145.11 to reduce the minimum lot size from 2.00 acres to 1.49 acres for a Church / Religious Assembly use. The proposed use would be for religious services and classrooms. The proposed Conditional Use will be for approximately 1,800 sq. ft. in formerly vacant office space/meeting rooms in the 100 Parker Court Building. The property is located on the east side of Parker Court on the northeast corner of the intersection of Parker Court and Water Street. The address of the property is 100 Parker Court, Chardon, OH 44024, with Parcel ID# 10-056900. The property is owned by Park Centre LLC.

OTHER BUSINESS

Informal discussion about future outdoor dining patio and commercial remodel for El Patron restaurant in Cherry Plaza at 301 Center Street.

- **Comments**
- **Executive Session**
- **Adjourn Meeting**