

**AGENDA**  
**CITY OF CHARDON PLANNING COMMISSION**  
**111 WATER STREET - CHARDON OH 44024**  
**February 18, 2020**  
**6:30 PM**

- **Call to order and pledge of allegiance**
  
- **Roll Call:**           Andrew K. Blackley, Chairman           Collin Wantz  
                          Mary Jo Stark, Vice-Chairman       Hannah Sekas  
                          Dean Peska                                   Lene Hill  
                          Chris Grau
  
- **Approval of PC Meeting Minutes:**     January 21, 2020
- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

**OLD BUSINESS**

None

**NEW BUSINESS**

**PC Case #20-010/011:** Applicant – Quattro Fratelli LLC dba D&S Automotive (Carmen Paterniti) is requesting an amendment to the Conditional Use approval and Concept Plan approval for a Motor Vehicle Body Shop in the “C-4” General Commercial District under section 1139.03 of the City of Chardon Codified Ordinances. The request is to expand the parking lot at the facility. The property is located on the north side of Fifth Avenue approximately 350’ east of the intersection of Meadowlands Drive and Fifth Ave. The address of the property is 540 Fifth Avenue, Chardon, OH 44024, with Parcel ID# 10-165646. The property is owned by Quattro Fratelli LLC.

**PC Case #20-013/014:** Applicant – Greg Sommers (Sommers Development Group) is requesting a Zoning Map Amendment to Parcel ID# 10-009111. The proposed re-zoning is from “I-WTTO” Industrial – Wireless Telecommunications Overlay District to “R-3” Medium Density Residence District and then to “PRD” Planned Residential District. In addition to the re-zoning the applicant, Sommers Development Group, is requesting Concept Plan approval for a Major Development under Section 1111 of the City of Chardon Codified Ordinances. The proposed plan is for a 90 unit detached single family home Planned Residential Development (subdivision). As part of the request the applicants are requesting two (2) waiver/variances pursuant so Codified Ordinance Section 1137.17 as follows: 1) Waiver/Variance from Schedule 1137.35 for the Minimum Front Setback of 40’ (Lot 1-2, 28-32, 37-38, 42-51, 55-56, 64-76, & 79-88) 2) Waive the requirement of the installation of sidewalks on a portion of the south side of Public Street “A” pursuant to Section 905.51. The property is located on the east side of South St. approximately 1,000 ft. south of the intersection of Bass Lake Road, Lost Pond Parkway and South St. The address of the property is XXX South St. Chardon, OH 44024 with Parcel ID# 10-009111. The property is owned by Industrial Developers Diversified Limited. The total acreage of the proposed PRD is 40.11 acres.

**OTHER BUSINESS**

**Informal Discussion with Rex Roberts regarding potential future variance request for an additional to a home at 237 North Hambden Street.**

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