AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
April 15, 2019
6:30 PM

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

- **Roll Call:** Kenneth R. Miller, Chairman; Andrew K. Blackley, Vice-Chairman; Hannah Sekas; Dean Peska; Mary Jo Stark; Al Hunziker; Chris Grau

- **Approval of PC Meeting Minutes:** (Regular) February 19, 2019

- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

OLD BUSINESS

None

NEW BUSINESS

PC Case #19-042: Applicant – Wecall Inc. is requesting Concept Plan approval for a Major Development under Section 1111 of The City of Chardon Planning & Zoning Code including lot grading, expansion of the storm water retention area and expansion of the parking lot in anticipation of a future building expansion on the property. The property is located on the east side of Center St. (SR 44) approximately 400' south of the intersection of Center St. and Mentor Rd. The address of the property is 510 Center St., Chardon, OH 44024, with Parcel ID# 10-082510, owned by 510 Center Street LLC.

PC Case #19-045 & 19-046: Applicant – Paul Architects LLC (on behalf of Tractor Supply Company) is requesting Concept Plan approval for a Major Development under Section 1111 of The City of Chardon Planning & Zoning Code to construct an outdoor open air garden center. In addition to concept plan approval the following variances are requested: 1) Variance to Section 1139.19(b)(1)(A) to allow black coated chain link fence in the front yard 2) Variance to Section 1139.19(b)(1)(C)(1) to increase the maximum height for a fence from 3' to 8' in the front yard 3) Variance to Section 1139.17(a)(2) to increase the maximum floor area for an outdoor display area from 15% to 30% 4) Variance to Section 1139.17(b)(2) to increase the maximum fence height from 6' to 8' for outdoor storage of goods and materials and to waive the requirement of an opaque fence 5) Variance to Section 1139(b)(4) to allow the outdoor storage area in the front yard instead of the required rear yard. The property is located on the north side of Water Street approximately 690' west of the intersection of Water Street and Cherry Ave. The address of the property is 540 Water Street, Chardon, OH 44024, with Parcel ID# 10-162440. The property is owned by ML Plaza LLC.

OTHER BUSINESS

Informal discussion with Geauga Faith Rescue Mission to discuss possible plans for an emergency shelter/transitional housing in a commercial property at XXX Wilson Mills Road.

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