

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
May 20, 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) April 15, 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 #19-081: Applicant – City of Chardon’s proposed text amendment to the Planning & Zoning Code, specifically Chapter 1129 (Sign Regulations). The text amendment is amending the sign regulations in their entirety and to bring them into compliance with recent court rulings.

PC Case #19-082: Applicant – City of Chardon is requesting Concept Plan review for Maple Highlands Trail Phase 2 pursuant to Section 1147.27 of The City of Chardon Planning & Zoning Code. The project includes three trailheads, restroom and parking facilities, and walking trail to Hanging Rock. The bike path will run from the south side of Water Street (approximately 480’ east of Wilson Mills Road) to the east side of South Street/SR 44 (approximately 1300’ south of Claridon Road). The bike path will be located on portions of the following parcels: 10-164777, 10-9000018, 10-706800, 10-705000, 10-056400, 10-709634, 10-709645, and 10-709544.

PC Case #19-063: Applicant – Stacy Kaster is requesting Concept Plan approval to allow for the remodel of a 1,036 sq. ft. legal non-conforming commercial building. The improvements include parking lot improvements, grading/drainage, exterior remodel, and a small addition/remodel of the rear portion of the front building. The property is located on the north side of Center Street approximately 105’ west of the intersection of Washington Street and Center Street. The addresses of the property is 206 Center Street, Chardon, OH 44024, with Parcel ID# 10-136750 owned by Stacy Kaster.

PC Case #19-068 & 19-069: Applicant – Chardon Square Auto Body (Perrino Investments LLC) is requesting a Use Variance from Section 1139.03 of The City of Chardon Planning & Zoning Code in order to open a motor vehicle body shop in the C-1 Restricted Commercial District. The use variance is in conjunction with a request for Concept Plan approval for the commercial remodel/addition to Chardon Square Auto Body that was damaged by fire. In addition the applicants are requesting two variances from Section 1139.23 to waive the requirement that 65% of the frontage must be dedicated to the principal building and from Section 1139.07 to reduce the side setback from 15’ to 5’9” (due to the extension of a non-conforming building setback line). The property is located on the south side of Water St. approximately 800’ west of the intersection of Cherry Ave. and Water St. The address of the property is 537 Water Street, Chardon, OH 44024, with Parcel ID# 10-091800, owned by Perrino Investments LLC.

PC Case #19-091: Applicant – Michael Monkiewicz is requesting a variance from Section 1133.13 of the City of Chardon Planning & Zoning Code to allow for the construction of a new 28' x 36' detached garage over the location of an existing 24' x 33' accessory building. The variance is to reduce the rear yard from 6' to 18" and the side setback from 3' to 26" for a detached accessory building. Both setbacks are current legal non-conforming setbacks for an existing building. The property is located on the south side of Court Street approximately 575' east of the intersection of Court Street and Washington Street. The address of the property is 129 Court Street, Chardon, OH 44024, with Parcel ID# 10-115000.

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**