

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
July 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) June 17, 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 #19-134/135/136: Applicant – TH Cleveland (Jason Fenton) is requesting a Conditional Use approval for a Drive-Thru Facility in the “C-3” Traditional Commercial District under section 1139.03 of the City of Chardon Codified Ordinances. As part of the concept plan approval, the applicants are also requesting seven (7) variances from the City of Chardon Codified Ordinances as follows: 1) Section 1139.05(1) decrease the minimum lot area in the C-3 district from 20,000 sq. ft. to 15,240 sq. ft. 2) Section 1139.01(2) to reduce the minimum rear parking setback from 10’ to 5’ 3) Section 1145.11(13) to reduce the minimum lot size required for a drive-thru from 1 acre to 15,240 sq. ft. 4) Section 1157.37(d)(2) to increase the maximum driveway width from 35’ to 49.5’ 5) Section 1139.27 to reduce the minimum setback for a trash receptacle from 10’ to 4.14’ 6) Section 1155.27 to reduce the minimum number of stacking spaces for a drive thru lane from 6 to 4 on the Cherry Ave. to Water St. drive thru 7) Section 1155.35 to reduce the minimum driveway separation from another driveway. The property is located on the north side of Water Street on the northeast corner of the intersection of Water Street and Cherry Ave. The address of the property is 432 & 434 Water Street, Chardon, OH 44024, with Parcel ID# 10-150000 & 10-154300. The properties are owned by Heisley Hopkins Inc. (432 Water St. PIN 10-150000) & Richard M. Osborne (434 Water St. PIN 10-154300). **REQUEST BY STAFF TO TABLE UNTIL JULY 29th SPECIAL MEETING**

OTHER BUSINESS

Informal discussion with Geauga Faith Rescue Mission to discuss alternative plan for property at 339 Washington Street

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