

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
July 29, 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) July 15, 2019
- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

OLD BUSINESS

PC#19-045/46: Applicant – Paul Architects LLC (on behalf of Tractor Supply Company) is requesting an amendment to the approved fence drawings. TSC is requesting to remove the decorative rings that were shown on the drawings that were approved by Planning Commission in April 2019. The rings were not a request by Planning Commission nor are they a requirement of the Planning & Zoning Code. 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.

NEW BUSINESS

PC Case #19-154: Applicant - Joyce Perrico (Abruzzo Investments LLC) is requesting Concept Site Plan approval for a lot consolidation. The request is to allow for two existing lots (PPN 10-008150 and 10-099600) to be combined into one 0.170 acre lot. The properties are located on the north side of North Hambden Street approximately 100' east and 100' north of the intersection of North Hambden Street and North Street. The addresses of the properties are 102 North Street and 109 North Hambden Street, Chardon, OH 44024, with Parcel ID# 10-008150 and 10- 099600. All both properties are owned by Abruzzo Investments LLC.

PC Case #19-157: Applicant – Joyce Perrico (Abruzzo Investments LLC) is requesting approval for demolition of a building in the Uptown Historic District. The request is to allow the applicants to raze the single family residence and other structures at 102 North Street. The demolition is part of a future plan to install parking and a patio for the building located at 107-111 North Hambden Street. The property is located on the east side of North Street approximately 100’ north of the intersection of North Hambden Street and North Street. The address of the property is 102 North Street, Chardon, OH 44024, with Parcel ID# 10-008150. The property is owned by Abruzzo Investments LLC.

PC Case #19-138: Applicant – Sigma Bell LLC (Taco Bell) is requesting Concept Plan approval to allow for the remodel of the Taco Bell restaurant and site. The improvements

include parking lot improvements, fencing, dumpster enclosures, landscaping, exterior color changes, and interior restaurant renovations. The property is located on the north side of Water St. (SR 6) on the northwest corner of the intersection of Water St. and Cherry Avenue. The address of the property is 502 Water St., Chardon, OH 44024, with Parcel ID# 10-003900. Property owner is Sigma Bell Holdings LLC.

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).

OTHER BUSINESS

None

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