

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
August 19, 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:** (Special) July 29, 2019
- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

OLD BUSINESS

TABLED

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).

NEW BUSINESS

PC Case #19-166: Applicant – Nathan Long (Geauga Faith Rescue Mission) is requesting a Use Variance from Section 1139.03 of The City of Chardon Planning & Zoning Code in order to open an emergency shelter in the C-3 Traditional Commercial District. The property is located on the west side of Washington Street approximately 250’ north of the intersection of Washington Street and Center Street. The address of the property is 339 Washington Street, Chardon, OH 44024, with Parcel ID# 10-037170, owned by Harriet Sugar.

PC Case #19-167: Applicant – City of Chardon is requesting an assignment of zoning classification to a parcel that is being annexed into the City of Chardon (Parcel ID#15-703829, XXX Chardon Windsor Road). The proposed zoning classification is “S” Special District. The property is located on the south side of Chardon Windsor Road approximately 100 ft. east of the intersection of Grant Street and Chardon Windsor Road/South Hambden Street. The address of the property is XXX Chardon Windsor Rd., Chardon, OH 44024, with Parcel ID# 15-703829. The total acreage is 1.00 acres and is owned by the City of Chardon.

PC Case #19-168: Applicant – City of Chardon is requesting Concept Plan approval for infill sidewalks along South Street. The improvements include new sidewalk installation, minor grading, installation of ADA accessible curb ramps, adjustment, reconstruction or relocation of utility structures, and removal and re-installation of street signs and mailboxes and storm sewer installations. The property is located in the public right-of-way along the east side of South Street. The area stretches from Burlington Oval Drive heading south to the north side of Chardon Lakes Golf Course Driving Range.

OTHER BUSINESS

None

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