

**AGENDA**  
**CITY OF CHARDON PLANNING COMMISSION**  
**111 WATER STREET - CHARDON OH 44024**  
**August 20, 2018**  
**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 18, 2018
- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

**OLD BUSINESS**

None

**NEW BUSINESS**

**PC Case #18-132:** Applicant – Shawn Neece is requesting a variance from sections 1133.13(f)(3) to increase the maximum height for a fence in the rear yard from 6’ to 8’. The property is located on the north side of Randall Court approximately 215’ east of the intersection of Randall Court and South Street. The address of the property is 12 Randall Court, Chardon, OH 44024, with Parcel ID# 10-149100 owned by Kristine Neece.

**PC Case #18-126/18-150:** Applicant – Triban Investments LLC is requesting Concept Plan approval for a Major Development under Section 1111 of the City of Chardon Codified Ordinances. The proposed plan is for a 21 unit attached single family residential development (subdivision). Additionally they are requesting two variances as follows: 1) Section 1133.05(i)(6) to Reduce the minimum setback from the centerline of a private street from 70’ to 20’ and 2) Waive Section 1147.09(c) which states: A parcel of land may be subdivided into two or more parcels if all resulting lots conform to all applicable regulations of the zoning district. A conforming lot of record shall not be reduced in a manner that would result in a non-conforming lot. The property is located on the south side of Park Avenue approximately 600 ft. west of the intersection of Park Avenue and Tilden Alley. The address of the property is 329 Park Ave., Chardon, OH 44024, with Parcel ID# 10-127800. The total acreage of the proposed development is 3.54 acres. The property is owned by Hidden Glen Associates LLC.

**PC Case #18-154:** Applicant – John Petrizzo (JP Interiors), on behalf of Abruzzo Investments, is requesting architectural review for a commercial exterior remodel at 201-205 Main Street. The proposed renovations are exterior finish changes to the old Lawyers Title Building. The property is located on the west side of Main Street on the northwest corner of the terminus of Court Street and Main Street. The address of the property is 201-205 Main St., Chardon, OH 44024, with Parcel ID# 10-138300 and is owned by Abruzzo Investments.

**OTHER BUSINESS**

Informal discussion for Sommers Development Group – Proposed residential subdivision on South Street

Informal discussion for Chardon Square Sidewalks – Public Park Improvements

Dates for joint work sessions with City Council for Comprehensive Plan Update  
(Tuesday) September 11<sup>th</sup> & (Thursday) October 4<sup>th</sup> – 6:30 PM in Council Chambers

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