

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
October 21, 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) October 7, 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 #19-216: Applicant - Webb Ellinger (East Park Commons LLC) is requesting a Use Variance from Section 1139.03 of The City of Chardon Planning & Zoning Code in order to allow residential on the first floor of a building in the “C-2” Chardon Square Mixed Use District. The property is located on the south side of North Hambden St. approximately 200’ east of the intersection of East Park Street and North Hambden Street. The address of the property is 208 North Hambden Street, Chardon, OH 44024, with Parcel ID# 10-105250, owned by East Park Commons LLC.

****APPLICANT REQUEST TO TABLE****

PC Case #19-217 & 19-218: Applicant - Sommers Development Group is requesting a Zoning Map Amendment to Parcel ID# 10-059000, 10-163700, and 10-108160. The proposed re-zoning is from “R-2” Low Density Residence to “PRD” Planned Residential District. In addition to the re-zoning the applicant, Sommers Development Group, 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 31 unit detached single family home Planned Residential Development (subdivision). As part of the request the applicants are requesting three (3) waiver/variances pursuant so Codified Ordinance Section 1137.17 as follows: 1) Waiver/Variance to Schedule 1137.35 the 50’ setback requirement from a PRD boundary (Lot 31) and 2) Waiver/Variance from Schedule 1137.35 for the Minimum Front Setback of 40’ (Lot 1-7, 15, 16, 18, 19, 22, 23, 25, & 26) and 3) Waiver/Variance from Section 1137.31(f) for minimum width of open space of 50’ (Blocks B, C, & D). The properties are located on the north side of North Hamden St. approximately 180 ft. west of the intersection of North Hambden St. and Grant St. The addresses of the property is XXX North Hambden St., 433 North Hambden St., 461 North Hambden St., Chardon, OH 44024. The owners of the properties are as follows Parcel ID# 10-059000 (501 CW LLC), 10-163700 (501 CW LLC), and 10-108160 (Theodore & Melissa Russo). The total acreage of the proposed PRD is 20.78 acres.

PC Case #19-222: 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 a multiple purpose field, sixty-one (61) additional parking spaces, and walking trail. Mel Harder Park is located on the south side of Chardon Windsor Road (approximately 325’ east of the

intersection of Chardon Windsor Road and Grant Street). The property address is 12519 Chardon Windsor Road with PPN 10-706593.

OTHER BUSINESS

None

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