

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*  
February 16, 2021

**Members Present:**

Andrew Blackley, Chairman  
Chris Grau Lene Hill  
Dean Peska  
Hannah Sekas

Mary Jo Stark, Vice-Chairman

**Members Absent:**

Colin Wantz

**Also Present:**

Ben Chojnacki, Law Director  
Christopher Chouinard  
Doug Courtney  
Brian Doering, Times  
Steven Gajda  
Kristen Ionata

Rebecca Repasky, Secretary  
Leon Sampat  
Steve Yaney, Community Development  
Administrator

Mr. Blackley called the meeting to order at 6:30 p.m. The Pledge of Allegiance was said. Roll was called.

Mr. Blackley said everyone received copies of the January 19, 2021 meeting. Mr. Wantz (via Mr. Yaney) requested his name be spelled correctly and a correction to the minutes to reflect the 'driveway encroaching into the right of way'. The motion was made by Mr. Grau to approve the amended minutes. It was seconded by Mrs. Sekas. The vote carried 6-0.

Mr. Blackley reminded all that were present to identify themselves for purposes of the video meeting via Zoom. He swore in City Staff.

**OLD BUSINESS -**

**NEW BUSINESS –**

**PC Case #21-012/013:** Mr. Yaney explained the applicant, Leon Sampat, is requesting architectural review and approval to allow them to reduce the minimum side yard setback from 15' to 13' to make an addition to the building. A second floor will be added for a mechanical and storage room. The footprint of the building is not changing. The dumpster will be enclosed. Landscaping and an island will be added. The applicant changed the trees per the City Arborist. The City Architect is pleased with the design and recommends approval. Staff believes the variance requirements and the standards of the Code are met.

Mr. Blackley commented this is a tremendous improvement to the building and thanked Mr. Gajda for investing in the building.

Mr. Grau made a motion to approve the reduced side yard setback. It was seconded by Mr. Peska. Roll was called. The vote carried 6-0.

Mr. Peska made a motion to grant the architectural review and approve the Announcement of Decision as written. It was seconded by Mrs. Hill. Roll was called. The vote carried 6-0.

**PC Case # 21-020:** Mr. Yaney explained the applicant, Kristen Ionata, is requesting architectural review to allow for the remodel of the former Staples store into two tenant spaces and exterior renovations to the storefront and walkway. Five Below will be on the left-hand side and add a significant amount of windows to the front of the building. There will be approximately 200 ft. of landscaping removed for a new stairwell and handicap ramp. It will be replaced with an island in the parking lot. The City Architect recommends approval as it is beyond Code requirements for renovations. The only issue further along will be the signage, as the blue background is part of the signage, which is larger than Code allows.

Mr. Blackley commented this is a great improvement and he likes the renovation presented.

Ms. Ionata commented they are open to discussion and guidance for the sign.

Mrs. Sekas made a motion to approve the Announcement of Decision as written. It was seconded by Mrs. Hill. Roll was called. The vote carried 6-0.

#### **OTHER BUSINESS –**

An informal discussion was held regarding the sign.

Mr. Chouinard asked for clarification of what is considered a sign. Mr. Yaney explained if a color is deemed part of the corporation's color, it is signage. For example, Bob Evans changed the background color of their sign to a neutral color not associated with the corporation. Mr. Grau asked if their color blue is considered branding for the corporation. Mr. Chouinard said yes. Mr. Chouinard asked if they choose a neutral color around the blue, that would be acceptable for the signage standards. Mr. Yaney said yes. Mr. Chouinard asked if a logo is treated different than signage. Mr. Yaney said it is all signage.

Mr. Yaney said because the building is so far from the road, the building will be allowed approximately an increase of 125% for their sign.

Mr. Blackley asked if a band around the sign has to be a neutral color? Mr. Yaney said yes. Mr. Blackley asked what if that color is a different shade of blue? Mr. Yaney said that is ok.

Mrs. Sekas commented she would like more border and less blue; and it will need to be a bigger sign because it is far from the road but the update is going to look very nice.

Mrs. Stark asked what the issue is with the color blue. Mr. Yaney explained the large area of blue is considered signage under the Code. There is no problem with the color, it is just the size of the sign which includes the blue area.

Mr. Blackley thanked Ms. Ionata for investing in this site and encouraged this project to continue to move forward.

**EXECUTIVE SESSION – none**

Mrs. Sekas made a motion to adjourn the meeting at 7:10 p.m. It was seconded by Mrs. Stark.  
Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

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Rebecca Repasky, Secretary