

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*  
February 18, 2020

**Members Present:**

Andrew Blackley, Chairman  
Chris Grau  
Dean Peska  
Hannah Sekas

Collin Wantz

Mary Jo Stark, Vice-Chairman

**Members Absent:**

Lene Hill

**Also Present:**

Ben Chojnacki, Law Director  
Doug Courtney, City Engineer  
Joe Koziol, Times  
Amy Patterson, Maple Leaf  
CJ Paterniti  
Carmen Paterniti

Greg Sommers, Sommers Development  
Rebecca Repasky, Secretary  
Rex Roberts  
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 21, 2020 meeting. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mr. Peska. The vote carried 6-0.

Mr. Blackley reminded all that were present to sign in for the meeting.

**OLD BUSINESS**

Mr. Blackley asked for an update on last month's tabled item – the expansion of a wireless telecommunications facility. Mr. Yaney explained the property owner is in a pending lawsuit with the wireless company and the application cannot go forward at this time.

**NEW BUSINESS**

**PC Case #20-010/011:** Mr. Yaney explained the applicant, Quattro Fratelli LLC dba D&S Automotive, is requesting an amendment to the Conditional Use approval and Concept Plan approval for a Motor Vehicle Body Shop in the "C-4" General Commercial District. The request is to expand the parking lot at the facility. The increase will add nine (9) spaces for rental cars and customer cars only. Currently, overflow parking is being staged on the grass. Mr. Yaney said no variances are required and Staff has no issues with the request.

Mr. Blackley asked what type of trees will be planted. Mr. Yaney said the trees will be reviewed and approved by the City Arborist. Mr. Blackley asked if the storm water management plan is

acceptable. Mr. Courtney said yes. Mr. Blackley asked if the Announcement of Decision needs to be corrected at the meeting. Mr. Chojnacki said Mr. Yaney can update the Announcement of Decision and Mr. Blackley could then sign off on it.

Mr. Peska made a motion to approve the Concept Plan. It was seconded by Mrs. Sekas. Role was called. The vote carried 6-0.

**PC Case #20-013/014:** Mr. Yaney explained the applicant, Sommers Development Group, is requesting a Zoning Map Amendment to Parcel ID# 10-009111. The proposed re-zoning is from Industrial to a Residential District. The applicant is also requesting Concept Plan approval for a 90 unit detached single family home Planned Residential Development.

Mr. Yaney reviewed the map and the objectives of building to the PRD standards. Mr. Yaney explained Staff feels this development meets the PRD objectives because it will provide a better living environment, preserve open space, encourage environmental preservation, will mirror the character of the community, enhance housing opportunities and integrate neighborhoods. Mr. Yaney said the landscape plan will become more detailed later on. The homes will be approximately 1,400-2,800 sq. ft. and will cost between \$250,000-\$400,000. The development will include recreation space, sidewalks and a walking trail. The lots will be 8,800-12,000 sq. ft.

Mr. Yaney reviewed the standard for re-zoning and explained this development is compatible with the findings of the updated Comprehensive Plan, it is consistent with the Planning & Zoning Code, it will enhance that area for residential purposes instead of industrial development and the only adverse effects are taking place now because the property is not being developed. Mr. Yaney said Staff feels all requirements are met and recommends Concept Plan approval.

Mr. Greg Sommers was sworn in.

Mr. Sommers commented Sommers Development is excited for the project and want to be conscious of the 90' buffer zone between Brooks Meadows and Woods of Burlington.

Mr. Blackley asked if decks and patios would be considered in the square footage to avoid variances later on if the home owner decides to add a deck or patio. Mr. Sommers said yes. Mr. Blackley asked if that will also be the case for accessory structures. Mr. Sommers said yes, it will be the same as the Thistle Creek development. Mr. Blackley commented that will be important to make sure there is proper drainage between the units.

Mr. Blackley asked if there is an easement for the large driveway located next to Schiffler's property. Mr. Sommers said he is unaware if there is one; but they will look into it.

Mr. Blackley asked where the gravity sewer is located. Mr. Courtney said on Sommer's side of South Street. Mr. Blackley asked where the detention basins are and if they will be wet or dry. Mrs. Stark pointed out they will need to be enclosed - as there will be a playground. Mr. Courtney showed on the map the location of the detention basins and said they are wet and will be fenced in.

Mr. Blackley inquired about the wetlands. Mr. Courtney said some will be preserved; some will be mitigated.

Mr. Blackley commented a crosswalk sign and indicator will need to be installed where the walking trail comes out to the road.

Mr. Blackley and Mr. Wantz asked why sidewalk is not going into the development on Schiffler's side of the property. Mr. Yaney explained a sidewalk is not needed and not encouraged next to an industrial site. Instead, the developer will install sidewalk on the north side of the driveway on South Street leading into the development; thus, eliminating a portion of the City's responsibility for the Sidewalk Infill Program. Mr. Wantz asked if the last 15' in front of Schiffler's will be added as well. Mr. Yaney said yes.

Mr. Blackley requested the street pavement width be reviewed.

Mrs. Stark commented she has no issues with the initial landscape plan.

Mr. Courtney reviewed the discharge points on the map. Mr. Courtney said there is no storm water management plan as of yet; but when it is presented Staff will review it closely.

Mr. Blackley made a motion to recommend to City Council the re-zoning of the property from Industrial to "R-3" to "PRD"; and to waive the following setback of lots 1-2, 28-32, 37-38, 42-51, 55-56, 64-76, and 79-88 to 40'; and to waive the installation of sidewalks on a portion of the south side of the driveway. It was seconded by Mr. Grau. Role was called. The vote carried 6-0.

Mr. Peska made a motion to recommend to City Council, for approval, the Concept Plan. It was seconded by Mrs. Stark. Role was called. The vote carried 6-0. Mr. Yaney commented this will go before Council at the March meeting.

## **OTHER BUSINESS**

### **Informal discussion with Rex Roberts regarding potential future variance for an addition to 237 North Hambden Street**

Mr. Roberts explained he would like to add a 15'x11' addition to his home as a sitting room/plant room. He said there are no other options for the addition to go on the corner lot. Mr.

Blackley asked if the roof will match the current gable roof. Mr. Roberts said yes. Mrs. Stark clarified the top of the roof addition will be below the second story window. Mr. Roberts said yes. Mr. Blackley requested formal architectural drawings for submittal. Mr. Blackley commented he has no objections and that the property is lovely. Mrs. Stark agreed the house is beautiful.

**EXECUTIVE SESSION** – none

Mr. Grau made a motion to adjourn the meeting at 7:43 p.m. It was seconded by Mr. Peska.

Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

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Rebecca Repasky, Secretary