

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes
February 19, 2019

Members Present:

Chris Grau
Kenneth Miller, Chairman

Hannah Sekas
Mary Jo Stark

Members Absent:

Andrew Blackley, Vice-Chairman
Al Hunziker
Dean Peska

Also Present:

Steve Bohm, Fire Inspector
Doug Courtney, City Engineer
Michael Farrell
Paul Gambrell
Jim Gillette, Law Director
Joe Koziol, Times Courier
Nathan Long
Bruce Randau

Rebecca Repasky, Secretary
Jennifer Rudman
Paul Schneider
John & Gwen Sheehan
Steve Yaney, Community Development
Administrator
Ann Wishart, Geauga Maple Leaf

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

Mr. Miller said everyone received copies of the January 22, 2019 meeting. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mrs. Sekas. The vote carried 4-0.

Mr. Miller reminded all that were present to sign in for the meeting. Mr. Miller explained the procedure of the meeting and swore in City staff.

OLD BUSINESS - none

NEW BUSINESS

PC Case #19-013 – The applicant, Bruce Randau is requesting a Use Variance to open an indoor automobile/recreational vehicle sales business in a commercial district. It will include cars, motorcycles, ATVs, and boats. All materials and vehicles will be inside. Clients wishing to see the vehicles will need to make an appointment or buy online. Mr. Yaney said there is no adverse effect on adjoining properties. Staff has no issues with the proposal. Mr. Yaney reviewed the Findings of Facts. Mr. Yaney requested the following be required for the variance approval:

1. The applicant will need to install a backflow preventer.
2. No outdoor storage of materials.
3. No outdoor storage of vehicles.

4. The use variance is to cover all of 221 Cherry Avenue.

Mr. Randau was sworn in.

Mr. Grau asked how new equipment will arrive. Mr. Randau said nothing will be towed in because it is high end equipment. Vehicles will arrive by his truck or by trailer.

Mr. Grau asked if the personal truck used to transport equipment will be inside the building. Mr. Randau said yes.

Mr. Grau asked if the vehicles will be started up inside – a cause of concern for ventilation issues. Mr. Randau explained testing of the vehicles will be outside then brought back in.

Mr. Grau asked what the max capacity of vehicles the building can hold. Mr. Randau said up to 50 cars – but he will only have about 25 max to allow for aisle ways.

Mr. Grau asked if clients will be able to walk in. Mr. Randau said yes, as there will be business hours.

Mr. Bohm was sworn in.

Mr. Grau asked if the number of vehicles inside allow for safe conditions if the fire department needs to come inside. Mr. Bohm said yes and there is no need for an additional suppression system unless the owner puts it in.

Mr. Grau made a motion to approve the variance with the listed four (4) requirements. It was seconded by Mrs. Stark. The vote carried 4-0.

PC Case #19-016 – The applicant, John and Gwen Sheehan are requesting a variance to reduce the minimum side yard setback from 12’ to 5.5’ for a patio that has already been constructed. Mr. Yaney said Staff has no concerns and reviewed the Findings of Facts and said the City does want to encourage improvements to properties. He said there is no adverse effects on the adjoining property.

Mr. Sheehan was sworn in.

Mr. Sheehan apologized for the oversight of himself and his contractor. Mr. Sheehan shared he takes issues with general codes being used for specific codes and suggested the Commission review it.

Mr. Grau asked if the neighbor is okay with the patio. Mr. Sheehan said yes.

Mr. Grau asked Mr. Yaney if a revisit of sections 1133 and 1123 are needed. Mr. Yaney said this is a single issue where he and Mr. Sheehan disagree and does not recommend it. He explained there are a few lots that pre-date the code by 100 years.

Mr. Grau asked if protocol of permits would have been submitted, would the case still be reviewed by Planning Commission. Mr. Yaney said yes.

Mr. Grau made a motion to grant the variance as presented. It was seconded by Mrs. Stark. The vote carried 4-0.

OTHER BUSINESS

Mr. Yaney explained Geauga Faith Mission is requesting guidance for a proposed emergency shelter for homeless men. The property is residential in a commercial district. The house will function as a service during the day and a place for up to ten (10) men to sleep at night. Mr. Yaney said the issues are: only one (1) bathroom for all the residents; only three (3) parking spaces for cars; no sidewalks; and what is to happen to clients after their night stay.

Mr. Long explained the facility will be an emergency shelter for homeless men and will help meet their needs. Mr. Long said the location is ideal because of being within walking distance of jobs and the house being in a commercial area instead of a residential area. Mr. Long said they are looking to purchase nearby lots for additional parking or having a shuttle service provided by local churches. He said the long term plan is to remove the upstairs kitchen to add additional showers. He explained the purpose of the house is not to be a comfortable place where clients make no effort to leave. He said during the day services will be offered to help clients get back onto their feet. He said clients will not be kicked out at 6:00am – but encouraged to be going to a job, education program or discipleship program. He said intoxicated clients will not be allowed to enter the home. He said they are willing to meet any requirements by the City.

Mr. Grau asked if it is of concern to keep distressed clients in a small area. He suggested more evaluation on that may be needed. Mr. Long said the rooms will have bunk areas and it has shown to be effective.

Mr. Grau asked about the staffing – if it is a paid position or volunteers. Mr. Long said there will be a paid person and volunteers will go through training.

Mr. Grau asked if this is Mr. Long's first attempt at doing something like this. Mr. Long said yes.

Mr. Miller asked Mr. Gillette if there are any legal responsibilities. Mr. Gillette said there is no liability on the part of the City and any conditions imposed by the City must be followed.

Mr. Miller commented the health and wellbeing of the clients is most important and there is an overall responsibility to make sure services are adequate. Mr. Miller said he sees Mr. Long has no issues agreeing to that.

Mrs. Stark said Mr. Farrell has been very dedicated to this project and will run a tight ship. She said she likes that this property is in a commercial district.

Mr. Miller said the Commission has no objections and to move forward with details from Mr. Yaney.

EXECUTIVE SESSION – none

Mr. Grau made a motion to adjourn the meeting. It was seconded by Mrs. Stark. The meeting was adjourned at 7:33 PM.

Respectfully Submitted:

KENNETH MILLER, CHAIRMAN

Rebecca Repasky, Secretary