

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*

July 29, 2019

**Members Present:**

Andrew Blackley, Vice-Chairman  
Chris Grau  
Al Hunziker

Dean Peska  
Mary Jo Stark

**Members Absent:**

Kenneth Miller, Chairman  
Hannah Sekas

**Also Present:**

Anthony Barchanowicz  
John Blickle  
Doug Courtney, City Engineer  
Jason Fenton  
Jim Gillette, Law Director  
Joe Koziol, Times  
Dale Markowitz  
Dave Matty  
Tom Paul

Anthony Perrico  
Joyce Perrico  
Rebecca Repasky, Secretary  
Randy Sharpe, City Manager  
Ann Wishart, Maple Leaf  
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 July 15, 2019 meeting. The motion was made by Mr. Hunziker to approve the minutes. It was seconded by Mr. Peska. Mr. Grau abstained. The vote carried 4-0.

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

**OLD BUSINESS**

**PC Case #19-045-46:** Mr. Yaney explained the applicant Paul Architects is requesting an amendment to the approved fence drawings to remove the decorative rings that were shown on the drawing that were approved at the April, 2019 meeting. Mr. Yaney said the rings are not a request from the Planning Commission nor are they a requirement of the Planning & Zoning Code.

Mr. Grau made the motion to approve the amendment for the fence. It was seconded by Mr. Hunziker. The vote carried 5-0.

**NEW BUSINESS**

**PC Case #19-154:** Mr. Yaney explained the applicant Joyce Perrico is requesting Concept Site Plan approval for a lot consolidation. It will allow for two existing lots to be combined into one .170 acre lot at 102 North Street and 109 North Hambden.

Mrs. Perrico and Mr. Perrico were sworn in.

Mr. Peska asked who the parking in the back will be for. Mr. Perrico said tenants and employees only.

Mr. Hunziker made a motion to approve the Concept Site Plan. It was seconded by Mr. Peska. The vote carried 5-0.

**PC Case #19-157:** Mr. Yaney explained the applicant Joyce Perrico is requesting approval for demolition of a building in the Uptown Historic District. The request would allow the applicant to raze the single family residence and other structure at 102 North Street to install a parking and patio for 107-111 North Hambden Street in the future. Mr. Yaney says he believes it fits with the conditions of: it will not adversely affect the character of the area and it is consistent with the plan and policy adopted by City Council.

Mr. Perrico commented that the inside is prepared for demolition and they are committed to make it a better space for the community. Mr. Grau asked what the landscape will entail. Mr. Perrico said it will screen the street side; and some type of barrier will be installed on the neighbor's side. Mr. Grau asked how many parking spaces. Mr. Perrico said four (4) for the tenants. Mr. Yaney said it will be able to have seven (7) at the most.

Mr. Peska made a motion to approve the demolition of the building. It was seconded by Mr. Grau. The vote carried 5-0.

**PC Case #19-138:** Mr. Yaney explained the applicant Sigma Bell LLC is requesting Concept Plan Approval to allow for the remodel of Taco Bell. Improvements include: parking lot improvement, fencing, dumpster enclosure, landscaping, exterior color changes, and interior restaurant renovations. Mr. Yaney said the City Architect, City Engineer and Fire Marshall reviewed the documents and have no issues.

Mr. Anthony Barchanowicz was sworn in.

Mr. Blackley asked why the ADA handicap parking spaces were moved farther away. Mr. Barchanowicz explained where the spaces are currently, the slope is too steep and it would be more costly. The new spaces are still within compliant distance from the door for handicap spaces and on a flatter surface.

Mrs. Stark asked why the maple trees died at that site. Mr. Yaney said they died over a period of twenty (20) years and probably because of salt. Mrs. Stark said to be aware of salt tolerance for the new trees. Mr. Yaney said he will have the City Arborist review the trees.

Mr. Grau made a motion to approve the Concept Site Plan. It was seconded by Mr. Hunziker. The vote carried 5-0.

**PC Case #19-134/135/136:** Mr. Yaney explained the applicant TH Cleveland is requesting a Conditional Use approval for a Drive-Thru Facility in the “C-3” Traditional Commercial District. Mr. Yaney said this will need to be tabled for a traffic study to be done at the intersection.

Mr. Jason Fenton and Dave Matty were sworn in.

Mr. Gillette explained a traffic impact study was agreed upon and TH Cleveland will conduct the study. Mr. Courtney will provide requirements for the traffic study that will be reviewed by the City. Mr. Blackley requested traffic stripping on the study.

Mr. Matty said he understands the request and would like Mr. Gillette to have his legal opinion addressed in the next couple of days. Mr. Gillette said he will. Mr. Matty said this is the first example for the nation and would like to get it right. McDonald’s will also be given the traffic study results.

Mr. Matty formally requested to table the decision until the next meeting which will be decided when the traffic study is provided.

Mr. Hunziker made a motion to table the case. It was seconded by Mr. Peska. The vote carried 5-0.

**EXECUTIVE SESSION – none**

Mr. Hunziker made a motion to adjourn the meeting. It was seconded by Mr. Peska. The meeting was adjourned at 7:02 PM.

Respectfully Submitted:

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ANDREW BLACKLEY, VICE CHAIRMAN

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Rebecca Repasky, Secretary