

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

August 20, 2018

Members Present:

Andrew Blackley, Vice-Chairman
Chris Grau
Al Hunziker
Dean Peska

Hannah Sekas
Mary Jo Stark

Members Absent:

Kenneth Miller, Chairman

Also Present:

Hanna Cohan
Doug Courtney
Gillian Hall
Dusty Keeney
Joe Koziol, Times Courier
Shawn Neece
Rebecca Repasky, Secretary

Jeff Smock, Mayor
Rich Sommers
Ann Wishart, Maple Leaf
Steve Yaney, Planning and Zoning
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 minutes from the June 18, 2018 meeting. He requested the word 'development' be added to page 3 following 'single family dwelling'. The motion was made by Mr. Hunziker to approve the minutes. It was seconded by Mr. Grau. Mr. Blackley abstained from the vote. The vote carried 5-0.

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 - none

NEW BUSINESS

PC Case #18-132: Mr. Yaney explained the applicant, Shawn Neece, is requesting a variance to increase the maximum height for a fence in the rear yard from 6' to 8'. Mr. Yaney explained there is a slight landscape buffer put in by PNC Bank but it does not block out the increased activity from the 24-hour ATM at the bank or the activity from the fire station. Mr. Yaney said staff is okay with the request and there are no special conditions needed for the fence.

Mr. Neece was sworn in and explained the landscape barrier is not enough and has not been kept up. He said the neighbors are okay with the proposed fence. Mr. Neece said he saw the fence installed by Rodger Kangas and will do the same.

Mr. Peska asked if there is anything currently on the right side of the property. Mr. Neece said there is an old, rickety wire fence.

Mr. Grau made a motion to approve the fence variance. It was seconded by Mr. Hunziker. The vote carried 6-0.

PC Case #18-126-18-050: Mr. Yaney explained the applicant, Triban Investments is requesting Concept Plan approval for a proposed 21-unit dwelling townhome development. He said since the informal discussion at the previous Planning Commission meeting, the plan reflects new snow storage area with excess snow to be taken off site. He said this will not be a public street but the townhomes are not condominiums meaning the property owner will own inside, outside, and a piece of ground and the driveway. Mr. Yaney reviewed Mr. Gillette's memorandum provided to the Committee.

Mr. Blackley asked if the setback issues will be addressed when the Concept Plan comes in for review. Mr. Yaney said yes. Mr. Blackley added in the future, Council will need to revisit the number for unit per area for higher density developments.

Mr. Yaney said there will be 23' in between the townhomes and the wetlands will not be disturbed. He said starting with this development, the U.S. Postal Services requires one (1) site location for mail pick-up.

Ms. Gillian Hall, Ms. Hanna Cohan and Mr. Dusty Keeney were sworn in.

Mr. Blackley asked if the plans were reviewed by the Geauga County Building Department. Mr. Yaney said yes.

Mr. Blackley encouraged the design team to connect to the bike path that will be constructed next to the development.

Mrs. Stark commented the landscape looks native, robust and hardy.

Mr. Hunziker made a motion to waive section 1147.09(c) which states: A parcel of land may be subdivided into two or more parcels if all resulting lots conform to all applicable regulations of the zoning district. It was seconded by Mr. Peska. The vote carried 6-0.

Mr. Grau made a motion to reduce the minimum setback from the centerline of a private street from 70' to 20'. It was seconded by Mr. Peska. The vote carried 6-0.

Mr. Peska made a motion for the Concept Site plan approval. It was seconded by Mr. Hunziker. The vote carried 6-0.

PC Case #18-154: Mr. Yaney explained the applicant John Petrizzo on behalf of Abruzzo Investments, is requesting architectural review for a commercial exterior remodel at 201-205 Main Street. Mr. Yaney said because Mr. Dominick Durante works for the firm that is doing the

re-design, he needed permission from Planning Commission as instructed by Mr. Gillette that it is okay for him to review the design to ensure the Uptown Historic Guidelines are followed. Mr. Yaney said he did find the plans to be in compliance. The Planning Commission is okay with Mr. Yaney reviewing the plans and his findings.

Mr. Jeff Evans was sworn in. He explained the firm will be going after the Historic District Tax Credit for this property.

Mr. Blackley asked if the windows on the 2nd floor are double hung and operable. Mr. Evans said yes.

Mrs. Stark commented she thinks the remodel looks very nice.

Mr. Blackley said Mr. Durante is a colleague of his and knows the guidelines will be followed. He said this is an example of what can and should be done.

Mr. Hunziker made a motion to approve the architectural review. It was seconded by Mr. Peska. The vote carried 6-0.

OTHER BUSINESS

Mr. Craig Sommers and Rick Sommers presented a proposal for an informal discussion to build a 90 home development off of South Street. Mr. Craig Sommers explained the area will also include recreational space and greenspace. He said the land will need to be re-zoned for residential use.

Mr. Blackley asked if Sommers Investments will be going after the same market as the Woods of Burlington. Mr. Craig Sommers said yes, that it will be half ranch style homes and half two-story homes.

Mr. Rick Sommers said each lot will have an identified maximum box size to prevent numerous variances coming before Planning Commission.

Mrs. Stark asked what other development has the company done. Mr. Rick Sommers said Concord Ridge. Mr. Rick Sommers said it is their hope to connect this development to the Woods of Burlington for walkability.

Mr. Hunziker asked if there will be zero (0) lot lines. Mr. Rick Sommers said no, that people will know ahead of time what is permitted for decks.

Mr. Blackley inquired how this will connect with the sidewalk infill program. Mr. Yaney said it will need to be infilled from Lost Pond Parkway because the day care and Ravenwood were not required to install sidewalks.

Mr. Blackley asked if there are wetlands there now. Mr. Rick Sommers said they are doing a study now, but it is minimal.

Mr. Courtney said staff is working with the developer for the sanitary sewer system. Mr. Blackley said proper easements are needed as well as grading and drainage.

Mrs. Stark said this is a great addition.

Mr. Yaney said this development will have one (1) location for mail pick-up.

Mr. Rick Sommers said the HOA will maintain the greenspaces.

Mr. Blackley asked if these will be public streets. Mr. Rick Sommers said yes.

Mr. Blackley asked what type of paving material will be used. Mr. Rick Sommers said concrete curbs with asphalt middle.

Mr. Yaney informed the Planning Commission, as required by the City Charter, the construction of the sidewalks around the Square is taking place.

Mr. Courtney said the sidewalks on Main Street will be 6' wide and 5' wide on E Park; and all will be 6 inches thick.

Mrs. Stark asked how the width was determined. Mr. Courtney said by car bumper hangover. Mrs. Stark said she would like to see up to 8'. Mr. Blackley said events can re-organize how they are set up.

Mr. Blackley asked when work is to begin. Mr. Courtney said the pre-construction meeting is the following week and is coupled with the Sidewalk Repair Program. He said he is unsure which work will be done first, but all of it will be done by Halloween.

Mr. Yaney discussed the work sessions dates for the Comprehensive Plan update. He said Planning Commission does not have to be at both public formal sessions but should be at all for the work sessions.

EXECUTIVE SESSION – none

Mr. Grau made a motion to adjourn the meeting. It was seconded by Mr. Hunziker. The meeting was adjourned at 7:45 PM.

Respectfully Submitted:

ANDREW BLACKLEY, VICE-CHAIRMAN

Rebecca Repasky, Secretary