

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

October 5, 2020

Members Present:

Andrew Blackley, Chairman
Chris Grau
Dean Peska
Hannah Sekas

Collin Wantz

Members Absent:

Lene Hill
Mary Jo Stark, Vice-Chairman

Also Present:

Al Adams
Ben Chojnacki, Law Director
Vivianna Cordaro
Travis Crane
Doug Courtney, City Engineer
Brian Doering
Kevin Kwiatkowski

Bob Landies, Ohio Ordinance, Inc.
Robert Locey
Rebecca Repasky, Secretary
Ann Wishart
Steve Yaney, Community Development
Administrator

Mr. Blackley called the meeting to order at 6:34 p.m. The Pledge of Allegiance was said. Roll was called.

Mr. Blackley said everyone received copies of the September 21, 2020 meeting. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mrs. Sekas. The vote carried 4-0.

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

NEW BUSINESS

PC Case #20-098 – Mr. Yaney explained the applicant, Redwood USA LLC is requesting a Concept Plan approval for a major development for a ninety-one (91) unit single-family residential development. The development will consist of twenty (20) buildings.

Mr. Yaney explained Redwood USA LLC will be developing half of the property; while the other half will be developed later on. This development is permitted use. The plans have been reviewed by the Fire Dept., Staff, the City Engineer, City Architect and Public Service Dept – all have said the plans are in compliance. The traffic plan has been accepted by GDP Group. The Fire Dept. has okayed the private driveways and said there is enough space for fire truck turnarounds. The storm water lines will be installed on the second half of the site. The signage meets code requirements. There will be communal mailboxes and no dumpsters.

Mr. Kwiatkowski was sworn in.

He explained this will be Redwood USA's first Geauga county development. All units will be ADA accessible.

Mr. Blackley asked what the price point is. Mr. Kwiatkowski said approximately \$1,600 (+ or - \$200). Mr. Blackley asked what the resident turnover rate is. Mr. Kwiatkowski said roughly three (3) years. Mr. Blackley asked where the closest Redwood apartments are. Mr. Kwiatkowski said Macedonia and Hudson. Mr. Blackley asked how many phases for building. Mr. Kwiatkowski said one (1) phase. Mr. Blackley asked about pavement. Mr. Kwiatkowski said it will be 8" concrete with 4" aggregate. Mr. Courtney considered the drives to be commercial with that amount of traffic. Mr. Blackley asked if it will be roll curbs. Mr. Kwiatkowski said no because it will be ADA compliant.

Mr. Travis Crane was sworn in.

Mr. Crane explained this is due to FHA ADA compliance. Mr. Blackley asked if there will be FHA funding. Mr. Kwiatkowski said that is still being determined.

Mr. Blackley asked if there will be guardrails/fencing for the steep drop off on the final plans. Mr. Kwiatkowski said yes. Mr. Blackley asked if it will connect to Park Drive. Mr. Kwiatkowski said no because of wetlands. Mr. Blackley expressed concerned of run off into the units because of the drainage swales. Mr. Courtney addressed those concerns in the mark up comments. Mr. Blackley asked if it will connect to the bike path. Mr. Kwiatkowski said that can be considered. Mr. Blackley asked if there will be adequate visitor parking. Mr. Kwiatkowski said yes because there is no on street parking permitted. Mr. Crane said more spaces can be added. Mr. Blackley asked if there are snow storage areas. Mr. Kwiatkowski said yes. Mr. Blackley asked if there are plans to turn these units into condominiums. Mr. Kwiatkowski said no. Mr. Yaney added it cannot because the roads are private drives; not streets.

Mr. Grau asked why the dead ends are dead ends and not cul-de-sacs. Mr. Crane explained that is a typical design that is efficient, it meets fire codes and turn movement studies have been done. Mr. Grau asked if it will go into driveways. Mr. Crane said no. Mr. Grau asked if any other data was used for Chardon when determining to build here. Mr. Kwiatkowski said they studied the demographics and household income for those looking to downsize. These apartments are not marketed to families. Mr. Yaney said he and Mr. Sharpe went to Medina and the packets given to Planning Commission are reflective of what is built.

Mr. Wantz clarified the City will have no responsibilities for the streets. Mr. Yaney said correct; only the water and sewer mains will be the City's responsibility. Mr. Wantz asked if a water line needs repaired, who repairs the road. Mr. Yaney said the developer.

Mr. Robert Landies was sworn in.

Mr. Landies expressed concern for his business as they have been able to conduct work for the past twenty (20) years testing machine guns for government contracts. He is worried new residents will file noise complaints even though there have not been any issues to date. Mr. Chojnacki said the business could be grandfathered in as long as they have been operating legally and within City code. He will need to review City ordinances and testing for this site.

Mr. Wantz asked if complaints would be filed as individual complaints; or as one (1) apartment property. Mr. Kwiatkowski said individual complaints as they have individual addresses. Mr. Wantz asked if there are noise dampening capabilities. Mr. Landies said yes, within the buildings but there also needs to be ventilation for gas emissions. Mr. Kwiatkowski said he was aware of this business and De Nora Tech. He said he has been on site thirteen (13) different times and never heard machine gun testing and does not see this as a problem. Mr. Grau asked if Mr. Landies is looking to increase the noise level. Mr. Landies said they are not looking to draw attention to their business, but the business is growing and they will be testing new calibers in the future. Mr. Grau suggested a site visit to get an idea of the noise levels. Mr. Landies said he can provide OSHAA decibel tests to the City. He would like in writing that his business is in compliance of OSHAA laws and City ordinances for noise levels to avoid future Redwood residents' complaints.

Mr. Blackley said to have the decibel tests certified and sent to the City for the City to write a letter exempting Ohio Ordinance Inc. from complaints from future Redwood Apartment residents regarding any violation of the City noise ordinance. Mr. Chojnacki said he does not see that as a problem and will work with everyone after reviewing the City Ordinance.

Mr. Wantz made a motion to waive 1133.17(a)(10) that requires a 3' to 8' off set between units on the front facades of single-family attached dwelling and to grant the Concept Plan approval. It was seconded by Mr. Grau. The vote carried 5-0.

PC Case #20-171 – Mr. Yaney explained the applicant, Redwood USA LLC, is requesting Concept Plan approval for a lot split for the original parcel (10-089920) into two (2) parcels. He explained the remaining portion will remain with Mr. Locey. The Tax Map Department, City Engineer and Staff all agree this complies. Mr. Blackley asked if the some of the storm water lines are located on this site. Mr. Yaney said yes and that Mr. Locey has okayed it.

The motion was made by Mr. Grau to approve the lot split. It was seconded by Mr. Peska. The vote carried 5-0.

OTHER BUSINESS

Mr. Yaney said Starbucks will be ready to present. A special meeting can be decided on later if needed.

EXECUTIVE SESSION – none

Mr. Peska made a motion to adjourn the meeting at 7:50 p.m. It was seconded by Mrs. Sekas.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary