

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

October 29, 2018

Members Present:

Andrew Blackley, Vice-Chairman
Chris Grau
Kenneth Miller, Chairman

Dean Peska
Hannah Sekas
Mary Jo Stark

Members Absent:

Al Hunziker

Also Present:

Hannah Cohan
Doug Courtney
Dale Griffis
Gillian Hall
Dusty Keeney
Joe Koziol, Times Courier

Rebecca Repasky, Secretary
Randy Sharpe, City Manager
Ann Wishart, Geauga Maple Leaf
Steve Yaney, Community Development
Administrator

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 minutes from the October 15, 2018 meeting. The motion was made by Mr. Peska to approve the minutes. It was seconded by Mr. Blackley. The vote carried 5-0.

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 #18-176: Mr. Yaney explained Triban Investments is requesting Preliminary Plan approval for a 21 unit attached single family residential development. Mr. Yaney reviewed the Criteria Plan for the new development and said Staff believes all standards are met. He explained the landscaping will be done in three (3) phases – once each building is completed. He said water and sewer mains will be installed and dedicated to the City; storm water and storm water management facilities will be built and municipal utilities will be granted to the City. Mr. Yaney said construction documents will be presented to Staff and the next approval for Planning Commission will be for the dedication plat.

Mr. Miller said this is very consistent with what has been previously presented.

Mr. Blackley asked if there can be color variations for the Victorian Style buildings. Mrs. Cohan said the style is Modern Farm House and will include different colors.

Mrs. Stark asked how the edible fruit trees will be maintained. Ms. Hall explained the HOA is aware of the proposed fruit trees and will maintain the trees and any fallen fruit.

Mr. Yaney explained the plan includes two (2) garbage dumpsters but that may be eliminated if the City moves to a single trash hauler.

Mr. Gillette has reviewed the declaration from the HOA and has no issues with it.

Mr. Blackley asked where the Typical Section is for pavement. Mrs. Cohan said page C11 at the top left corner. Mr. Blackley noted it will be concrete pavement and curbs.

Mr. Blackley made a motion to approve the Concept Site Plan as submitted with the concerns brought up at this meeting to be addressed. It was seconded by Mr. Peska. The vote carried 5-0.

(Mr. Grau entered the meeting.)

PC Case #18-180: Mr. Yaney explained the applicant Benny Chew is requesting Concept Site Plan approval for a lot consolidation on Fifth Avenue. It will combine three (3) parcels that will allow for an 8,000sq. ft. medical building to be built. He said the City Engineer and the Engineer for the County has reviewed the plans and recommends approval.

Mr. Blackley asked if this development will be done in phases. Mr. Yaney said yes and will allow for additional building space to be added at a later date.

Mr. Grau made a motion to approve the Concept Site Plan for a lot consolidation as proposed. It was seconded by Mr. Peska. The vote carried 6-0.

PC Case #18-180: Mr. Yaney explained the applicant Benny Chew is requesting Concept Site Plan approval to allow for the construction of an 8,146 sq. ft. medical building on Fifth Avenue across from D&S Auto. He said there will be forty (40) parking spaces, two (2) levels which includes a walk-out basement and a robust landscape.

He said the Fire Marshall has no issues and Staff recommends approval. The City Architect recommends approval with the colors presented in his letter.

Mrs. Stark cautioned using Ajuga as it is an evasive plant.

Mr. Blackley made a motion to approve the Concept Site Plan as presented. It was seconded by Mrs. Stark. The vote carried 6-0.

OTHER BUSINESS

Mr. Yaney invited all that were present to the Public Hearing at the Heritage House regarding the Comprehensive Plan.

EXECUTIVE SESSION – none

Mr. Peska made a motion to adjourn the meeting. It was seconded by Mr. Grau. The meeting was adjourned at 6:28 PM.

Respectfully Submitted:

KENNETH MILLER, CHAIRMAN

Rebecca Repasky, Secretary