

**CITY OF CHARDON PLANNING COMMISSION**

*Meeting Minutes*  
November 16, 2020

**Members Present:**

Andrew Blackley, Chairman  
Chris Grau  
Lene Hill  
Dean Peska  
Hannah Sekas

Mary Jo Stark, Vice-Chairman  
Collin Wantz

**Also Present:**

Brian Doering  
Ben Chojnacki, Law Director  
Rebecca Repasky, Secretary  
Tyler Rice

Greg Sommers, Sommers Development  
Group  
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 October 26, 2020 meeting. The motion was made by Mr. Grau to approve the minutes. It was seconded by Mr. Peska. The vote carried 6-0. Mrs. Sekas abstained.

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

**OLD BUSINESS - none**

**NEW BUSINESS**

**PC Case #20-123/124/125:** Mr. Yaney explained the applicant, Sommers Development Group, is requesting a Conditional Use approval for a drive-thru facility, Starbucks, in the “C-3” Traditional Commercial District. As part of the concept plan approval, the applicants are also requesting three (3) variances: 1) to reduce the minimum rear parking setback from 10’ to 6’; 2) to reduce the minimum lot size required for a drive-thru from 1 acre to .6061; and 3) to reduce the minimum number of stacking spaces for a drive-thru lane from six (6) to two (2).

Mr. Yaney explained there will be twenty-three (23) parking spaces; full access on both Cherry Avenue and Center Street but motorists will only be able to turn right onto Center Street. There will be plenty of landscaping and Starbucks does not see this location as being a high traffic location. The site has been designed for maximum layout. Staff has no concerns with the variances requested. The City Arborist requested a different species of trees be planted, a large tree moved back and the other trees be in line with the large tree on Center Street.

Mr. Blackley expressed concern that there is no pedestrian access from Center Street – there will need to be a sidewalk; the left-hand turn option onto Cherry Avenue is not feasible; and the building design is nice however, the orientation of the drive-thru facing Center Street is an issue. Mr. Blackley commented it is the Commission’s responsibility on how the building is presented to the public.

Mrs. Hill, agreed the drive-thru should not face Center Street and she commented she is concerned with the potential stacking of vehicles going into the parking areas. Mrs. Hill asked if the building could be built shorter. Mrs. Stark agreed that the stacking of vehicles could end up on Cherry Avenue. Mr. Grau asked how the traffic data was determined to be acceptable on Cherry Avenue. Mr. Courtney explained the sample cell phone data is comparable and very close to ODOT’s and other GDP traffic studies.

Mr. Greg Sommers and Mr. Tyler Rice were sworn in.

Mr. Sommers explained there is no perfect way to orient this site and the development group and architect for the project has looked at every option in detail. He said the building will be very attractive to address the drive-thru being on Center Street. He said the goal is to make this a successful business.

Mr. Rice explained they have worked on this project for 1.5 years. Extra glazing has been added to address the drive-thru on Center Street and the building will be all brick to be appealing.

Mrs. Stark asked why the dumpsters are diagonal. Mr. Rice said Starbucks staff will bring them out for pickup but will need to clarify why they are designed to be inputted diagonal. It is a Starbucks design criteria for the dumpsters. Mr. Wantz asked what the material will be for the garbage enclosure. Mr. Yaney said masonry with a wood fence.

Mrs. Stark asked what the City Architect said about the drive-thru being on Center Street. Mr. Yaney said Mr. Durante did not approve of that but worked with Mr. Rice for additional landscaping.

Mr. Peska asked what the size comparison this Starbucks is to the Concord Twp. Starbucks. Mr. Rice said it is a little smaller.

Mr. Wantz commented this is a better orientation for the stacking of vehicles.

Mr. Grau made a motion to reduce the minimum rear parking setback from 10’ to 6’. It was seconded by Mr. Peska. The vote carried 7-0.

Mr. Peska made a motion to reduce the minimum lot size required for a drive-thru from 1 acre to .6061. It was seconded by Mrs. Sekas. The vote carried 7-0.

Mr. Grau made a motion to reduce the minimum number of stacking spaces for a drive-thru lane from six (6) to two (2). It was seconded by Mrs. Sekas. The vote carried 6-1. Mrs. Stark voted 'no'.

Mrs. Sekas made a motion to approve the Conditional Use Variance. It was seconded by Mrs. Hill. The vote carried 7-0.

Mr. Wantz made a motion to approve the Concept Plan Approval – with the amended conditions regarding using a different tree species from the City Arborist. Mrs. Sekas seconded the amended motion. Mr. Wantz commented this is the best layout for the site. Mrs. Sekas agreed. The vote carried 4-3. Mrs. Hill voted 'no'. Mrs. Sekas voted 'yes'. Mr. Peska voted 'yes'. Mr. Grau voted 'no'. Mr. Blackley voted 'no'. Mrs. Stark voted 'no'. Mr. Wantz voted 'yes'.

Mr. Blackley commented Planning Commission is in favor of having a Starbucks, but the orientation needs to change. He requested a special meeting so that Planning Commission can review all possible layouts and orientations provided by Mr. Rice. Mr. Sommers and Mr. Rice agreed to provide the Commission with all documents. Mr. Yaney explained at this design, the variances will stay as approved; if the design layout changes there may be more variances needed. Mr. Blackley asked if the ground sign can be installed within the public right of way. Mr. Courtney said he would double check to see if there are public utilities located there.

**OTHER BUSINESS**

Mr. Wantz asked for information on traffic lights having battery backups. Mr. Courtney said some intersections are on generators but it is expensive to place all traffic intersection lights on generators and for the replacement. He will give a report at the next meeting which sites have generators.

Mr. Yaney said Chris Hopkins has the updated Zoning Code re-write but does have questions that need clarification.

**EXECUTIVE SESSION – none**

Mrs. Stark made a motion to adjourn the meeting at 7:50 p.m. It was seconded by Mrs. Hill.

Respectfully Submitted:

---

ANDREW BLACKLEY, CHAIRMAN

---

Rebecca Repasky, Secretary