

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

January 17, 2023

Members Present:

Andrew Blackley, Chairman
Robert Emmons
Dan Meleski
Dean Peska

Colin Wantz

Members Absent

Lene Hill
Mary Jo Stark, Vice-Chairman

Also Present:

Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Jaredd Flynn
Robert Landies, III
Marco Marinucci
Steve Nicholas
Dan O'Reilly

Amy Patterson, Geauga Maple Leaf
Rebecca Repasky, Secretary
Leon Sampat
Bill Vondra
Steve Yaney, Community Development
Administrator

Mr. Blackley called the meeting to order at 6:30p.m. The Pledge of Allegiance was said. Roll was called.

Mr. Peska made a motion to approve the November 29, 2022 meeting minutes. It was seconded by Mr. Meleski. Roll was called. The vote carried 5-0.

Mr. Blackley reminded all that were present to sign in. He swore in City Staff.

OLD BUSINESS – none.

NEW BUSINESS –

PC Case #22-219/220/221: Mr. Yaney explained the applicant, Robert Landies III, is requesting concept plan and architectural review for a new 35,000 sq. ft. industrial manufacturing building. In addition, the applicant is requesting five (5) variances as follows: 1) Variance from Section 1141.11 (c) to allow a loading dock in the front yard; 2) Variance from Section 1155.25 (e) to allow a parking space less than the required 10' setback from building wall with doors or windows; 3) Variance to Section 1155.31 (b) loading area in required front yard setback; 4) Variance to Section 1155.37 to increase the maximum driveway width at the right-of-way from 35' to 48'; 5) Variance to Section 1141.07 proposed concrete pad to encroach side yard setback and cross the property line.

Mr. Yaney explained City Council has temporarily waived the mandatory installation of sidewalks. Mr. Yaney reviewed the nine (9) standards for the Findings of Facts for all five (5) variances. Mr. Yaney said grading and retaining walls will be needed. No adverse effect on adjacent property owners as most adjacent properties are owned by the applicant. This will not impact City services. There will be enough parking for employees. Staff has no issues with the variances requested. The City Architect did say the elevations do not meet design standards and that proposal will need to either return to Planning

Commission for approval or Planning Commission can agree to proposed plans for the City Architect to approve.

Mr. Blackley said he has no issues with the proposed variances as that neighborhood is industrial in character. Mr. Peska agreed these are minimal variances. Mr. Meleski said he welcomes this new building.

Mr. Robert Landies III, Mr. Bill Vondra and Mr. Jared Flynn were sworn in.

Mr. Wantz asked what is the reasoning for not accommodating Section 1141.11. Mr. Landies explained this business services forty (40) countries and there is only two (2) security systems. One (1) is a local system, the second is the U.S. Government. More foliage will all for more privacy.

Mr. Emmons asked what will happen when 7th Avenue goes through. Mr. Yaney said 7th Avenue is already dedicated and the public right-of-way is already there.

Mr. Wantz asked what the concrete pad is for. Mr. Landies said for 100-yard temporary shipping containers.

Discussion took place on whether temporary containers can go on residential properties. Mr. Yaney explained that would be considered a shed, and property owners would need a permit.

Mr. Blackley commented the variance regarding the concrete pad will need to include an easement. Mr. Blackley asked if the storm water management will be underground. Mr. Landies said yes.

Mr. Emmons made a motion to accept the Announcement of Decision to allow a loading dock in the front yard. It was seconded by Mr. Meleski. Roll was called. The vote carried 5-0.

Mr. Peska made a motion to accept the Announcement of Decision to allow parking spaces less than the required 10' setback from building wall with doors or windows. It was seconded by Mr. Emmons. Roll was called. The vote carried 5-0.

Mr. Meleski made a motion to accept the Announcement of Decision for the loading area in the required front yard setback. It was seconded by Mr. Wantz. Roll was called. The vote carried 5-0.

Mr. Peska made a motion to accept the Announcement of Decision to increase the maximum driveway width at the right-of-way from 35' to 48'. It was seconded by Mr. Meleski. Roll was called. The vote carried 5-0.

Mr. Emmons made a motion to accept the Announcement of Decision to allow the concrete pad to encroach on the side yard setback and cross the property line – it is to include an easement. It was seconded by Mr. Peska. Roll was called. The vote carried 5-0.

Mr. Peska made a motion to accept the Announcement of Decision for Concept Plan Review. It was seconded by Mr. Meleski. Roll was called. The vote carried 5-0. Mr. Yaney said formal architectural review approval will come at the next Planning Commission.

OTHER BUSINESS –

Mr. Yaney explained Mr. Marinucci is inquiring about the use of a commercial building at 150 Court Street and a single-family residence in the C-3 Traditional Commercial District. Mr. Yaney said Mr. Marinucci does not currently own the building, but is interested in converting the building back to a residential home. Mr. Yaney said Staff does not like the idea of re-zoning the property back to residential; but Planning Commission could grant a use variance. Additionally, Mr. Marinucci would like to build a garage.

Mr. Marinucci said his mother live on the first floor and his family would live on the second floor.

Mr. Dan O'Reilly explained he is the realtor for the property and explained there is a bathroom and kitchen on the second floor, the current owners do not need all of that space, and if Planning Commission does not turn the property entirely into residential, if the second floor could be rented as an apartment like on Main Street.

Mr. Yaney explained this property predates the Zoning Code.

Mr. Wantz said he is ok with a use variance for the property and for the garage to meet code. Mr. Blackley agreed and asked what would be the procedure for re-zoning the property. Mr. Yaney said it will have to go through City Council for approval.

Mr. Blackley said the Commission is not in any place to make decisions at this point. Mr. O'Reilly asked what the next steps are. Mr. Yaney said the property owner can apply for a use variance if they would like to.

Mr. Yaney explained Mr. Sampat is looking to build a new Congregate Care Senior Facility on Meadowlands Drive adjacent to Wal-Mart.

Mr. Steve Nicholas explained it will be an age restricted, 124 connected homes community. It will allow seniors to live independently but would have health care contracted to the community by a local provider. Each unit will be between 1,600 – 1,800 sq. ft. and cost approximately \$1,800 - \$2,500 per month. A wetlands delineation will be needed and they will try to avoid needing any variances.

Mr. Wantz asked if this is similar to Redwood. Mr. Yaney said yes, but it will have a clubhouse for seniors. Mr. Wantz asked if it will be privately maintained. Mr. Yaney said yes.

Mr. Meleski said consider more area for snow storage.

Mr. Blackley asked about the sidewalks. Mr. Nicholas side the entire property is going to be handicap accessible with ramps and crosswalks. Mr. Blackley asked about access for EMS. Mr. Sampat said there is plenty of space for EMS to turnaround. Mr. Blackley asked about trash pickup. Mr. Sampat said that will be private and residents will have to take the trash out or have help taking trash out. Mr. Blackley asked if the sanitary sewer and water lines will be dedicated to the City. Mr. Courtney said yes. Mr. Blackley said he likes this proposal.

Mr. Yaney said there will be no impact on Chardon Schools.

Mr. Wantz made a motion to move Planning Commission to the fourth (4th) Tuesday of the month. It was seconded by Mr. Peska. Roll was called. The vote carried 5-0.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mr. Wantz. The meeting adjourned at 8:29 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary