

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes
February 27, 2024

Members Present:

Andrew Blackley, Chairman
Lene Hill
Dan Meleski

Mary Jo Stark, Vice-Chairman

Members Absent

Dean Peska
Robert Emmons
Colin Wantz

Also Present:

Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Joseph Igoe
Jake Kouwe
Rebecca Repasky, Secretary

Allison Wilson, Geauga Maple Leaf
Steve Yaney, Community Development
Administrator

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

Attendance roll was called. Mr. Blackley reminded all that were present to sign in and swore in City Staff.

Mr. Meleski made a motion to approve amended the January 23, 2024 meeting minutes. It was seconded by Mrs. Stark. Roll was called. Mrs. Hill clarified if she abstains, will the vote carry with only three (3) votes. Mr. Chojnacki said she can vote, it would be acknowledging the minutes appear to be in order. The vote carried 4-0.

OLD BUSINESS - none

NEW BUSINESS

PC Case #24-018: Mr. Yaney explained the applicant, Joseph Igoe, is requesting a conditional use approval for an indoor commercial recreational facility – axe throwing. It is in the “C-3” traditional commercial district. Mr. Yaney said there will be six (6) axe throwing lanes. Mr. Yaney said it is on the same property as Eleventhree Brewing – it is replacing Serenity Stone. He said the applicant meets all the requirements and there will be no live entertainment. The City Architect, City Engineer and Fire Department did not need to review this – but the Fire Department will do a final inspection once occupancy is granted. Mr. Yaney said there have been no issues in other communities with axe throwing.

Mr. Blackley clarified this indoor commercial recreation facility requires a conditional use variance. Mr. Yaney said yes.

Mr. Igoe was sworn in.

Mr. Blackley pointed out this is located next to a brewery and asked how the applicant will deal with inebriated people that might come to the facility. Mr. Igoe said there are no open containers allowed, and

he previously worked as a bartender and security for a bar so can deny entry. Additionally, participants have to sign waivers which includes behavior conduct. He said people that are acting out in any way will be asked to leave/not let in.

Mrs. Stark shared there is a brewery in Michigan that has axe throwing and it was fun to watch. Mrs. Stark said Eleventhree Brewing is doing well and asked if there needs to be more parking. Mr. Yaney said the tenants and landlords will have to work that out – per code, the minimum amount of parking spaces is met.

Mr. Meleski added to be sure open alcohol containers do not enter into the facility. Mr. Igoe agreed.

Mrs. Hill made a motion to approve the Announcement of Decision for the conditional use. It was seconded by Mr. Meleski. Roll was called. The vote carried 4-0.

PC Case #24-023: Mr. Blackley explained Planning Commission had previously approved the changes to the zoning code; and pursuant to that, Planning Commission will need to eliminate the “C-1” Restricted Business District, the “RC” Rural Conservation District and the “R-4” High Density District changes to “R-3CPE”. The result is a new zoning map. Mr. Yaney explained the zoning map amendment to bring the current zoning text amendment was recommended for approval to City Council. These changes will be required to the zoning district map based on the newly adopted code. The proposed amendment will do the following:

- 1) Eliminate the “C-1” Restricted Business District and reclassify all the properties to a “C-3” Traditional Commercial District;
- 2) Eliminate the “RC” Rural Conservation District and reclassify all the properties to the “S” Special District; - Mr. Yaney added there are only a couple of parcels left in that district off of Woodiebrook Road and they do not have development potential.
- 3) Reclassify all properties zoned “R-4” High Density Residence District in Chardon Park Estates and adjoining properties on South Hambden Street to a newly created “R-3CPE” Chardon Park Estates Residential District.

Mr. Yaney explained this does not reclassify anything to a high density or multi-family residence district. It does not reclassify any residential zoned property to commercial or industrial. It does not reclassify any commercial or industrial zoned property to a residential zoning district. The changes are all included as a text amendment. Mr. Yaney provided the Commission with a previous map and new map. The zoning map was cross-referenced with the county GIS map to make sure this is a current parcel map.

Mr. Blackley shared that he and the Law Director spoke prior to the meeting and the City Charter requires the zoning map be “accurate”. Mr. Chojnacki explained the definition of accuracy is Mr. Yaney utilizing the data available through the Geauga County GIS site to confirm that the parcels described available on that site are consistent with the zoning map. Mr. Chojnacki said in his estimation through the purposes of the zoning map amendment that is accurate. Mr. Blackley said he believes exhibits A, B and C should be attached officially to this Announcement of Decision and the new map because these parcel designations define these districts. Mr. Blackley said for reasons of accuracy, it should list the current parcel numbers as they are shown in the County records.

Mr. Meleski said regarding exhibit D, if you look at the lot immediately to the left of Mel Harder Park, the lot shows no color and that might be an issue. Mr. Yaney explained if it is zoomed in on the computer, the correct color is shown. Mr. Blackley asked what constitutes as the official zoning map – the online map or the large printed map. Mr. Chojnacki said the map itself will be the map. The information contained on the map will be, Mr. Chojnacki surmises, a created map by using the previous map and the County GIS overlay available by the county records at all data. That underlying data is the map itself. Those inputs will be utilized to create a tangible map of varying sizes anyway he wants to make it and tells us how much precision we have in the document.

Mr. Meleski made a motion to approve the Announcement of Decision for the zoning map amendment. It was seconded by Mrs. Stark. Roll was called. The vote carried 4-0.

PC Case #24-025: Mr. Yaney explained the applicant, Jake Kouwe, is requesting sign deviation approval to allow for the installation of a roof sign – a 3D golf ball with tee. The golf ball will be 3' in diameter and the tee will be 18". Mr. Yaney said this is before Planning Commission because the code does not allow for roof signs – but in the past, Planning Commission has approved roof signs for Pizza Hut and Everybodies Gym. Mr. Yaney said this sign is not out of character for the size/scale, it will be visible, but not obnoxious and it will not affect adjacent residential properties.

Mr. Kouwe was sworn in.

Mr. Blackley asked if the golf ball will be internally lit. Mr. Kouwe said either internally lit or have lights shining on it that will go off at 11pm when the security lights go off. Mr. Blackley asked if the golf ball is made out of fiber glass. Mr. Kouwe said yes.

Mrs. Hill pointed out there is also a sign on the side of the building – she clarified Planning Commission is only approving the roof sign. Mr. Yaney said yes. Mrs. Hill said she is not crazy about this sign and would have liked to seen photographs from the street.

Mr. Blackley asked if the metal roof was put on. Mr. Kouwe said yes.

Mrs. Stark asked if the tee will match the roof. Mr. Kouwe said the current green tee will need cleaned up first and may paint to match the roof color. Mrs. Stark said she likes the green tee. She asked if this would set a precedent for other businesses. Mr. Yaney said no because of maintenance and this a recreational facility in an industrial area.

Mrs. Stark made a motion to accept the Announcement of Decision for the sign deviation. It was seconded by Mr. Meleski. Roll was called. The vote carried 4-0.

OTHER BUSINESS

Mr. Yaney shared for other business, Mr. Kouwe would like to change the siding of three (3) sides of the building from aluminum to vinyl. Mr. Blackley asked if this would just be a maintenance work permit. Mr. Yaney said it will need Planning Commission approval since it is a material change. Mr. Kouwe is open to whatever color Planning Commission likes.

Mr. Blackley said all comments are for discussion only – approval would need to be at the next month’s Planning Commission. Mr. Blackley said he does not like the yellow color but the other two (2) colors would be complementary to the golf ball sign. Mrs. Hill, Mrs. Stark and Mr. Meleski agreed.

Mrs. Stark asked if the back walls will be done. Mr. Kouwe said no because that is already white and would be more expensive to complete all the siding. He said he will be cleaning those walls up. Mr. Meleski said he is okay with only the three (3) walls being updated. Mrs. Stark agreed and said you cannot see the back walls anyways.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Hill. The meeting adjourned at 7:10 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary