

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

March 26, 2024

Members Present:

Andrew Blackley, Chairman
Robert Emmons
Lene Hill

Dean Peska
Colin Wantz

Members Absent

Dan Meleski
Mary Jo Stark, Vice-Chairman

Also Present:

Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Ben Geschke
Kyle Martin, Councilman
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.

Mrs. Hill made a motion to approve the February 27, 2024 meeting minutes. It was seconded by Mr. Wantz. Roll was called. The vote carried 4-0.

OLD BUSINESS - none

NEW BUSINESS

PC Case #24-018: Mr. Yaney explained the applicant, A Sign Above, is requesting sign deviation approval to allow for the installation of an offsite temporary development sign for Maple Trace subdivision. Mr. Yaney said the applicant is asking to set a 16' sign on the corner of the development and South Street, which will be on John Schiffler's property. Maple Trace does have a sign now, but it is back in the development. Mr. Yaney said John Schiffler has given the okay verbally and via email. Mr. Yaney reviewed the three (3) conditions for a sign deviation.

- The size and scale is appropriate because it is the allowable 16'.
- The sign meets relief because the current sign is inside the development; and the proposed location meets setbacks.
- The proposed sign will not affect adjacent property owners because they are commercial and industrially zoned.

Mr. Yaney said Staff has no issues with the request.

Mr. Blackley stated he has no issues with the design – he asked for clarifications on the site plan for the 'X'. Mr. Yaney explained staff will need to work with the sign company for the proper set back off of South Street for the exact location for the sign.

Mrs. Hill asked if there is a time limit for a temporary sign. Mr. Yaney said as long as it takes for the development to be completed.

Mr. Ben Geschke was sworn in.

Mr. Geschke said the development is usually complete in ten (10) to twelve (12) months.

Mr. Emmons asked if the permanent sign back in the development is lit. Mr. Geschke said no. Mr. Emmons clarified the temporary sign on South Street will not block ingress/egress to the road. Mr. Yaney said no. Mr. Emmons asked if legally Mr. Schiffler needed to affirm this approval. Mr. Chojnacki explained the City cannot dictate what takes place on his private property. Mr. Yaney added Mr. Schiffler did provide a verbal and email okay.

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

PC Case #24-025: Mr. Yaney explained the applicant, Jake Kouwe, is requesting architectural review for exterior renovations at 214 Fifth Avenue. Proposed renovations are to replace the existing aluminum siding on the east, south hand part of the west elevations with vinyl siding. The proposed color for the vinyl siding is light green. Mr. Yaney added at the informal discussion last month, Planning Commission requested no yellow for the siding. Mr. Yaney said there is no review needed by the city architect as this needs formal design review approval from Planning Commission.

Mr. Emmons asked if the entire building will be the same color. Mr. Yaney said the garage (portion of building where customers go into pay) will remain white. Mr. Blackley added the color renderings are on the last page of the plans.

Mr. Peska said this looks good. He asked where the golf ball and tee are going. Mr. Yaney said at the peak of the garage roof. He said it may possibly be lit – but the applicant is still looking into that. It will not be rotating.

Mr. Emmons made a motion to accept the Announcement of Decision for architectural review. It was seconded by Mrs. Hill. Roll was called. The vote carried 4-0.

OTHER BUSINESS

Mr. Blackley shared the recommendation to City Council for the updated zoning code and map had the first reading at the March meeting. The second reading is in April and third reading is in May. Mr. Peska asked why there are three (3) separate readings. Mr. Blackley said because the Mayor would like as much public notice and input at meetings. Mr. Chojnacki added because code rewrites cannot be read as an emergency.

Mr. Yaney said as part of Thistle Creek's approval, a walking path/trail needed to be installed. However, the neighbors voiced concern and he and Mr. Blackley walked the path and decided that the trail construction could be difficult and there would be potential future maintenance issues and safety concerns. Mr. Yaney said Thistle Creek may come back to Planning Commission and City Council to have it removed, and that money would go to the City for another city recreational area.

Mr. Peska asked if a walking path is required. Mr. Yaney said a PRD does require an open recreation area and active recreation area.

Mr. Peska asked if the walking paths of Woods of Burlington and Maple Trace will be connected. Mr. Yaney said the Woods of Burlington HOA Board chose not to have that connection.

EXECUTIVE SESSION – none.

ADJOURN

Mrs. Hill made a motion to adjourn the meeting. It was seconded by Mr. Wantz. The meeting adjourned at 6:53 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary