

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
April 23, 2024
6:30 PM

- **Call to order and pledge of allegiance**
- **Roll Call:**

Andrew K. Blackley, Chairman	Colin Wantz
Mary Jo Stark, Vice-Chairman	Robert Emmons
Dean Peska	Lene Hill
Dan Meleski	

Approval of PC Meeting Minutes: March 26, 2024 Regular Meeting

- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

OLD BUSINESS

None

NEW BUSINESS

PC Case #24-054/055/056/057: Applicant – Jeff Henderson with LDA Architecture (on behalf of Chardon Local Schools) is requesting Concept Plan & Architectural Review approval for a Major Development under Section 1111 of the City of Chardon Codified Ordinances. The proposed plan is for a new Chardon Schools Transportation and Maintenance Facility. The proposed plan is to refurbish the two existing buildings at a total combined square footage of 21,840 sq. ft. for offices, maintenance and storage. In addition, there will be a parking area added for school busses and school staff in front of the buildings. Additionally, they are requesting eight variances as follows: 1) Section 1139.11 to allow the reduction of the required side yard setback from a residential property from 25' to 10' (existing) 2) Section 1139.17 (c)(3) to remove the requirement of an opaque wall or fence to surround an outdoor vehicle storage area 3) Section 1139.17 (c)(5) to allow an outdoor vehicle storage area in the front yard 4) Section 1139.19 (b)(3) to increase the maximum fence height in the side/rear yard from 6' and the front yard of 3' to 8' 5) Section 1159.09 (a)(1) to waive the requirement of 5% of the parking area to be landscaped 6) Section 1159.09 (a)(2) to waive the requirement of landscape islands to define parking rows 7) Section 1159.11 (d) to reduce the width of the buffer yard from 25' to 10' and 15" in the side and rear (existing) 8) Section 1159.13 (c) to waive the requirement that the outdoor vehicle storage area and loading docks be enclosed by a solid 6' wall or fence for safety and security reasons. The property is located on the east side of Washington Street approximately 350 ft. south of the intersection of Washington Street and Fifth Avenue. The address of the property is 400 Washington Street, Chardon, OH 44024, with Parcel ID#(s), 10-122800, 10-122900, 10-123000, 10-123100, 10-123200, 10-123300, 10-123400, 10-123500, 10-123600, 10-123700, 10-123800. The total acreage of the proposed development is 6.56 acres. The property is owned by Chardon Local Schools Board of Education.

(REQUEST TO TABLE TO UNTIL MAY 14th, 2024 at 6:30 PM)

PC Case #24-059: Kelly Feller is requesting a variance from The City of Chardon Planning & Zoning Code Section 1133.05 to allow the construction of a 16'x 16' residential addition that encroaches the rear yard setback. They are requesting to reduce the rear yard setback from 40' to 36' on the north side of the property. The property is located on the north side of Canfield Drive approximately 260' east of the intersection of Canfield Drive and Maple Avenue. The property is owned by Kelly & Ted Feller. The address of the property 215 Canfield Drive, Chardon, OH 44024, with Parcel ID# 10-164850.

PC Case #24-061: Applicant – Rick Sommers (Thistlecreek Development LLC), is requesting an amendment to the approved preliminary plans for a Major Development under Section 1111 of the City of Chardon Codified

Ordinances. The amendment is to remove the installation of a walking path in the common area of the subdivision due to topographical and future maintenance concerns. The proposed removal includes a payment in lieu of installation for parks and recreation use. The development is located on the north side of North Hamden St. approximately 180 ft. west of the intersection of North Hamden St. and Grant St. The owner of the development is Thistlecreek Development LLC. The total acreage of the PRD is 20.78 acres.

OTHER BUSINESS

None

- **Comments**
- **Executive Session**
- **Adjourn Meeting**