

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

April 23, 2024

Members Present:

Andrew Blackley, Chairman
Robert Emmons
Lene Hill
Dean Peska

Mary Jo Stark, Vice-Chairman
Colin Wantz

Members Absent

Dan Meleski

Also Present:

George Basile
Stephanie Basile
Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Robert Evans
Kelly Feller
Kyle Martin, Councilman
Barb Petersen

Ken Rarick
Rebecca Repasky, Secretary
Diane Robinson
Rick Sommers
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. Peska made a motion to approve the March 26, 2024 meeting minutes. It was seconded by Mrs. Hill. Roll was called. Mrs. Stark abstained. The vote carried 5-0.

OLD BUSINESS - none

NEW BUSINESS

PC Case #24-054/055/056/057: Mr. Yaney requested this be tabled to the May 14th, 2024 meeting because TDA Architects need more time to address comments by Staff.

Mrs. Stark made a motion to table this case. It was seconded by Mr. Wantz. Roll was called. The vote carried 6-0.

PC Case #24-059: Mr. Yaney explained the applicant, Kelly Feller, is requesting a variance to allow the construction of a 16'x16' residential addition that encroaches the rear yard setback. The request is for a setback from 40' to 36' on the north side of the property. Mr. Yaney said this property was formerly owned by the school which was then purchased by Brian Avsec to build a single-family home. Mr. Avsec and another neighbor both wrote letters in support of the request. Mr. Yaney reviewed the Findings of Fact. There are no adverse effects on neighbors or government services.

Mr. Emmons clarified Mr. Avsec's letter is included since it was not in the packets. Mr. Yaney said he just received the letter and read it into the record for Planning Commission. Mr. Blackley also read the other letter. Mr. Blackley added there are no drainage easements on this property and it is heavily screened with trees. He has no issue with the request.

Mr. Peska made a motion to approve the Announcement of Decision variance for the residential addition. It was seconded by Mrs. Hill. Roll was called. The vote carried 6-0.

PC Case #24-061: Mr. Yaney explained the applicant, Rick Sommers, is requesting an amendment to the approved preliminary plans for Thistle Creek. The request 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. Mr. Yaney explained he and Mr. Blackley walked the property and there is concern with the terrain – and there could be maintenance issues with the trail later on. There are significant drop-offs that are of concern too. Mr. Yaney said the neighbors would also like the trail not installed; but this was a requirement of the PRD and will need approval from Planning Commission and City Council. Approximately \$22,000 would be marked for recreational use and be held by the City in lieu of the walking trail.

Mr. Blackley marked the plan to show clearly where the trail will be taken out; which is AC-AB 6 to east of sublots 11 and 12 (AC-AB3 3). This marked plan was entered into the record.

Mr. Rick Sommers was sworn in.

Mr. Sommers reviewed and okayed the marked plan. Mr. Sommers asked additionally if the proposed sidewalk could not be installed, and that money will be given to the City too. Mr. Sommers added this is a private drive and would be a maintenance nightmare for the three (3) homeowners. Mr. Yaney added that drive is 18'-20' wide. The proposed removal would go to the public right-of-way to Windflower Drive. Mr. Wantz asked who is responsible for the private drive. Mr. Sommers said the homeowners. Mr. Wantz said he would rather not have the sidewalks. Mr. Blackley said to leave the trees.

Mr. Robert Evans was sworn in.

Mr. Evans said he is a resident at Thistle Creek and agrees to having the sidewalk removed. He is happy the City is holding the money from the trail.

Mr. Emmons made a motion to accept the Announcement of Decision for removal of the walking path and sidewalk; and recommend approval to City Council. It was seconded by Mrs. Hill. Roll was called. The vote carried 6-0.

OTHER BUSINESS - none.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Peska made a motion to adjourn the meeting. It was seconded by Mrs. Stark. The meeting adjourned at 6:54 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary