

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
May 14, 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: April 23, 2024 Regular Meeting

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

NEW BUSINESS

PC Case #24-068: Applicant – Kenny Misch is requesting a variance from the City of Chardon Codified Ordinances Schedule 1135.09 which requires a minimum front yard setback of 40'. The applicants are requesting a variance to reduce the front yard setback to 32' to allow for the construction of a residential addition (front porch). The property is located on the west side of Sylvia Drive approximately 475' south of the intersection of Hilltop Drive and Sylvia Drive. The address of the property is 340 Sylvia Drive, Chardon, OH 44024, with Parcel ID# 10-087170. The property is owned by Susan & Bobby Pryor.

PC Case #24-076: Applicant – Thomas Yankovich (Ellet Neon Sales & Service Inc.) is requesting a sign deviation from Section 1129 of the City of Chardon Codified Ordinances at Chardon Local Schools. The proposed deviation would allow for the installation of two (2) electronic message centers that are 32 sq. ft. in size. The first sign would be installed at Chardon High School next to the driveway entrance on the west side of Maple Avenue. The second sign would be installed at Chardon Middle School along the east side of North Street. The address of the properties are 151 Chardon Avenue (Chardon High School) and 424 North Street (Chardon Middle School), Chardon, OH 44024, with Parcel ID# 10-700400 and 10-703800 owned by Board of Education Chardon Local Schools.

PC Case #24-077: Applicant – Jeff Henderson with TDA Architecture (on behalf of Chardon Local Schools) is requesting Concept Plan approval for the installation of a 1,575 sq. ft. seasonal building at Chardon Local Schools football stadium. The proposed building will be used for restrooms, concession stands, and storage. The address of the property is 424 North Street (Chardon Middle School), Chardon, OH 44024, with Parcel ID# 10-703800 owned by Board of Education Chardon Local Schools.

OLD BUSINESS

PC Case #24-054/055/056/057: Applicant – Jeff Henderson with TDA 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.

OTHER BUSINESS

None

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