

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
May 28, 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: May 14, 2024 Special Meeting

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

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. 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 UNTIL JUNE 11, 2024 at 6:30 PM)

NEW BUSINESS

PC Case #24-089: Applicant – Webb Ellinger (East Park Commons LLC) is requesting a Use Variance from Section 1139.03 of The City of Chardon Planning & Zoning Code in order to allow residential on the first floor of a building in the “C-2” Chardon Square Mixed Use District. The property is located on the south side of North Hambden St. approximately 200’ east of the intersection of East Park Street and North Hambden Street. The address of the property is 208 North Hambden Street, Chardon, OH 44024, with Parcel ID# 10-105250, owned by East Park Commons LLC.

PC Case #24-092: Applicant – Frontier Land Group LLC is requesting Record Document approval for a Major Development under Section 1111 of the City of Chardon Codified Ordinances. The proposed record documents are for Maple Trace Planned Residential Development (subdivision) Phase 2A. The property is located on the east side of South St. approximately 1,000 ft. south of the intersection of Bass Lake Road, Lost Pond Parkway and South St. The address of the property is XXX South St. Chardon, OH 44024 with Parcel ID# 10-009111. The property is owned by Industrial Developers Diversified Limited. The total acreage of the proposed PRD is 40.11 acres.

OTHER BUSINESS

Abby Jacobs with Woolpert has requested an informal discussion to present a potential future submittal for Meijer located on the southwest corner of the intersection of Water Street and Meadowlands Drive/Loreto Way.

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