

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
June 25, 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: June 11, 2024 Special Meeting

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

NEW BUSINESS

PC Case #24-114/115/116: Applicant – James Sabatine Jr. (Cardinal Realty) is requesting Concept Plan and Architectural Review for a commercial remodel at the former Burger King Restaurant. The remodel is to convert the former restaurant into a Chipotle restaurant. Additionally, they are requesting a Conditional Use approval for a drive-thru in the “C-3” Traditional Commercial District under Section 1139.03 of the City of Chardon Codified Ordinances. The property is located on the north side of Water Street approximately 350’ west of the intersection of Water Street and Washington Street. The address of the property is 414 Water Street, Chardon, OH 44024, with Parcel ID# 10-164748. The property is owned by ARC BKMST41001 LLC.

PC Case #24-128: Applicant – Thistlecreek Development 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 Thistlecreek Planned Residential Development (subdivision) Phase 2. The properties are located on the north side of North Hamden St. approximately 180 ft. west of the intersection of North Hamden St. and Grant St. The owners of the properties are Thistlecreek Development LLC. The total acreage of the proposed PRD is 20.78 acres.

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.

OTHER BUSINESS

Nathan Long with Geauga Faith Rescue Mission has requested an informal discussion about the potential for a second location at 339 Washington Street.

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