

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
September 24, 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: August 27, 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 #22-219/220/221: Applicant – Robert Landies III (310 Park Inc.) is requesting an amendment to the concept plan. In addition, the applicant is requesting two (2) variances as follows: 1) Variance from Section 1153.09 (c) (1) – To waive the requirement that 5% of the interior parking is to be landscaped 2) Variance from Section 1153.09(c)(3) – To waive the requirement that a parking row of more than ten (10) spaces must be broken up by a landscape island. The property is located on the west side of Park Drive at the southwest corner of the intersection of Park Drive and Seventh Avenue. The address of the property is 310 Park Drive, Chardon, OH 44024, with Parcel ID# 10-137700. Property owner is 310 Park Inc.

PC Case #24-200/201/202/203/204/205: Applicant – Brian Smallwood (Woolpert) on behalf of Meijer is requesting final development plan approval for a new 159,935 sq. ft retail store and a Conditional Use for a gas station. In addition, the applicant is requesting nine (9) variances as follows: 1) Variance from Section 1147.03 – To increase the maximum height of a fence in the rear yard from 6’ to 8’ 2) Variance from Section 1153.25(h) – To waive the requirement outdoor light fixtures be turned off between 11:00 PM and Sunrise due to 24-hour operation 3) Variance from Section 1153.25(i) – To waive the requirement signs be turned off between 11:00 PM and Sunrise due to 24-hour operation 4) Variance from Section 1151.09 – To reduce the number of parking spaces from 4/1000 sq. ft. to 3/1000 sq. ft. 5) Variance from Section 1151.27 – To reduce the length of a parking stall from 20’ to 19’ 6) Variance from Section 1151.35(b)(2) – To increase the maximum width of a driveway from 38’ to 50’ 7) Variance from Section 1151.29 – To reduce the number of loading docks from 1 for 10,000 sq. ft. plus 1/20,000 sq. ft. to 1 for 10,000 sq. ft. plus 1/30,000 sq. ft. 8) Variance from Section 1153.09(c)(3) – To waive the requirement that a parking row of more than ten (10) spaces must be broken up by a landscape island. 9) Variance from Section 1153.09(c)(4) – To reduce the width of a landscape island from 10’ to 8.5’ As part of this request Meijer will also be requesting Planning Commission to review eleven (11) sign deviations from Chapter 1149 of the Codified Ordinance.

The property is located on the south side of Water Street at the southwest corner of the intersection of Water Street and Loreto Dr. The address of the property is XXX Water Street, Chardon, OH 44024, with Parcel ID# 10-165736. Property owner is Loreto Development Company.

OTHER BUSINESS

None

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