

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
October 22, 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: September 24, 2024 Regular Meeting

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

NEW BUSINESS

PC Case #24-232: Applicant – Dale Markowitz (Thrasher Dinsmore Dolan) on behalf of the owners is requesting Final Development Plan approval for a lot split. The proposed lot split would split the existing 26.2656 acre parcel into two new parcels (5.8794 acres and 20.3862 acres). The property is located on the south side of Park Avenue approximately 886’ east of the intersection of Wilson Mills Road and Park Avenue. The address of the property is 367 Park Avenue, Chardon, OH 44024, with Parcel ID# 10-129680. The property is owned by Bridle Downs LLC.

PC Case #24-229/230: Applicant – SCM LLC (on behalf of Tractor Supply Company) is requesting an amendment to an existing Concept Plan approval for a Major Development under Section 1111 of The City of Chardon Planning & Zoning Code to allow an outdoor propane filling station in their outdoor open air garden center. In addition to the amendment to the concept plan approval the following use variance is requested: 1) Use Variance to Section 1139.03 to allow a propane filling station in the outdoor garden center. The property is located on the north side of Water Street approximately 690’ west of the intersection of Water Street and Cherry Ave. The address of the property is 540 Water Street, Chardon, OH 44024, with Parcel ID# 10-162440. The property is owned by ML Plaza LLC.

PC Case #24-238: Applicant – Eric Meister (Solvin Autos) is requesting a use variance as follows: 1) Use Variance to Section 1139.03 to allow a automobile sales and automobile repair garage including outdoor storage of vehicles in the “I-WTTO” Industrial District. The property is located on the west side of Washington Street on the southwest corner of the intersection of Washington St. and Sixth Ave. The address of the property is 357 Washington Street, Chardon, OH 44024, with Parcel ID# 10-027100. The property is owned by Chardon Real Estate LLC and Washington Street Properties LLC.

OLD BUSINESS

PC Case #24-200/201/202/203/204/205: Applicant – Brian Smallwood (Woolpert) on behalf of Meijer is requesting final development plan approval and architectural review for a new 159,935 sq. ft retail store and a gas station. 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**