

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
November 26, 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: October 22, 2024 Regular Meeting

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

NEW BUSINESS

PC Case #24-276: Janet Phillips is requesting a variance from the Planned Unit Development Plan for Fox Pointe subdivision to allow the construction of a 12' x 14' residential addition (enclosed porch) that encroaches the rear yard setback. The applicant is requesting to reduce the rear yard setback from 20' to 16' on the north side of the property. Approximately 14 sq. ft. encroaches the rear yard setback. The property is located on the north side of Fox Pointe Drive at the terminus of the cul-de-sac. The property is owned by Janet Phillips Trustee. The address of the property 210 Fox Pointe Drive, Chardon, OH 44024, with Parcel ID# 10-165570.

PC Case #24-265/266/267/268: Applicant – James Sabatine Jr. (Cardinal Realty) is requesting Final Development Plan approval and Architectural Review for a new commercial building at the site of the former Burger King Restaurant. The proposed new building is for 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. They are requesting two (2) variances: 1) Variance to Schedule 1139.05(b)(2)B to reduce the side parking setback from 10' to 5' for 6 parking spaces along the east property line 2) Variance to Section 1151.23(e) to reduce the setback for parking lots adjacent to buildings from 10' to 6'. 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 Cardinal Realty LLC.

OLD BUSINESS

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. **(REQUEST TO KEEP TABLED UNTIL DECEMBER)**

OTHER BUSINESS

None

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