

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes
November 26, 2024

Members Present:

Andrew Blackley, Chairman
Robert Emmons
Lene Hill
Dan Meleski

Dean Peska
Mary Jo Stark, Vice-Chairman
Colin Wantz

Members Absent

Also Present:

Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Anastasia Nicholas, Geauga Times Courier
Molly Nikkila
Janet Phillips
Rebecca Repasky, Secretary

James Sabatine Jr., Cardinal Realty
Allison Wilson, Geauga Maple Leaf
Steve Yaney, Community Development
Administrator

Mr. Blackley called the meeting to order at 6:30p.m. The Pledge of Allegiance was said.

Attendance roll was called. Mr. Blackley reminded all that were present to sign in and swore in City Staff.

Mr. Meleski made a motion to approve the October 22, 2024, meeting minutes. It was seconded by Mr. Wantz. Roll was called. The vote carried 7-0.

NEW BUSINESS

PC Case #24-276: Mr. Yaney explained the applicant, Janet Phillips, is requesting a variance from the PUD Plan for Fox Pointe to allow the construction of a 12'x14' residential enclosed porch that encroaches the rear yard setback. Approximately 14 sq. ft. encroaches the rear yard setback. The request is to reduce the rear yard setback from 20' to 16'. Mr. Yaney explained the house is at the end of the cul-de-sac by the Maple Highlands Bike Path. Mr. Yaney said if this request backed up to an open space, there would not be any issue; but this lot is unique because it is deeper on one end than the other. He said Staff has no concerns. The neighbors are not affected. Mr. Blackley said the Fox Pointe HOA submitted a letter that this request is okay and said he has no issue with this request.

Ms. Phillips was sworn in.

Ms. Phillips expressed appreciation for the variance approval. Mr. Blackley clarified that the concrete pad was existing. Ms. Phillips said yes.

Mrs. Stark made a motion to approve the Announcement of Decision. It was seconded by Mrs. Hill. Roll was called. The vote carried 7-0.

PC Case #24-265/266/267/268: Mr. Yaney explained the applicant, James Sabatine Jr. of Cardinal Realty, is requesting Final Development Plan approval and Architectural Review for a new commercial building at the site of the former Burger King. The proposed 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. They are requesting two variances: 1) to reduce the side parking setback from 10' to 5' for 6 parking spaces along the east property line and 2) to reduce the setback for parking lots adjacent to the buildings from 10' to 6'. Mr. Yaney said the site has been razed. The pickup window is for call-ahead orders only; there is no

speaker system. The parking lot spaces are being requested to go from 50 to 30 spaces. There are no changes to the bike path. Mr. Yaney said the size and layout requirements are all met. The City Engineer and City Architect reviewed the plans and recommend approval. Mr. Yaney said the variances are needed to keep the existing driveway and keep the greenspace. Mr. Blackley said he is grateful the greenspace remaining.

Mr. Emmons said he is all in favor but the only concern he has is there is no space for a sidewalk; therefore no protection of the building. It could be possible a car drives into the glass siding. Mr. Yaney said there is still a 6' wide sidewalk – just no mulch bed. He said that is harder to achieve on a lot like this. Mr. Blackley asked Mr. Courtney for his opinion on this request. Mr. Courtney has no issues with this variance and said if a person jumps the curb at 6', they will probably jump the curb at 10'.

Mrs. Stark said she is happy with the reduction of pavement and the landscaping looks good.

Mrs. Hill said she is happy with removing the curb cut especially by the bike path.

Mr. Wantz asked if the entrance at the rear is being maintained because it is already there. Mr. Yaney said that is owned by the carwash.

Mr. Sabatine was sworn in.

Mr. Sabatine said it is a courtesy to keep that entrance. He added the 6' is for a bypass around the pickup window and it is easier for fire truck access.

Mr. Blackley asked if ingress/egress easements are needed. Mr. Sabatine said Chipotle likes having the cross access and that is not a high traffic area. Mr. Blackley said it will likely benefit both property owners.

Mrs. Hill asked if the land around the trailhead will be replaced; or similar landscaping to what is there now. Mr. Sabatine said the landscape architect will design it and will compliment what is already there.

Mr. Blackley asked if there is a provision for bike racks. Mrs. Stark said they are in the back. Mr. Blackley asked if there is access to Chipotle from the bike path. Mr. Sabatine said they would like to but were unsure how to do it. Mr. Courtney said they will work that out at construction document phase for bike path access.

Mr. Blackley asked if the bike racks could be in the front. Mr. Sabatine said Chipotle prefers them in the rear of the building. Mr. Blackley asked if there will be patio furniture. Mr. Sabatine said yes.

Mrs. Hill made a motion to reduce the side parking setback from 10' to 5' for 6 parking spaces along the east property line. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

Mr. Emmons made a motion to reduce the setback for parking lots adjacent to the buildings from 10' to 6'. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

Mr. Peska made a motion to approve the site plan and conditional use. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

Mr. Blackley asked about the building color. Mr. Sabatine said it is the typical Chipotle prototype color – deep gray. Mr. Blackley was pleased to see the room mechanical equipment is well hidden. Mr. Blackley asked about signage style, size and location. Mr. Yaney said that will be a straight forward permit through the Planning and Zoning office; unless it does not meet code. Mr. Sabatine said the pole sign was removed and they usually meet sign code.

Mr. Peska made a motion to approve the Architectural Review. It was seconded by Mrs. Hill. Roll was called. The vote carried 7-0.

Mr. Blackley said many people are excited for this restaurant to come in. Mr. Sabatine said he will have the construction documents released and submitted to the City some time in January with anticipated construction to being early March. Mr. Sabatine complimented City Staff on how well they were to work with.

OLD BUSINESS

PC Case #24-229/230: Mr. Yaney explained the applicant, Tractor Supply, is requesting an amendment to an existing Concept Plan approval to allow an outdoor propane filling station in their outdoor garden center. In addition to the amendment, the following variance is requested: 1) to allow a propane filling station in the outdoor garden center.

Mr. Yaney said the applicant still needs to submit requested information and was not sure if anyone from corporate would be able to make the meeting.

Mr. Chojnacki said this can remain on the table.

OTHER BUSINESS

Mr. Yaney said the December meeting will be held on the 17th if any cases are submitted.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Stark. The meeting was adjourned at 7:15 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary