

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

April 8, 2025

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
Brian Deming
George Foradis
Julie Foradis
Heather Foradis

Kyle Martin, Councilman
Rebecca Repasky, Secretary
Michael Tomsik
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.

Mrs. Stark had a correction of poured mulch to playground much; and Haygood should be Hagood. Mr. Peska made a motion to approve the amended January 28, 2025, meeting minutes. It was seconded by Mrs. Hill. Roll was called. The vote carried 7-0.

NEW BUSINESS

PC Case #25-038/039: Mr. Yaney explained the applicant, Brian Deming, is requesting Final Development Plan approval and Architectural Review for an industrial expansion at Chardon Custom Polymers. Mr. Yaney explained it is a new 12,000 sq. ft. building. Parking will be installed at the south end of the building with 68 parking spaces. He said it sits on twelve (12) separate parcels and Staff is requiring the applicant to consolidate. The City Engineer and City Architect reviewed the plans and recommend approval. Mr. Durante did ask the window mullions be addressed at construction document phase and the applicant agrees to that. The landscape plans have been reviewed and are in order.

Mr. Blackley clarified this will be a two-story building, because it will be considerable taller than the existing structure. Mr. Yaney said he does not think it is a two-story building, but a building with really high ceilings.

Mr. Emmons pointed out the Fire Marshall Ken Pritt would like to see a third man door. Mr. Yaney said they have added that.

Mr. Yaney said this plan does not show sidewalks being installed on Washington Avenue or Fifth Avenue. Mr. Yaney explained there is a considerable amount of utilities, fire hydrants and poles along Washington Avenue. The building is also close to the street which would make installing sidewalks challenging and very costly (estimated to be over \$100,000). Mr. Yaney said there is not a lot of people walking on that portion; there will be sidewalks on the other side of the street and at the north end of the property to the bike path. Mr. Yaney said City Council only has the authority to waive this. Mr. Blackley said he understands sidewalks on Washington Avenue would be problematic, but does not understand the issue on

Fifth Avenue. Mr. Yaney said there is nothing physically stopping sidewalks going in on Fifth Avenue. Mr. Blackley asked if Staff agrees with this request (that there should not be a sidewalk on Fifth Avenue) from the applicant. Mr. Courtney said he pointed out in his letter to the applicant that the applicant at their discretion, could request from City Council the waiving of the sidewalk.

Mr. Blackley asked Mr. Courtney if there were any issues with storm water management because of installing a parking area where there is currently green space. Mr. Courtney said there is no storm water management per say on the site. Mr. Courtney said approximately 10-12 years ago, that site was about 90% building and much of those buildings came down. Mr. Courtney said he has reviewed that condition and determined that the previous decrease in impervious area for the site in its condition, prior to the buildings coming down, was the pre-developed condition of the site; therefore, no storm water management facility is required.

Mrs. Stark said the landscape plan in fine.

Mrs. Hill asked about the curb cuts – there are quite a few curb cuts along the property. Why are two curb cuts needed for that service entrance. Mr. Blackley asked if both driveways are needed on the north side of the property.

Mr. Brian Deming, Contractor for the project, was sworn in.

Mr. Deming explained Polaris is the engineer on this project, and they have a computer that tells them how much pavement is needed for a full-sized tractor trailer to be able to pull in off the road and back into the dock. Mr. Deming said this is the minimal amount of space that allows them to pull the trucks off Washington Avenue into a position where they can back into dock and then pull out onto Washington Avenue instead of backing up on Washington Avenue and holding up traffic. Mr. Blackley said he is still trying to understand why two driveways are needed. Mr. Deming said if a truck is backed into the dock, it cannot make the sharp turn to exit. Mrs. Stark clarified one is to enter one is to exit. Mr. Deming said correct. Mr. Blackley said this can be done with one centralized driveway. Mr. Blackley said he is not going to hold up plan approval for this, but suggests the applicant work with the City Engineer to get it to one driveway. Mr. Meleski asked if it is only a single dock. Mr. Deming said yes. Mr. Blackley suggested a driveway could go where an island is shown right now. Mrs. Stark said the two trees would then be moved to the north. Mr. Peska asked if there would be enough space for a truck waiting while one truck is in the dock. Mr. Deming said the plan is not to have that much truck traffic at this time – only anticipate six to eight trucks per week.

Mr. Blackley asked what the proposed purpose of the building is. Mr. Deming said right now, Chardon Custom Polymers stores all of their raw materials in the center of the existing building. The ceilings in the center are low. They are asked to keep six months of raw materials on hand. Mr. Blackley asked if there are bathrooms in this building. Mr. Deming said no. No roof drains, no sanitary or water required. Sprinklers, yes. Mr. Blackley asked if the sprinkler is coming out of the existing building. Mr. Deming said no, they will tie on to the fire main that comes in there now.

Mr. Wantz asked what the width minimum for sidewalks are. Mr. Courtney said 5' in the public right of way. Mr. Wantz said he thinks it could fit on Washington because there is existing sidewalk in front of the buildings that appear just as close to the public right of way. Mr. Yaney said there is fire department connections, hydrants and utility poles in front of this building. Mr. Deming said they are probably removing part of those sidewalks and landscaping beds. It would also be a bit of a liability to have pedestrian traffic there with the business running three shifts. Mr. Wantz said manholes and catch basins can be added, just adjusted to grade. Mr. Wantz said he would like to see as many sidewalks as possible because that is the intent of the Sidewalk Infill Project and to create more pedestrian access throughout the whole city. Mr. Blackley said this will be discussed at the next Council meeting on: Thursday, April 10th. Mr. Emmons said he would also like to see connection from the bike path to at least Washington Avenue.

Mrs. Stark made a motion to approve the revised Announcement of Decision for Final Development Plan to recommend to City Council adding in sidewalks to Fifth Avenue and the condition of working with the City Engineer for the consolidation of the two truck driveways, north of the building on Washington Avenue. Mr. Chojnacki clarified that the approval is only contingent on City Council not waiving the sidewalk on Fifth Avenue. Mr. Blackley said no, because Planning Commission is making a recommendation to City Council. Mr. Chojnacki said the Announcement of Decision will call out this if approved without sidewalks or with sidewalks. Mr. Chojnacki asked if the Announcement of Decision is approving what the applicant submitted. Mr. Meleski said correct. Mr. Blackley said Planning Commission is adding two conditions for their approval. Mr. Blackley said City Council can amend this approval. Mr. Chojnacki said City Council can waive the sidewalk requirement. Mr. Chojnacki said the action of approval would be to include the installation of sidewalks on Fifth Avenue. Mr. Meleski said Planning Commission is recommending to City Council to make that decision; and that Planning Commission believes there should be sidewalks on Fifth Avenue. Mr. Meleski said it is really a recommendation to City Council that Planning Commission hears what the applicant is asking for but Planning Commission believes there should be sidewalks on Fifth Avenue and they understand the hardships on Washington Avenue. Mr. Chojnacki said the Announcement of Decision accomplishes that. Mr. Yaney clarified that Planning Commission is approving the Announcement of Decision tonight as submitted, contingent on City Council's sidewalk waiver; Planning Commission is strongly recommending City Council to not waive the sidewalk requirement on Fifth Avenue. Mrs. Stark and Mr. Blackley said yes. Mr. Chojnacki said the approval stands if the sidewalks are waived, or if one sidewalk is waived and one is not. Mr. Meleski said yes. Mr. Yaney said for the consolidation of the two drives, to work with the City Engineer if it is possible. If it is proven that it cannot be consolidated, Planning Commission is not rescinding the approval. Mr. Blackley said yes. Mr. Blackley said he wants to review the auto turn analysis that shows if it works or not.

Mr. Wantz asked if there is a maximum apron width. Mr. Courtney said the maximum drive width for a commercial apron is 35'. Mr. Blackley said to make sure the apron is flared correctly.

The motion was seconded by Mr. Meleski. Roll was called. The vote carried 7-0.

PC Case #25-067: Mr. Yaney explained the applicant, Brian Deming, is requesting Final Development Plan approval for a lot consolidation. The proposed consolidation would take twelve (12) existing parcels and consolidate them into one (1) new parcel that is 9.766 acres. Mr. Yaney said Staff has been trying to do this with larger properties in town as the property owner comes in requests. The County Tax Map and City Engineer both reviewed and recommends approval.

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

Mr. Blackley said to express to Chardon Customer Polymers how much the City appreciates having them in the City.

PC Case #24-261/262: Mr. Yaney explained the applicant, Michael Tomsik, is requesting Final Development Plan approval and Architectural Review for a new commercial remodel at the site of a formerly vacant building for a 'Crepes in the Country' restaurant. Mr. Yaney explained a lot of improvements are being done to the property. There will be nineteen parking spaces, outdoor seating, storm water management and a significant amount of landscaping. Mr. Yaney said the most notable change is the look of the building – it will have a rustic, stucco, European type look. Mr. Yaney said the front door will be a villa type entry to the patio. Mr. Yaney said plans have been reviewed by Staff and all recommend approval. A fire hydrant has been added. Photometric plans and landscaping plans all meet code. One outstanding item is the dumpster location – Staff is asking for the pad be extended or moved to the west side of the building.

Mr. Blackley said for the water service connection and sanitary sewer connection, there is a note stating the contractor is going to locate those services in the field to make sure there is adequate cover on them. Mr. Blackley asked if they are going to lower them. Mr. Courtney said yes, that was one of his comments to make sure on the construction documents that is appropriately detailed to maintain appropriate cover on those services or if they need to be relocated around the basin. Mr. Blackley said the fire line is coming onto the site that is strictly a fire line. Mr. Courtney said correct. Mr. Blackley asked if there is a requirement for backflow prevention on the fire line by itself. Mr. Blackley said it is tying back into the water system without any backflow prevention. Mr. Courtney said he will make a note to talk with the Water/Sewer Department to check the code. Mr. Yaney said they cannot run the domestic off the fire line.

Mrs. Stark said the landscape plan needs to be finalized because it is showing existing not proposed. She said it needs to show final locations because there is an old dumpster location. Mrs. Stark said the symbols on the plant list do not match the amount on the plan. The lettering on the plan marking the tree and shrub location is too little to read. Mrs. Stark said in front of the parking lot where it might be a detention basin, there are shrubs going in, but that is also a drainage strip with a guardrail. She said there is a slope at the pond she does not think the planting works there. Mrs. Stark asked if the zoning requirements were met for screening. Mr. Yaney said yes. Mrs. Stark asked if there is screening requirements along the west side of the parking lot. Mr. Yaney said yes, there is a whole row of arborvitae. Mrs. Stark asked what the screening requirements are because the shrubs are only 2' tall at mature height. Mr. Yaney said then those would not meet code because it should be 4' – 6' in height. Mrs. Stark said on the tree legend and plant list additional information needs to be included such a height at maturity, and botanical names as well. She said to include planting details with specifications on the planting sheet. She said to consider that crusader hawthorns have thorns. She said the autumn magic chokeberry is more suited for wet locations. Mrs. Stark said she will email these changes to Mr. Yaney for the applicant.

Mr. Blackley said Planning Commission could approve the site plan, but return to regular session to approve the landscape plan. Mrs. Stark agreed. Mr. Blackley said he applauds the concept.

Mr. Blackley asked if there are any color renderings for the building.

Mr. Michael Tomsik was sworn in.

Mr. Blackley asked if the stucco panels are similar to hardie board siding. Mr. Tomsik said yes. Mr. Blackley asked if there is a specific color that the stucco will be painted. Mr. Tomsik said sort of a beige color. Mr. Tomsik said the trim boards will be wood – a brown color. Mr. Blackley said this meeting usually has more specifics for shades and color pallets for review. Mr. Blackley asked if the doors and shutters will be the same color. Mr. Tomsik said yes. Mr. Blackley asked if all the windows are being replaced. Mr. Tomsik said yes, they will be white. Mr. Tomsik said the sign is to be determined. Mr. Yaney said the size and area will be within requirements. Mr. Blackley said along the bottom of the building will be a cultured stone.

Mrs. Stark asked if it was possible to see actual samples. Mr. Tomsik said yes.

Mr. Emmons asked if there is a request for a sign on Water Street. Mr. Yaney said no, and that signage typically does not come to Planning Commission unless a variance is needed.

Mr. Blackley suggested modifications to the Announcement of Decision. He said due to the lack of information, Planning Commission could approve Final Development Plan and not the landscape plan. Mr. Blackley said to also hold off on Architectural Review approval until color samples are provided for review. Mr. Emmons said he would like to see the issue of the dumpster location be resolved.

Mr. Yaney suggested tabling until the next regular meeting to do the entire Announcement of Decision because the permit cannot be approved until all items are resolved. Mr. Blackley was okay with that.

Mr. George Foradis, owner of the property, was sworn in.

Mr. Foradis said there is a fire hydrant located in the front of the property. He said he is unsure if an additional one is needed. Mr. Courtney said one needs to be closer to the building for fire fighting access.

Mr. Foradis asked how will it be done in the plans. Mr. Yaney showed him where it will go.

Mr. Yaney clarified Planning Commission was okay with the look of the building, but just needed color details. Mr. Blackley said yes.

Mr. Wantz made a motion to table this case. It was seconded by Mr. Meleski. Roll was called. The vote carried 7-0.

OLD BUSINESS -none

OTHER BUSINESS

Mr. Yaney presented the 2025 Planning Commission schedule. Planning Commission is okay with meeting the fourth Tuesday of the month.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Stark. The meeting was adjourned at 7:29 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary