

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

June 24, 2025

Members Present:

Andrew Blackley, Chairman
Robert Emmons
Lene Hill
Dan Meleski

Dean Peska
Mary Jo Stark, Vice-Chairman

Members Absent

Colin Wantz

Also Present:

Ben Chojnacki, Law Director
Doug Courtney, City Engineer
Anne Dunning
Rebecca Repasky, Secretary

Alison 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 May 27, 2025, meeting minutes. It was seconded by Mrs. Hill. Roll was called. The vote carried 6-0.

NEW BUSINESS

PC Case #25-096: Mr. Yaney explained the applicant, Anne Dunning, is requesting a use variance to allow an automobile sales business in the “C-3” District at the former Cooke’s Gas Station property. Mr. Yaney said this approval is only for the use variance for automobile sales. The landscape, photometric and survey work still need to be done – to be approved at a later date. Twenty-eight (28) cars will be sold. The underground fuel tanks were removed. The drive aprons will be normal width, one (1) entrance/exit on each street. The remaining plans will be reviewed by City Staff later on. For this approval, Staff does have the following conditions:

- 1) Automobile storage must be in designated spaces that are shown on an approved plan.
- 2) No junk vehicles outside of the building.
- 3) No automobile parts stored outside of the building.
- 4) Documentation showing the completion of removal of the underground tanks.
- 5) The current drive aprons and asphalt be removed for driveways and landscaping.

Ms. Anne Dunning was sworn in.

Mr. Blackley asked if the existing trees behind the building will remain. Ms. Dunning explained most of those trees and the fence belong to the neighboring property owner.

Mr. Blackley said it is important to contain light pollution on the site. Ms. Dunning said they have worked with a site engineer for that and have spoken with the City Arborist for landscaping. She said they want to be a neighborhood friendly business. She said there will be less traffic with this business.

Mr. Blackley asked if ODOT is replacing the handicap ramps. Mr. Courtney said yes.

Mr. Blackley asked if the sidewalk is separate from the site paving. Mr. Yaney said the pavement goes right up to the sidewalk into the apron.

Mrs. Stark asked what the interior of the building will be for. Ms. Dunning said for the salesmen and minor detailing/work of cars. No mechanical work.

Mr. Emmons asked if all the neighbors were notified of this variance. Mr. Yaney said everyone within 200’.

Mr. Blackley asked Ms. Dunning if she is okay with the listed conditions. She said yes.

Mrs. Hill made a motion to grant the use variance with Staff’s listed conditions. It was seconded by Mr. Peska.

Mr. Meleski asked for the progression of what has been approved based on the changes to the “C-3”. Mr. Yaney said automobile sales are not in the “C-3” so this is for the ability to sell automobiles. The plans included in the packet still need to come before Planning Commission at another meeting. Mr. Yaney said during a prior meeting during COVID, via a zoom meeting, this was only discussion. Nothing was approved at that time.

Roll was called. The vote carried 6-0.

OTHER BUSINESS – none.

COMMENTS

Mr. Yaney said the special meeting for July 1st, 2025 regarding Cider Mills will probably take place. Staff will be doing a field visit Thursday, June 26, 2025 to verify punch list items were completed.

Mr. Blackley shared the bus garage is nearing completion. Mr. Courtney said getting close. Mr. Blackley added that City Council has approved the agreement for Chardon Schools and the City to share the cost of the traffic signal at Fifth Avenue and North Street. Mr. Courtney said base plans are being prepared for design. Mr. Peska clarified it is just a light – no turning lane. Mr. Courtney said correct. Mr. Courtney said the City received grant money from NOACA to repave North Street and all the curb ramps will need to be assessed and be compliant.

Mr. Blackley asked if the townhouses on Water Street have turned in anything. Mr. Courtney said no. Mr. Yaney said the final phase of Maple Trace should come before Planning Commission in August. Mr. Peska asked if lift stations are going in. Mr. Courtney said yes.

Mr. Blackley asked when construction documents from Sheetz are coming. Mr. Yaney said in the next couple of weeks.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Stark. The meeting was adjourned at 6:51 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary