

CITY OF CHARDON PLANNING COMMISSION

Special Meeting Minutes

July 1, 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:

Doug Courtney, City Engineer
Lynn Harlan
Rebecca Repasky, Secretary
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. Peska made a motion to approve the June 24, 2025, meeting minutes. It was seconded by Mr. Meleski. Roll was called. The vote carried 6-0. Mr. Wantz abstained.

NEW BUSINESS

PC Case #25-165: Mr. Yaney explained the applicant, Cider Mill Townhomes, is requesting Record Document approval. Mr. Yaney said all utility work has been installed and inspected. There are minor punch list items that need to be completed. Staff requests those be done by July 31, 2025. Staff also has a condition for approval that the signed maintenance guarantee to the City is submitted for the improvements that are being dedicated – which are the water main improvements and sanitary sewer improvements. The roads are private and will not be dedicated.

Mr. Blackley asked about the bump out into Park Avenue right-of-way. Mr. Courtney said that might be from when the deed for whatever parcel that was, was written to the center line as opposed to the right-of-way line and it got carried over to the plat. Mr. Blackley said he does not recall if this parcel is part of the original platted Village.

Mr. Blackley asked if the County Engineer reviewed this. Mr. Yaney said yes.

Mr. Lynn Harlan was sworn in.

Mr. Harlan said the gas line goes across Park Avenue into the driveway of the plaza. There are some sidewalks popped out because of that, but are being replaced now.

Mr. Emmons asked about the pole on the property. Mr. Lynn said both poles are in.

Mr. Blackley asked if the townhomes are being sold. Mr. Lynn said no because they have not been able to do any contracts yet.

Mr. Meleski made a motion for the Record Document approval with Staff's conditions of completed punch list items by July 31, 2025; and for the signed maintenance guarantee. Mr. Courtney added the required punch list items are highlighted yellow. Mr. Yaney said this meeting was to allow this request to come before City Council at the July 10, 2025 meeting. It was seconded by Mrs. Hill. Roll was called. The vote carried 7-0.

OTHER BUSINESS – none.

COMMENTS

Mr. Yaney said 223 Center Street should be coming to Planning Commission for the regular July meeting.

Mr. Blackley clarified Chipotle opens at the end of the month. Mr. Yaney said yes.

Mr. Peska asked if Redwood Apartments are complete. Mr. Yaney said yes.

Mr. Wantz asked when the ODOT paving work will be completed. Mr. Courtney said September. Mr. Blackley asked if the casting crew has started. Mr. Courtney said no, he met with ODOT's project manager to look at some curb sections and they were out marking curbs and concrete ADA ramps.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mr. Peska. The meeting was adjourned at 6:43 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary