CITY OF CHARDON PLANNING COMMISSION
Meeting Minutes
July 22, 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:

Erin Carpenter
Ben Chojnacki, Law Director – via speaker phone
Doug Courtney, City Engineer
Dale Griffis
Loudan Klein
Bianca Kostranchuk
Jamie List
Kyle Martin, Councilman
Rebecca Repasky, Secretary
Ryan Sommers
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 July 1, 2025, meeting minutes. It was seconded by Mrs. Hill. Roll was called. The vote carried 7-0.

NEW BUSINESS

PC Case #25-170/171/172: Mr. Yaney explained the applicant, Dale Griffis, is requesting Final Development Plan approval and Architectural Review for a new commercial building for Chardon Family Eyecare. The main tenant will be Chardon Family Eyecare with an additional small tenant space. The landscape plan was approved by the City Arborist. The photometric plan is approved. The City Engineer recommends approval with comments regarding the water and sewer line – which can be done at construction document time. The City Architect had no comments and recommends approval.

Mr. Dale Griffis was sworn in. Mr. Griffis explained there are two (2) entrances because the State of Ohio requires a separate entrance for dry eye care. Mr. Griffis said he will be filing the plat consolidation soon and will get the easement for the sanitary sewer to the car wash. Mr. Griffis said he would like to keep the water line as is because he does not want to have to shut down the car wash. Mr. Griffis said they will be jacking under the bike path because the goal is not to disturb the new road pavement and bike path.

Mr. Blackley asked what the unidentified rectangle is. Mr. Griffis said detention basin.

Mr. Wantz asked if Geotech was done. Mr. Griffis said yes.

Mr. Emmons asked if there is adequate clearance from the bike path to the building. Mr. Yaney said the bike path easement was designed to go into the side yard setback.

Mrs. Stark would like the City Arborist to review the maple trees again because she understood him to say he did not want those anymore.

Ms. Erin Carpenter and Jamie List were sworn in.
Ms. Carpenter explained the exterior is a cast stone product and fiber cement paneling. It is a clean line building with a contemporary look. Part of the roof is asphalt shingles that are dark gray.

Mrs. Stark thanked the applicant for a very detailed submission.

Mrs. Stark made a motion to approve the Announcement of Decision for the Final Development Plan and Architectural Review with the understanding that the plat consolidation and sanitary sewer easement will be done. It was seconded by Mrs. Hill. Roll was called. The vote carried 7-0.

PC Case #25-173: Mr. Yaney explained the applicant, Pride One Construction, is requesting a proposed Zoning Map Amendment at 464 Center Street. The proposed re-zoning is from "I-WTTO" Industrial to "C-4". Mr. Yaney explained this is the former DeNora Tec property. Mr. Yaney said if this approval goes forward at this meeting, the plan is to return to Planning Commission with a proposal for townhomes for the back of the property. He said Staff has no concerns with this proposal.

Mr. Loudan Klein and Ryan Sommers were sworn in.
Mr. Klein explained this re-zoning makes sense because of the surrounding commercial properties. The idea for the townhomes are in the preliminary stages. He said they are working with national retail chains for stores for the front of the property. The townhomes will be luxury villas, 1 bedroom – 3 bedrooms. Fifty (50) to sixty (60) units. The drive access will be from 7th Avenue. Mr. Loudan said the idea is to promote pedestrian connectivity.

Mr. Blackley asked if there is a demographic for this product. Mr. Sommers said yes. It is for retirees or folks that want to downgrade and have everything taken care of. Mr. Peska asked if these are homes or rentals. Mr. Sommers said rental units. Mr. Wantz asked about the price. Mr. Sommers said approximately in the $2,000s/month. Mr. Klein explained each of these communities are built to be unique to the community they are in.

Mr. Wantz made a motion to approve the Announcement of Decision for the re-zoning and recommend to City Council for approval. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

OTHER BUSINESS – none.

COMMENTS
Mr. Yaney said Chipotle will open next week. The wetlands mitigation for Meijer will take place next month as well as Meijer returning to Planning Commission to ask for an extension to permits. Dunkin' Donuts will come before Planning Commission next month for a remodel.

EXECUTIVE SESSION – none.

ADJOURN
Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mr. Peska. The meeting was adjourned at 7:16 p.m.

Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary