

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
August 26, 2025
6:30 PM

- **Call to order and pledge of allegiance**
- **Roll Call:**

Andrew K. Blackley, Chairman	Colin Wantz
Mary Jo Stark, Vice-Chairman	Robert Emmons
Dean Peska	Lene Hill
Dan Meleski	

Approval of PC Meeting Minutes: July 22, 2025 Regular Meeting

- **Reminder for Audience to Sign-In**
- **Chair review of procedure of hearing**
- **Swearing in of City Staff**

NEW BUSINESS

PC Case #25-222: Applicant – Kevin Chuha is requesting a variance from the City of Chardon Codified Ordinances Schedule 1133.11 which allows detached accessory structures in the rear yard. The applicant is requesting a variance to allow the construction of a 28’ x 32’ detached garage in a front side yard along Randall Court to the rear of the house to replace a former garage structure on the property. The property is located on the east side of South Street on the southeast corner of the intersection of South Street and Randall Court. The address of the property is 125 South Street, Chardon, OH 44024, with Parcel ID# 10-017150. The property is owned by Kevin & Beverly Chuha.

PC Case #25-198: Applicant – PSA Architecture (on behalf of Dunkin’) is requesting architectural review for exterior renovations at Dunkin’. The property is on the north side of Center Street approximately 450’ east of the intersection of Fifth Avenue and Center Street. The property is owned by Nihari Chardon LLC and is located at 370 Center Street, Chardon, OH 44024, with Parcel ID# 10-127110.

PC Case #25-199: Applicant – Crisman Jones, Jr. on behalf of Meijer is requesting an extension to the variances (PC #2024-203), conditional use (PC # 2024-202) and sign deviations (PC #2024-204) for a Meijer grocery store and gas station that were approved in 2024. The request is to extend the variances, conditional uses and sign deviations to April 30, 2027. The property is located on the south side of Water Street at the southwest corner of the intersection of Water Street and Loreto Dr. The address of the property is 649 Water Street, Chardon, OH 44024, with Parcel ID# 10-165736. Property owner is Meijer Stores Limited Partnership.

PC Case #25-245: Applicant – Lynn Harlan (D4 Group) is requesting an amendment to the approved landscape plan the Cider Mill Townhomes development. The property is located on the south side of Park Avenue approximately 600 ft. west of the intersection of Park Avenue and Tilden Alley. The address of the property is 329 Park Ave., Chardon, OH 44024, with Parcel ID# 10-127800. The total acreage of the proposed development is 3.54 acres. The property is owned by Cider Mill Townhomes LLC.

OLD BUSINESS

None

OTHER BUSINESS

None

- **Comments**
- **Executive Session**
- **Adjourn Meeting**