

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes
September 23, 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
Joseph Mondello
Rebecca Repasky, Secretary
Brian Straka

Allison Wilson, Geauga Maple Leaf
Steve Yaney, Community Development
Administrator
Ben Young, City Manager

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. Hill made a motion to approve the August 26, 2025, meeting minutes. It was seconded by Mr. Peska. Roll was called. The vote carried 7-0.

NEW BUSINESS

PC Case #25-267: Mr. Yaney explained the applicant, Frontier Land Group, is requesting Record Document approval for a major development. The proposed record documents are for Maple Trace Planning Residential Development Phase 3.

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

PC Case #25-262: Mr. Yaney explained the applicant, Joseph Mondello, is requesting Final Development Plan approval for a vertical lot split. The proposed lot split would split the existing .05 acre parcel into two new parcel - .05 on the first floor and .05 acres on the second floor.

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

PC Case #25-201-202: Mr. Yaney explained the applicant, Brian Straka, is requesting Final Development Plan approval and Architectural Review for a new 5,000 industrial addition at the NOF Metal Coatings complex.

Mr. Meleski made a motion to approve the Announcement of Decision for Final Development Plan approval and Architectural Review. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

OLD BUSINESS

PC Case #25-245: Mr. Yaney explained the Announcement of Decision from the 8/26/25 meeting regarding the landscape plan for Cider Mill Townhomes is prepared for approval.

Mr. Meleski made a motion to approve the Announcement of Decision the landscape plan. It was seconded by Mrs. Stark. Roll was called. The vote carried 7-0.

OTHER BUSINESS

Mr.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Stark. The meeting was adjourned at 7:52 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary