

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
September 23, 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: August 26, 2025 Regular Meeting

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

NEW BUSINESS

PC Case #25-267: Applicant – Frontier Land Group LLC is requesting Record Document approval for a Major Development under Section 1111 of the City of Chardon Codified Ordinances. The proposed record documents are for Maple Trace Planned Residential Development (subdivision) Phase 3. The property is located on the east side of South St. approximately 1,000 ft. south of the intersection of Bass Lake Road, Lost Pond Parkway and South St. The address of the property is XXX South St. Chardon, OH 44024 with Parcel ID# 10-009111. The property is owned by FLG Chardon. The total acreage of the proposed PRD is 40.11 acres.

PC Case #25-262: Applicant – Joseph Mondello is requesting Final Development Plan approval for a vertical lot split. The proposed lot split would split the existing 0.05 acre parcel into two new parcels (0.05 acres (first floor) and 0.05 acres 9second floor)). The property is located on the west side of Main Street approximately 150’ south of the intersection of Main Street and Court Street. The address of the property is 135 Main Street, Chardon, OH 44024, with Parcel ID# 10-028400. The property is owned by Joseph Mondello.

PC Case #25-201-202: Applicant – Brian Straka (NOF Metal Coatings) is requesting Final Development Plan approval and Architectural Review for a new 5,000 industrial addition at the NOF Metal Coatings complex. The property is located on the south side of Industrial Parkway at the intersection of Park Drive and Industrial Parkway. The address of the property is 345 Industrial Parkway, Chardon, OH 44024, with Parcel ID# 10-164541. The property is owned by NOF Metal Coatings of North America.

OLD BUSINESS

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. (**APPROVE ANNOUNCEMENT OF DECISION FROM 8/26/25 MEETING**)

OTHER BUSINESS

None

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