

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
Dustin Keeney
Joseph Mondello
Marci King-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 and Mrs. Stark each had a correction on page 3. Mr. Peska made a motion to approve the amended August 26, 2025, meeting minutes. It was seconded by Mr. Meleski. Roll was called. Mr. Emmons and Mr. Wantz abstained. The vote carried 5-0.

Mr. Blackley shared with the audience that Planning Commission would not be hearing Chardon Schools tennis courts request on the agenda. He said anyone could stay and ask questions under 'other business'.

Mr. Blackley said this will be Mr. Yaney's last Planning Commission meeting because Mr. Yaney has accepted a new position with the Geauga County Engineer's Office. He said Mr. Yaney will be greatly missed.

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. Yaney said the Tax Map Department and City Engineer reviewed this and has no issues. Mr. Yaney said there are a few remaining punch list items to complete and those should be done by the next City Council meeting.

Mr. Dustin Keeney sworn in.

Mr. Peska asked about the asphalt walkways to the playground. Mr. Keeney said there are a few things that still need to be completed along the walkway.

Mrs. Hill made a motion to approve the Announcement of Decision for Record Document approval. It was seconded by Mrs. Stark. 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. Yaney said the Tax Map Department and City Engineer have no issues with this request. He said Planning Commission could see more of these in the future.

Mr. Joseph Mondello was sworn in.

Mr. Blackley asked who is responsible from the ceiling to the floor of the second floor. Mr. Mondello said the line is drawn on the plat. Mr. Courtney said it is floor joist to floor joist. Mr. Mondello added Michelle White is responsible for the third floor.

Mrs. Stark asked how the exterior of the building is. Mr. Mondello said he recently just painted his section of the building.

Marci Mondello-King was sworn in.

Mrs. Hill asked if the agreement with Michelle White and the exterior of the building responsibility carry with the property. Mr. Mondello said yes.

Mr. Meleski made a motion to approve the Announcement of Decision for Final Development Plan approval. It was seconded by Mr. Wantz. 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. Yaney explained it is going behind the existing building. No additional parking or lighting changes are needed. The City Engineer recommends approval. The City Architect asked the new building match the original building's color as close as possible.

Mr. Brian Straka was sworn in.

Mr. Blackley said the site plan does not show the original building. Mr. Courtney said when it was copied, it was too light to show up; he said he has no issues with this request.

Mr. Meleski asked if the Fire Departments comments are addressed. Mr. Yaney said they will be at construction document time.

Mr. Blackley asked if Mr. Courtney is satisfied with the storm water management. Mr. Courtney said yes.

Mr. Emmons clarified the new building is not connected to the existing building. Mr. Straka said correct.

Mr. Wantz made a motion to approve the Announcement of Decision for Final Development Plan approval. It was seconded by Mrs. Stark. Roll was called. Mrs. Hill abstained. The vote carried 6-0.

Mr. Blackley asked if there are any issues with the color or material for the new building. Mr. Straka said they are trying to closely match the white and dark gray. It is a pre-engineered steel building.

Mr. Meleski made a motion to approve the Announcement of Decision for Architectural Review. It was seconded by Mrs. Stark. Roll was called. Mrs. Hill abstained. The vote carried 6-0.

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. He said this is only for buildings 1 and 2.

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

OTHER BUSINESS

Mr. Blackley introduced Mr. Ben Young, the new City Manager to Planning Commission.

Mr. Peska thanked Mr. Yaney for his service and leadership. Also making it easier and better for contractors to work and pull permits in the City. He said the City has a better reputation now.

EXECUTIVE SESSION – none.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Stark. The meeting was adjourned at 7:01 p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary