

AGENDA
CITY OF CHARDON PLANNING COMMISSION
111 WATER STREET - CHARDON OH 44024
December 16, 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: November 25, 2025

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

NEW BUSINESS

PC Case #25-329: Applicant, Sheetz Inc., is requesting Final Development Plan approval for construction of a new convenience store, drive thru and gas station at 501 Water Street, Chardon, Ohio. Additionally, the following variances are requested: 1) a variance from Section 1151.35(b) to allow two driveways each measuring 42.5 feet wide; 2) a variance from Section 1139.05(c)(4) to allow an accessory structure measuring 21 feet, seven and one quarter inches in height; and 3) a variance to Section 1149.09(b)(4) to allow wall signs on non-primary or secondary building frontages.

PC Case #25-330: Applicant, Willow Tree Development Inc., is requesting the following variances for Phase II of the Willow Tree Planned Residential Development located at the south side of Water Street, Parcel ID# 10-165740, 10-165741, and 10-165742: 1) a variance from Schedule 1137.15B to allow a 26 foot setback from the public right of way for Sublot #114; and 2) a variance from Schedule 1137.15C to allow a 20 foot setback from the PRD boundary for Sublot #109.

OLD BUSINESS

PC Case #25-328: Applicant, Abruzzo Investments, LLC, is requesting a variance from Section 1139.03 of the City of Chardon Codified Ordinances to allow for two-family dwelling use of the property at 107 Center Street, Chardon, OH 44024, parcel ID# 10-066900, located in the C-2 Chardon Square Mixed Use district, where such use is not permitted.

OTHER BUSINESS

None

- **Comments**
- **Adjourn Meeting**