CITY OF CHARDON PLANNING COMMISSION
Meeting Minutes
April 28, 2026

Members Present:
Andrew Blackley, Chairman
Richard Dietz
Dan Meleski
Lene Hill
Mary Jo Stark, Vice-Chairman

Members Absent
Robert Emmons
Randy Sharpe

Also Present:
Brian Brock, Brock Construction
Kingsley Charles
Marc Cohen, North Coast Architects
Melody Coniglio
Rollin Cooke III
Doug Courtney, City Engineer
Justin Czekaj, Director of Public Service
Brett Dawson
Paul Doherty
Darrell Hershey
Jonathan Holody, Community Development Administrator
Dustin Keeney, Polaris Engineering
Lisa Mack, Acting Law Director
Fawn O'Hara
Ken Pritt, Fire Marshall
David Ramsey
Rebecca Repasky, Secretary
Clare & Michael Sloan
Twenty 4, LLC
Alex Valletto, CRESCO Real Estate
Allison Wilson, Geauga Maple Leaf

Mr. Blackley called the meeting to order at 6:30p.m.

Mrs. Stark had a correction on page 3. Mr. Meleski had a correction on page 2. Mr. Meleski made a motion to approve the amended April 2, 2026, meeting minutes. It was seconded by Mrs. Stark. Roll was called. Mrs. Hill abstained. The vote carried 4-0.

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.

OLD BUSINESS - none.

NEW BUSINESS
PC Case #26-003: Mr. Holody explained the applicant, Kingsley Charles, is requesting a variance to allow an indoor parking facility at 171 Wilson Mills. He said this property is located in the C-3 commercial district. The facility will operate as an indoor/outdoor facility with a golf simulator, full kitchen, sitting area and space to store eight (8) cars. There will be no signage at this time. The City Architect approves the design and the City Engineer has no issues – his comments will be addressed a construction document time. Mr. Holody said Staff has no objections to this request and recommends approval.

Mr. Kingsley Charles, Darrell Hershey, Brett Dawson and Dustin Keeney were sworn in.

Mr. Charles explained this is a 'car condominium'. There is not one in the Cleveland area. This will be a place to rent out spaces for high-end luxury vehicles. It will also serve as a place for the car owners to meet but no events will take place at this site. Nothing will be sold and it is not a car repair shop. Mr. Charles said they may add a lift to store an additional four (4) cars inside the building. There will not be full-time staff but it will be monitored 24/7 by security cameras. Mr. Charles said he does not anticipate large

transport rigs to bring in cars because it will most likely be local people dropping their car off. Mr. Charles explained he is very aware of the neighbors and this will be a low use property and a beautifully designed building.

Mr. Blackley shared that Mr. Love originally was interested in this property for an office building. Mr. Blackley added a variance is needed for this request because the property is not wide enough and the property owner at 133 declined to share a driveway.

Mrs. Stark shared she visited a facility like this in Manhattan – it was fun and nice to go to. She complimented the detailed drawings. She suggested locating a couple trees elsewhere because they appear to be on pavement.

Mrs. Hill commented the north side swale is getting close to the neighbor's asphalt drive. Mr. Courtney said it is close but not much can be done about it because it is a narrow lot. Mr. Courtney said the new swale allows a path to the catch basin. Mr. Keeney added that is why a curb is installed there – to have significantly less drainage than what is there now.

Mr. Blackley asked if there will be a street opening for the water line. Mr. Hershey said yes, they will bore under the street.

Mr. Dietz asked the applicant if Mr. Courtney's comments on the mark-up drawings will be accepted. Mr. Keeney said yes and will discuss the easement later on.

Mr. Charles asked the Commission if an 8' fence would be permitted to add privacy for the neighbors to the south. Mr. Blackley said that could be granted at this meeting and added to the Announcement of Decision.

Ms. Fawn O'Hara of 207 Wilson Mills was sworn in.
Ms. O'Hara said this is not what Wilson Mills residents want. She said if a variance is needed, then this is not the right use for the site. She asked how late activity will go and how loud it will be. Mr. Charles said this is a commercial site, not residential. The intent is not for this to be a party house. The million-dollar cars speak to the type of owners that will use this space.

Ms. Melody Coniglio of 202 Wilson Mills was sworn in.
Ms. Coniglio said she lives across the street and it is already very hard to pull out onto Wilson Mills. She said she is concerned about the safety of people and other vehicles. She is worried about the landscaping being torn up. She explained it is already a very busy traffic street. She also said she is worried about the engines being revved up. Mr. Charles said the tenants will have to sign a lease agreement and one of the stipulations will be volume control. He added this is for storage needs not a party house. Mr. Charles added he too was worried about the traffic and had a traffic impact study done. The results were this would be the least impactful business to go on that site. Mr. Blackley added there could end up being a business with more noise because it is zoned commercial.

Mr. David Ramsey of 131 Wilson Mills was sworn in.
Mr. Ramsey said it is not practical to think someone will not turn up the music or rev engines. He said if a tenant violates the lease agreement, evictions can be complex. He too is concerned about the traffic. He said there is no sidewalks and a lot of people walk that road. Mr. Courtney said the city required a traffic study. Mr. Blackley said owners may come by once a day or once a week. Mr. Courtney added NOACA funding for $2,000,000 will go towards realigning and a better angle for that part of Wilson Mills Road. This will result in less strain and a more efficient intersection. That work is anticipated for 2028. Mr. Courtney said later sidewalks will be added. Mr. Ramsey asked why the 65' frontage is not being enforced.

Mr. Courtney explained that is in the ordinance for ideal width. Mr. Blackley said it is to regulate high impact sites like Sheetz.

Mrs. Stark said this site will have eight (8) – twelve (12) cars. This is not a big ramification on traffic like a convenient store would be.

Ms. Clare Sloan of 203 Wilson Mills Road was sworn in.
Ms. Sloan said this area of Wilson Mills Road is very dangerous and is already impactful because of the hill. She said this is not a good use of this commercial site and these cars might come in and out all night. Mr. Courtney stated that the City has looked into reducing the speed for that portion of Wilson Mills Road to 25mph, however Ohio state law prohibits spot speed limit changes. The 25mph would have to go all the way to the corporation line. Ms. Coniglio said the issue is drivers go 50mph. Mrs. Stark said the several issues raised at this meeting are not related to the building itself and the issue of speeding vehicles cannot be resolved by this body. She said that would need to go through the Police Department. Mr. Blackley added ODOT makes it very hard to change road speed limits. He asked Mr. Courtney and Mr. Holody to revisit the traffic study.

Mr. Michael Sloan of 203 Wilson Mills Road was sworn in.
Mr. Sloan requested the fence be 8'. Mr. Charles said the fence would stop at the property line and be 30' from the road.

Mrs. Hill made a motion to add 'Item C' to the Annoucement of Decision to permit the installation of an 8' fence. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

Mrs. Hill made a motion to approve the modified Announcement of Decision. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

PC Case #26-005: Mr. Holody explained the applicant, North Coast Architects on behalf of Twenty 4, LLC, is requesting a variance to allow an exception to the design standards for an industrial/office/warehouse building to be constructed. He explained it will have fourteen (14) overhead doors and one (1) truck dock. There will be driveway, parking lot, lighting, landscaping and utility improvements. All requirements are met with the exception of a minimum right-of-way setback of 40' and a maximum right-of-way setback of 25'. Mr. Holody said this could be a misprint in the code and will be revised in the next code update. Staff believes the 40' setback is appropriate and the applicant meets that. There will be eighty-one (81) parking spaces with the proposal of additional twenty-two (22) spaces if needed. A Zoning Certificate will be needed in the future for occupancy. Mr. Holody explained Staff has no issues with this request with the exception of the deviation from the Design Standards. The Industrial District requires at least 90% of the exterior finish material on the façade that faces toward a public street or parking area to be glass, brick, cut stone, cast stone or wood. The City Architect said the applicant fails to meet this standard because of the excessive use of industrial metal siding.

Mr. Marc Cohen of North Coast Architects, Brian Brock of Brock Construction and Alex Valletto of CRESCO Real Estate were sworn in.
Mr. Cohen said they are requesting the variance from 90% to 33% because other buildings along Center Street do not comply with the code and this proposal is keeping with typical designs for the exterior of industrial buildings. He added this will expand the tax base and jobs in Chardon.

Mr. Blackley welcomed the proposed development and stated that the buildings included in the packet for presentation were already built prior to the code and noted they do have a brick exterior. He said he agrees with Staff analysis that this is too much metal siding. Mr. Cohen said those buildings are not industrial buildings and are one-story. Mr. Cohen said uniform aesthetic to the building is important and he does not want to adjust the look. Mr. Meleski said this building is much closer to the road and therefore should be

in compliance with the code. He said he is okay with the rest of the building as it is. Mr. Blackley said he is not going to back down on the look of the building. Mrs. Stark agreed with Mr. Meleski and Mr. Blackley. Mr. Cohen said it would be more upkeep and maintenance. Mr. Brock asked if the brick was painted to be the color of metal, would the Commission approve. Mr. Blackley said yes.

It was agreed by the applicant and Commission, the front of the building, and the north elevation side to the first bay will be brick and allowed to be painted the color of the rest of the building. It is to be the same on the south side elevation. Mr. Blackley requested the applicant submit revised plans to Mr. Holody and approval is contingent on that. The applicant agreed.

Mr. Meleski said the issue of the glass windows (reflective/strongly tinted glass) is not permitted and has not been addressed. The City Architect said it needs to be clear glass with a neutral color low-e coating. The applicant agreed to make the change.

Mr. Meleski made a motion to approve the amended Announcement of Decision. It was seconded by Mrs. Hill. Roll was called. The vote carried 5-0.

PC Case #26-006: Mr. Holody explained the applicant, Willo Tree Development, Inc, is requesting Record Document approval for Phase I. Mr. Holody said once Planning Commission approves, City Council will need to approve which is ready to go to the May council meeting.

Mr. Courtney said everything is in order with the plat. Everything is done to city standards and ordinances. Mr. Courtney said there are some remaining punch list items that still need to be completed which could be done by June 12. Mr. Courtney explained approximately $500,000 is still in escrow therefore a separate performance bond is not needed.

Mr. Rollin Cooke III was sworn in.
Mr. Cooke said he will try to get the contractors to finish the work. He said the wet weather delayed work. He requested the end of June for the punch list items to be completed.

Planning Commission and Mr. Courtney agreed for June 30th to be the deadline for the punch list items.

Mr. Meleski made a motion to approve the amended Announcement of Decision. It was seconded by Mrs. Stark. Roll was called. The vote carried 5-0.

OTHER BUSINESS
Mr. Czekaj is seeking approval to make alterations to the roof at 106 Water Street which is in the Uptown Historic District. Mr. Czekaj explained this work was in the capital budget. Initially, the projected cost was for shingles but the Lands & Buildings Supervisor Mike Butt suggested that would not be a good look for a building in the Historic District. The cost increase has gone before City Council and it was approved. The City Architect suggested a composite material. Mr. Czekaj asked the Commission for their opinion on either shake or slate and color. The samples presented to Commission will all be the same price. Mr. Czekaj said the siding will also be replaced in the future.

Mr. Blackley said the synthetic slate is most appropriate.

Mr. Meleski made a motion to choose the DaVinci Synthetic Slate - European Color. It was seconded by Mr. Dietz. Roll was called. The vote carried 5-0.

Mr. Blackley asked for project updates. Mr. Courtney said Maple Trace has only three (3) sublots left.

Mrs. Stark asked about the rehabilitation house on North Street. Mr. Holody said he has received their Zoning Certificate permit application. Small group homes are a permitted use with restrictions. He said they still need to produce their license from the State. Mr. Blackley asked if this will come before Planning Commission. Mr. Holody said no. Mr. Meleski asked if there are any plans for that sidewalk. Mr. Courtney said no.

COMMENTS - none.

ADJOURN
Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Hill. The meeting was adjourned at 8:08p.m.

Respectfully Submitted:

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ANDREW BLACKLEY, CHAIRMAN

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Rebecca Repasky, Secretary