

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

May 26, 2026

Members Present:

Andrew Blackley, Chairman
Richard Dietz
Robert Emmons
Dan Meleski

Lene Hill
Randy Sharpe
Mary Jo Stark, Vice-Chairman

Members Absent

Also Present:

Michael Augoustidis, Vocon
Doug Courtney, City Engineer
Benjamin Chojnacki, Law Director
George Davis, ProBuilt Homes
Allison Hoagland, Vocon
Jonathan Holody, Community Development
Administrator
Dusty Keeney, Polaris Engineering

Dr. Augustine Kellis
Gordon Landies
Robert Landies, III
Ken Pritt, Fire Marshal
Rebecca Repasky, Secretary
Allison Wilson, Geauga Maple Leaf
Ben Young, City Manager

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

Mr. Dietz made a motion to approve the April 28, 2026, meeting minutes. It was seconded by Mrs. Stark. Roll was called. Mr. Emmons and Mr. Sharpe abstained. The vote carried 5-0.

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 #26-007: Mr. Holody explained the applicant, Dr. Augustine Kellis, is requesting Final Development Plan approval for the construction for a medical office building. Mr. Holody explained the building will include medical operations, labs, offices, waiting room and optical shop. There will be fifty-two (52) parking spaces. The setbacks are met. The applicant will need a sign deviation for the proposed logo wall sign that exceeds the limit. Mr. Holody said Staff has no issues with the sign deviation. The Fire Department made recommendations and those will need addressed prior to any approval. The City Engineer and City Architect recommend approval. The City Architect recommends adding a walkway from the building to Meadowlands Drive. The City Arborist recommends switching out two (2) of the tree species listed due to bad past experiences growing in the City.

Mr. Blackley said he echo's the City Architect's comments on the beautiful building. Mr. Blackley asked if the sign deviation needs to be noted in the Announcement of Decision. Mr. Holody said yes, it is noted as Item #5.

Mr. Michael Augoustidis and Ms. Allison Hoaglan were sworn in. Mr. Augoustidis presented a slideshow for the proposed building. Comments from the City Arborist and City Engineer were incorporated. He said he would like approval today so that the project can go to the County Building Department.

Mr. Blackley asked if the remaining lot to the north is subject to a lot split. Mr. Augoustidis said this is the only parcel indicated in the original PUD as a lot split. It could have the potential for a lot split, or building expansion or for another new building on that lot.

Mr. Blackley cautioned having the proposed driveway line up with the driveway to Wal-Mart. He suggested eliminating this drive and increase the main driveway width from 24' to 26' which would then allow for three (3) more parking spaces. Mr. Augoustidis said they would be happy to do this. Mr. Courtney was okay with this too. Mr. Sharpe said he would like to see curb cut #2 gone as well. Mr. Augoustidis agreed.

Mr. Augoustidis asked if there are any future plans to install a traffic light. Mr. Courtney said no, the Traffic Signal Program findings did not warrant a traffic light there.

Mr. Augoustidis said the transformer will be screened with landscaping. There will be a garage in the back of the building for Dr. Kellis' vehicle. He said the roof will be sloped to hide the rooftop units. The exterior finish includes reddish-tan-brown finish. Mr. Augoustidis said the sign will be illuminated and there will be no ground sign on Meadowlands Drive. He added both trees listed by the City Arborist have been changed. Mrs. Stark suggested two of the shrub species may not be available commercially. Mr. Augoustidis said they will change them. Mrs. Stark commented on the great packet submission.

Mr. Sharpe asked about the snow removal plan. Mr. Augoustidis said it will be pushed to the back of the site.

Mr. Emmons asked if the two (2) items listed by the Fire Department (CO detector in garage and fire alarm system) were addressed. Mr. Augoustidis said yes. Mr. Emmons commented the trees appear to be on the retention pond slope. Mr. Augoustidis said the trees are not shown in the correct location and will be on a level surface.

Mr. Sharpe thanked Dr. Kellis for making this project come to fruition and staying in the community with a beautiful building. Mr. Blackley and Mr. Meleski agreed.

Mr. Blackley said the utility plan is straight forward with no road openings. Mr. Augoustidis said there is a gas line.

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

Mr. Blackley said to make sure all comments made will be addressed at construction document time. Mr. Courtney said yes.

OTHER BUSINESS

Mr. George Davis of ProBuilt homes is proposing re-zoning 401 Park Drive from an Industrial District to the R-3 Medium Density Residence District. Mr. Holody explained Mr. Davis is before Planning Commission for an informal discussion only. Neither approval or denial of the request will take place.

Mr. Davis said this would be his fifth rental community. The units are three (3) or four (4) bedrooms with walk-out basements. These units are geared toward families. The proposed number of units would be fifteen (15). Mr. Davis explained his staff will maintain the property. Mr. Davis explained this site has a lot of topography and industrial builds need a flat surface. He said re-zoning would be best for this site.

Mr. Blackley asked if anything falls within wetlands. Mr. Davis said yes. Mr. Keeney explained HZW Environmental Consultants reviewed the wetlands and believe an Army Corps of Engineers permit can be obtained. He said a piece of the property would remain wetland.

Mr. Blackley asked if there is storm water runoff coming from Redwood. Mr. Courtney said not a significant amount.

Mr. Blackley said his initial thought was it would be a loss of the last bit of remaining industrial property, but he understands the argument. Mr. Meleski reminded the Commission that a large amount of dirt had to be moved during the last project with Ohio Ordnance.

Mr. Blackley asked what are the other properties owned by Mr. Davis. Mr. Davis said ranches just south of Quail Hollow in Concord, 'The Standard' in Willoughby, North Olmstead and the City of Painesville. Mr. Davis said these are high end rentals at approximately \$2,800/month. Mr. Davis said that type of tenant demands a high product. Mr. Davis said if the Commission would prefer, these units can be set up as separate parcels and become townhomes. Mr. Blackley asked why not sell as condominiums. Mr. Davis said he would have to sell 51% of the units at one time. Mr. Blackley expressed concern of renters being tucked back by an industrial park. Mr. Davis said the North Olmstead site is 30' from the freeway. He said a large amount of people do not want to own a home.

Mr. Blackley asked if there will be decks or patios. Mr. Davis said they would ask for a variance for decks.

Mr. Meleski asked about the parking spaces along the cul-de-sac. Mr. Davis said those would be for guests, but do not need to have them. Mr. Blackley said cul-de-sacs can be problematic for snow storage/removal. Mr. Davis agreed. Mr. Meleski said an option could be the parking spaces are seasonal.

Mr. Sharpe clarified the parcel will be split. Mr. Davis said yes. Mr. Keeney added the process would be: 1) split the parcel 2) re-zone the parcel and 3) seek variances. Mr. Sharpe asked if there will be any sidewalks. Mr. Davis said they can put sidewalks in. Mr. Robert Landies added the building that would be closest to the units is an office building. He said they can add trees for additional barriers.

Mr. Blackley asked if retaining walls will be needed. Mr. Courtney said possibly on the low side.

Mr. Holody shared with the Commission that they should consider any possible permitted uses for the property as industrial. He added if the request moves forward, all neighboring property owners will be notified by mail for the hearing.

Mr. Gordon Landies reminded the Commission Ohio Ordnance owns a large portion of the adjacent property. He said this will be much more attractive and better for the city. Mr. Blackley explained that building could be sold to another business and bring in a loud business. It may be a good idea to deed the building to remain an office building. Mr. Davis said he insulates the units well. Mr. Sharpe added Pentair is a large industrial company that creates a lot of noise. He said any potential renters should be aware.

Mr. Emmons said Redwood has proved everyone wrong because more people are renting and renting at a higher price. He said he supports this because quality renters are needed.

Mr. Blackley said no decisions are made this evening and to move forward with an application if they would like to.

COMMENTS

Mr. Blackley shared with the Commission that the stretch of Wilson Mills Road from Park Avenue to Water Street will be designated as 25mph. Mr. Young added both sides will be.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Hill. The meeting was adjourned at 7:47p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary