

CITY OF CHARDON PLANNING COMMISSION

Meeting Minutes

July 28, 2026

Members Present:

Andrew Blackley, Chairman
Richard Dietz
Robert Emmons
Lene Hill

Dan Meleski
Randy Sharpe
Mary Jo Stark, Vice-Chairman

Members Absent

Also Present:

Doug Courtney, City Engineer
Benjamin Chojnacki, Law Director
Phil and Marci King
Rebecca Repasky, Secretary

Allison Wilson, Geauga Maple Leaf
Ben Young, City Manager

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

Mr. Meleski made a motion to approve the June 23, 2026, meeting minutes. It was seconded by Mrs. Hill. Roll was called. Mr. Sharpe abstained. The vote carried 6-0.

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 #26-012: Mr. Young explained the applicant, Thomas Paul, is requesting a variance to section 1151.03 to allow for an exception to off-street parking requirements at 135 Main Street. Mr. Young explained this property came before Planning Commission for a vertical lot split to expand the business. Mr. Young said the code requires two (2) parking spaces per salon chair. There is a provision in the code for the uptown district that up to 80% of parking can be reduced – the applicant is asking for 100%. Mr. Young pointed out that this property is all building and no parking lot and the 150 year old building was there before the zoning code. Mr. Young said Staff does not believe this will produce more parking demand on the Square. During normal business hours, only 46% of the available 278 parking spaces are used. Mr. Blackley added there are provisions in the code for adjacent properties to use shared parking spaces. Mr. Blackley said he agrees with Staff's analysis.

Mr. Phil King and Mrs. Marci Mondello King were sworn in.

Mr. King explained he and Mrs. King are there on behalf of Chad Horvath because he could not attend due to family matters. Mr. King explained Mr. Horvath has gone through an extensive survey for the County Auditor and has paid a large amount of money so far for this process. Mr. King said the parking requirements do not fit this situation.

Mrs. King shared that the State of Ohio Board of Cosmetology requires any updates to salons go through them. The State of Ohio said nothing else was needed because it is the same address as the existing space.

Mr. Blackley asked what will happen on the first floor. Mrs. King said it will be for walk-ins and those that are handicap.

Mr. Blackley commented there is plenty of parking around the Square. Mr. Emmons added in speaking in a casual conversation with the Mayor, the gravel lot owned by the County known as “the pit” will have approximately sixty-eight (68) parking spaces which should alleviate the county employees parking around the Square.

Mr. Blackley asked about the hours of operation. Mrs. King explained the workers are contractors that can make up their hours of work. It can be any time of the day or week. She added parking has greatly improved around the Square.

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

OTHER BUSINESS – none.

COMMENTS

Mr. Blackley said a groundbreaking ceremony will take place at the new Geauga County Public Library site on August 10th, at 1pm. The public is invited.

Mr. Young said there will be a ribbon cutting for the new tennis courts on August 11, at 5:30pm. He added the pickleball courts still need to be painted. He said the new Sheetz construction is moving along. Mr. Courtney said the trees on the west side of Wilson Mills are coming down on Wednesday, July 29. He said this will facilitate the widening of Wilson Mills Road.

Mr. Blackley asked about the progress of the Park Avenue/Wilson Mills intersection. Mr. Courtney said there was an internal meeting with City Staff and GPD – construction is set for 2028.

ADJOURN

Mr. Meleski made a motion to adjourn the meeting. It was seconded by Mrs. Hill. The meeting was adjourned at 6:48p.m.

Respectfully Submitted:

ANDREW BLACKLEY, CHAIRMAN

Rebecca Repasky, Secretary