

GEAUGA COUNTY PLANNING COMMISSION AGENDA
SEPTEMBER 13, 2022 REGULAR MEETING
12611 Ravenwood Drive
Conference Room A334, 3rd Floor
7:30 A.M.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES:
 - A. AUGUST 9, 2022 REGULAR MEETING MINUTES
4. FINANCIAL REPORT AND APPROVAL OF EXPENSES
5. OTHER BUSINESS (REAPPOINTMENT OF NICHOLAS GORRIS TO FULFILL TERM THROUGH DECEMBER 31, 2024)
6. DIRECTOR'S REPORT
7. TOWNSHIP AMENDMENTS TO BE REVIEWED
 - A. MUNSON TOWNSHIP
TEXT AMENDMENT NO. ZC 2022-02
INITIATED AUGUST 10, 2022
BY ZONING COMMISSION
 - B. TROY TOWNSHIP
TEXT AMENDMENT NO. ZC 2022-03
INITIATED AUGUST 18, 2022
BY ZONING COMMISSION
 - C. TROY TOWNSHIP
TEXT AMENDMENT NO. ZC 2022-04
INITIATED AUGUST 18, 2022
BY ZONING COMMISSION
 - D. TROY TOWNSHIP
TEXT AMENDMENT NO. ZC2022-05
INITIATED AUGUST 18, 2022
BY ZONING COMMISSION
8. OLD BUSINESS:
 - A. PAY GRADE UPDATE (NO NEW MATERIAL)
 - B. DERCHAR SUBDIVISION (NO NEW MATERIAL)
 - C. MODEL ZONING
 - D. WEBSITE UPDATE
9. NEW BUSINESS:
 - A. COUNTY LAND USE MAP UPDATE
10. ADJOURNMENT



Geauga County Planning Commission

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Phone: (440) 279-1740

www.co.geauga.oh.us/Departments/Planning-Commission

SEPTEMBER 13, 2022 MEETING MINUTES

1. Pledge of Allegiance

Chairperson Caterina Cocca-Fulton called the September 13, 2022 regular meeting of the Geauga County Planning Commission to order at 7:37 a.m. at 12611 Ravenwood Drive, Suite A334, Chardon, Ohio. A quorum was obtained. Following the Pledge of Allegiance, the roll call was called by Ms. Irizarry, and the following members were present:

2. Roll Call

Members present: Caterina Cocca-Fulton, Commissioner Jim Dvorak, Commissioner Tim Lennon, Walter Claypool, Jim McCaskey, Dennis Bergansky, Nick Gorris, Dan Miller and John Oros.

Members absent: Gary Neola, Commissioner Ralph Spidalieiri

Staff present: Linda Crombie (Director,) Allyson Kobus (Planner II), and Pamela Irizarry (Administrative Assistant). And others interested in the meeting discussion.

3. Approval of Minutes for the August 9, 2022 Regular Meeting

Commissioner Lennon made a motion to approve the August 9, 2022 regular meeting minutes and Mr. Oros seconded the motion, Mr. Gorris, Mr. Miller, and Mr. Bergansky abstained, and upon a call for the vote, the motion carried unanimously.

4. Financial Report and Approval of Expenses

Ms. Irizarry provided the financial report as of September 12, 2022 attached hereto and the expenses marked as Exhibit "A" totaling \$836.66. Mr. Oros made a motion to approve the financial report and the summary of expenses, marked exhibit "A" totaling \$836.66. Mr. McCaskey seconded the motion, and upon a call for the vote, the motion carried unanimously.

See Exhibit 4A

5. Other Business (Reappointment of Nicholas Gorris to fulfill term through December 31, 2024).

Ms. Cocca-Fulton advised Nick Gorris was reappointed to the Planning Commission and she welcomed him back.

See Exhibit 5A

6. Director's Report

1. Model Zoning Resolution: Ms. Crombie let the Planning Commission board know that staff has completed the formatting of the Model Zoning Resolution for Articles, I, II, and VII, as well as the cover sheet and table of contents. She will be notifying the townships. Mr. Lennon asked if we are able to post this to the website and Ms. Crombie explained that staff received training on how to use WordPress but that was to post meeting minutes and agendas. The Model has to go through the Prosecutor's office and then ADP will post it. Mr. Claypool disagreed with this process. He said the Prosecutor's Office does not own it, the Planning Commission owns it; and he would like to challenge this and bring it to the Ohio Attorney General. Ms. Cocca-Fulton said she could look into this. Mr. McCaskey wanted to know if we could get clarification on why the Prosecutor's Office owns this. He said though that the last time something was brought to the Ohio Attorney General, they advised to start at the local level. Mr. Claypool agreed that clarification needs to be established. Ms. Cocca-Fulton said that was a fair request and would look into this.

2. Cleveland Ohio Planning and Zoning Workshop: Ms. Crombie explained the workshop will be held on October 11, 2022 at Cleveland State University. She and Ms. Kobus will be in attendance. The workshop was not offered last year. Ms. Crombie said the cost of attendance is \$165.00 for her and Ms. Kobus would be \$185.00. It used to be \$90.00 to attend.

3. Ohio GIS Conference: Ms. Crombie said that Ms. Kobus will be attending the GIS conference in Columbus September 20-22, 2022 and many GIS professionals attend. The cost including all travel expenses will be under \$1,300.00. ArcOnline and ArcPro will be the topics discussed and Ms. Kobus will be able to share any updates with the Planning Commission board when she comes back.

4. Elimination of Point of Sales septic inspection: Ms. Crombie said the Geauga County Board of Health has recently decided to end the of Point of Sales Inspection effective June 30, 2022.

5. County Subdivision Regulations update: Ms. Crombie said this is related to septic system lot evaluations, which are required for all new proposed lot splits under twenty (20) acres per the County Subdivision Regulations. Ms. Crombie said the Subdivision Regulations update is a goal for 2022 and will be many months, extending into 2023. The proposed changes relate to lot split regulations for lot split between 5 and 20 acres. For the October meeting, Ms. Crombie said she plans on having representatives from Geauga Public Health attend the meeting to discuss the process.

6. Budget Hearings, 2023 Budget: Ms. Crombie briefly discussed the there will be an upcoming budget meeting in October. The Planning Commission board was provided the 2023 budget information in May 2022.

7. Work Summary, August 2022:

a. Planning/Zoning/Subdivision Administration: Ms. Crombie said that during August there were 28 lot splits/consolidations, 71 different planning/zoning inquiries, lot inquiries, and 3 easements. Ms.

Crombie reviewed Planning Commission's staff miscellaneous contact with various townships within in the county.

b. Comprehensive Planning Efforts:

i. CEDS: Ms. Crombie said she attended the August 5, 2022 CEDS meeting, which also was the last meeting attending by the A/R 360 consultant. Ms. Crombie said the topic was discussed regarding the future intent of establishing an economic development subcommittee and what their role would be. The last steering committee meeting of September 2, 2022 was cancelled and NOACA will provide an update of the future regarding the approval of the CEDS by the EDA. Ms. Cocca-Fulton asked Mr. Claypool if these were some of the things from his email yesterday and would he like to talk about it. Mr. Claypool said yes but later at the end of the meeting, as there was a big agenda today.

See Exhibit 6A

7. Township Amendments to be reviewed:

- A. Munson Township
Text Amendment No. ZC 2022-02
Initiated August 10, 2022
By Zoning Commission

Ms. Crombie said this amendment is the same as ZC 2022-01, which was previously reviewed, with the exception of section 1202.4 being left out. Ms. Crombie reviewed some of the changes including the addition of the definition of "premises", removal of places of worship and forests and wildlife preserves from the list of permitted uses in the residential districts and Ms. Crombie said there are four (4) residential districts in Munson Township.

Mr. Claypool commented that churches are a permitted use and asked Ms. Crombie to explain the difference between permitted uses and conditional uses regarding churches. Ms. Crombie said a single-family district can allow places of worship as a permitted use; in Munson Township they are conditional uses, which means they are still allowed, but must go through the Board of Zoning Appeals for approval. Mr. Claypool said a conditional use placed on places of worship is a violation of constitutional rights. The U.S. Constitution clearly states religion is a right, and he said to put a church as a conditional use requires people to go through extra steps. Ms. Cocca-Fulton said it was a good question, but noted that regulating the use of churches is not prohibiting it.

Mr. McCaskey asked if this amendment was sent to the Prosecutor's office for them to look at it. He thought a church could go anywhere.

Mr. Claypool said local government should not be interfering with religion. Mr. Bergansky commented that he found it interesting that churches are a conditional use; what are day cares considered; what if someone has a church inside their house. Mr. McCaskey asked if we could table this. Ms. Cocca-Fulton said we need to be clear on what we want to do. Mr. Claypool wanted to revisit permitted uses. He asked if Munson Township was not permitting forest and wild life preserves? Ms. Crombie said that use is odd and in order to permit a use it must be defined first, which it is not and the Township is removing

it. One person may think a wildlife preserve is one thing and someone else may think it is something else. Mr. Claypool commented that it was goofy to put forest and wild life preserve in a housing code.

Ms. Cocca-Fulton asked if we could approve with modifications and not strike places of worship. Ms. Crombie discussed that Article VIII lists permitted uses and references Places of Worship as a permitted use, but it is a conditional use so it is a matter of correction. Ms. Cocca-Fulton commented she does not suggest denying this amendment and not to table it. Mr. Oros said to approve with modifications and not strike place of worship in the list of permitted uses. Mr. Claypool asked what was the logic for a place of worship not being a permitted use in a residential district; Ms. Crombie replied primarily traffic.

Ms. Cocca-Fulton mentioned that she will speak with the Prosecutor’s Office about this. Mr. McCaskey said he would like to second Mr. Oros motion to approve with modifications. Mr. Claypool mentioned the Religious Land Use and Institutionalized Person Act. It addresses religious freedom. He said if this code is in the book, why are we having this discussion. Isn’t it up to the Director to look into this? Ms. Crombie said she is aware of the act.

Motion made by Mr. Oros to approve with modifications the Munson Township Text Amendment No. ZC 2022-02, and seconded by Mr. McCaskey, and upon a call for the vote, the motion carried unanimously.

See Exhibit 7A

7. Township Amendments to be Reviewed:

- B. Troy Township
Text Amendment No. ZC 2022-03
Initiated August 18, 2022
By Zoning Commission

Ms. Crombie advised Troy Township submitted Article I, which is General Provisions, Section 102.0, the Purpose of Zoning Resolution. Ms. Crombie said Troy Township was resubmitting, as it previously went through the Planning Commission. “Tents, cabins, and trailer coaches” were left out of this section, as the township previously indicated they are not allowed in Troy. Ms. Crombie said “the uses of buildings and other structures” is not included and suggests keeping it in the resolution before the language “and uses of land for trade industry” as the first part of the language relates to buildings and structures, and second part, the uses of land for trade industry, relates to uses of land. Also, if tents, cabins, and trailer coaches are removed here, the entire section needs to be reviewed for any reference to tents, cabins, and trailer coaches. Additionally, Ms. Crombie said language is missing that needs to be added as it should read “...for non-residential property only, the height, bulk, number of stories...”

Motion made by Commissioner Dvorak to approve with modifications the Troy Township Text Amendment No. ZC 2022-03, and seconded by Mr. McCaskey, and upon a call for the vote, the motion carried unanimously.

See Exhibit 7B

7. Township Amendments to be Reviewed:

- C. Troy Township
Text Amendment No. ZC 2022-04

Initiated August 18, 2022
By Zoning Commission

Ms. Crombie said Article III, Zoning Districts and official Zoning Map is being amended to add references to the Passive Park and Active Park districts as they already exist but were never listed. She explained she made a few grammatical suggestions, but other than that, no recommendations.

Motion made by Commissioner Dvorak to approve the Troy Township Text Amendment No. ZC 2022-04, and seconded by Mr. Claypool, and upon a call for the vote, the motion carried unanimously.

See Exhibit 7C

7. Township Amendments to be Reviewed:

D. Troy Township
Text Amendment No. ZC 2022-05
Initiated August 18, 2022
By Zoning Commission

Ms. Crombie said text Amendment No. ZC 2022-05 relates to the B-1 General Commercial District. She suggests in, Section 403.1, that the statement after “Permitted Principal Building, Structures, and Uses” be located as a separate line as it being in the title is in an odd location. She added that commercial districts permit more than one building or use on the same property. She recommends the township consider the impacts of language as it is restrictive. Mr. Claypool commented this is opening up some legal issues; there are dozens of commercial district uses; it is burdensome and they are creating something not easy to enforce. Ms. Cocca-Fulton replied, saying one use for the entire parcel is highly restrictive. She asked if the parcels are zoned one district in the front and another in the rear. Ms. Crombie said no; the parcels are not split-zoned, the entire parcel is zoned commercial. Mr. Claypool said that Troy has commercial uses, but they have homes on commercial parcels as well. Mr. Bergansky said he knows Troy has apartments above commercial, and wondered if these are considered non-conforming.

Ms. Crombie continued by reading the purpose of the B-1 district according to Section 403.0, is the “development of small retail and service establishments to serve the daily needs of the growing township population”. Since automobile sales and service facilities fall under retail and service, she recommends leaving this where it is.

Ms. Crombie discussed in the previous text amendment ZC 2022-01, single family dwellings were proposed to be relocated to Item D #5, as they were not retail uses. This current amendment, ZC 2022-05, it is changed back to single family dwelling being listed with retail uses. She recommends, single family detached dwellings, be relocated to Item D #6, since they are not retail businesses. Additionally, Trucking and Transportation was previously added to the B-1 Commercial District in 2019 by a zoning amendment ZC 2019-02. The Planning Commission voted to deny this amendment. Trucking and transportation is now proposed to be removed from the B-1 District. Ms. Crombie said any existing businesses of this type will now be considered non-conforming. Mr. Bergansky said that he remembered the “Lone Wolf” project and it was rezoned and the owner was lawfully permitted to do so.

Under section 403.2, Permitted Accessory Buildings, Structures, and Uses, Ms. Crombie said she suggests the same format of having the proposed language located after the title. The caveat is the same format would have to be done throughout the amendment.

Ms. Crombie said in Section 403.3, to correct the numbering of #6, which should be #5. Ms. Crombie said the language in #6 is a general statement that a use must conform with all of the applicable regulations for the B-1 zoning district. This language is missing under Gasoline Service Stations in subsection "E". Ms. Crombie discussed how Item #4 states "*There shall be no more than one (1) dwelling unit in a building with a permitted commercial use*". Ms. Crombie said the Township does allow dwellings within its B-1 district but this appears to be in conflict with the proposal of no more than one use per lot. Mr. Claypool agreed about potential dwelling and commercial conflicts.

Mr. Claypool said he would like to move to deny this. Ms. Crombie then presented some items related to reformatting, such as the sections under Hotel/Motels and Child Care as hotels/motels list is alphabetical but day care is numerical. Ms. Crombie said the entire section needs to be checked for formatting. Also, for consistency with other sections, she recommends under section 403.3(D)(a) that reference to "residential care facility" be added after "nursing home".

Ms. Crombie continued that servicing and repairing of vehicles is also proposed to be removed and it is recommended the Township consider the impacts on residents and businesses of removing these uses as they are not permitted elsewhere in the Township. Ms. Crombie mentioned that if the Township were to remove these uses, Section 601 regarding parking needs to be reviewed as service and repair stations are listed but gas stations are not. Also, the change in subsection (E)(1) would prohibit a gasoline station to sell incidental items such as motor oil or windshield wiper fluid.

Ms. Crombie continued that Vehicle Sales are proposed to be removed as a conditional use. She said the Township's definition of "vehicle" is very broad as it is anything which is or has been on wheels, runners, or tracks. Ms. Cocca-Fulton said this would prohibit sales of basically anything including bikes, motorcycles, etc.

Ms. Crombie also discussed section 403.6, Minimum Yard Setback as Troy would like front yard setback increased from 75 to 100 feet. Ms. Crombie presented a map that Ms. Kobus prepared that illustrates the majority of the existing buildings are already non-conforming to the 75 feet setback so it becomes more of a case of whether do they want the buildings to be closer to the street or further back as this impacts what they want their commercial district to look like. She advised that 75-80' is an appropriate setback but other townships, like Newbury and Chester currently have a 100 +/- foot setback. Mr. Claypool commented he wasn't sure what they wanted to do here.

Ms. Crombie continued with item C, Buffer Zone. The township is proposing to increase from 100 feet to 150 feet. She doesn't feel this is necessary as one hundred feet is sufficient for existing and professional landscaping as well as buffering for noise, dust, and light, it can be kept the same.

Under Section 403.12 and 13 Ms. Crombie feels the language is confusing as it relates to the buffer zone requirements and the exception statement should be reviewed. A recommendation could be to add "buffer zones" to the end of the second to last sentence.

Mr. McCaskey asked Ms. Crombie if Troy township consulted with her first about these proposed changes and she said no but they have in the past. He feels there is a conflict between this section and

what is proposed in Buffer zone. Mr. Miller asked Ms. Crombie if Troy township knew of something coming in and if these changes were proposed to block it and Ms. Crombie said she was not aware of anything.

Mr. Claypool said the number of changes were preposterous and asked Ms. Cocca-Fulton if we could deny this? Ms. Cocca-Fulton replied by saying first, she appreciated Ms. Crombie's research and due diligence on this amendment. She then went on to explain what the options were for the Planning Board, either to approve, approve with modifications, or deny; and what the steps are for each option. She let the board know that when Ms. Crombie submits the letter of denial to the township, the reasons for the denial are not included. If a township wants to know why an amendment was denied, they would need to look at the meeting minutes when they are posted. Ms. Cocca-Fulton said a denial should be reserved for an extreme situation. She feels the option to approve with modifications is a nice way of letting the township know they need to go back and review the proposed amendment, since the reasons for the modification are spelled out.

Commissioner Dvorak commented Troy Township allows trucking and transportation. He went on to read from the County General Plan the history of Troy Township. After reading, he said Troy has great companies, and the only thing in this amendment he agreed with was the Buffer zone and that Troy is trucking and transportation. He agreed with Mr. Claypool that this should be denied. Mr. Bergansky said that he agreed with Mr. Miller's early comments about something coming into Troy township, that they know about, and this is the purpose of this amendment.

Mr. Claypool let the board know the purpose of the Planning Commission's existence was to maintain consistency and guidance for the people of Geauga County. He would like to deny this based on it being "muddy" and difficult to enforce; they need to go back and revisit and do more research. Mr. Bergansky asked if this is a denial, do we list the reasons for the denial. Ms. Crombie replied, no. Ms. Cocca-Fulton said the Prosecutor's offices advises if something is denied, we do not list any reasons, but we could put on the letter to contact us on why it was denied. Mr. Claypool said the Prosecutor's office works for us, the Planning Commission board, and we should list the reasons why something is denied.

Ms. Crombie said Troy Township has a large commercial district and another option is to create a town center zoning at the center of the township and a general commercial district could be beyond that, but it is a lot of work. Ms. Crombie said we know Commissioner Dvorak wants to keep Trucking and Transportation, that is one part of it, and other comments are format related. Mr. Bergansky said that if we approve it with modifications, he does not think trucking and transportation should be removed because people have bought properties with that in mind.

Ms. Cocca-Fulton said a lot of things have been brought up about this amendment, if we deny, whether we can send a letter listing the reasons for the denial. Mr. McCaskey said he is surprised that wasn't being done. Mr. Bergansky feels if we deny or approve with modifications, the outcome would still be the same. The township doesn't have to take anything we say; either way they can do what they want. Commissioner Dvorak feels it should be denied. Mr. Claypool asked Ms. Cocca-Fulton if legal liability changes if we approve or deny; we have to make sure to protect our residents. Ms. Cocca-Fulton replied approve or deny carries different weight. Mr. Gorris recommended the informal process when amendments are submitted to allow review and comments. His township does that whenever a change is proposed. Ms. Cocca-Fulton said an informal process would eliminate a lot of this right now.

Motion made by Mr. Claypool to deny the Troy Township Text Amendment No. ZC 2022-05, and seconded by Commissioner Dvorak, and upon a call for the vote, the motion carried unanimously. Ms. Cocca-Fulton recommended that Ms. Crombie follow up with Troy Township.

See Exhibit 7D

Commissioner Dvorak left the meeting at 9:08am.

8. Old Business:

A. Pay Grade Update:

Ms. Cocca-Fulton spoke to Craig Swenson, Director of Geauga County Job & Family Services, to discuss how his department does their pay grade system. This topic will be revisited around the holiday's for further discussion and will be on the agenda next month.

B. Derchar Subdivision:

Ms. Crombie let the board know the developer, Mr. Rick Sommers, visited the Department of Health on September 12, 2022 to arrange for the second septic system approval. Mr. Sommers is anticipating this to be reviewed at the October meeting.

C. Model Zoning:

Ms. Crombie presented the board with Section 1002.5 Supplementary Conditions on Variances from the County Model Zoning Resolution. She said this was previously requested to be on the agenda for discussion. The Prosecutor's Office wanted to remove this section, but is working on making changes to the language to be clearer. She then briefly referenced the *Powerall, Inc. vs. Chester Township Trustees* case and how it is relevant to this part of the Model Zoning. In 1983, it was decided a township cannot put a condition on a variance unless that condition is already in the zoning resolution.

Ms. Cocca-Fulton commented a township cannot do what they want unless it is in the zoning code. Mr. McCaskey would like to keep this on the agenda and fix it. Ms. Crombie said updating the Model is one of the items on her list of priorities, which includes checking it code section updates. Mr. McCaskey asked Ms. Crombie if there was something else on her list of priorities that took precedence over updating the Model and she said the Subdivision Regulations. He asked Ms. Crombie to send the *Powerall, Inc. vs. Chester Township Trustees* to all the board members.

See Exhibit 8C

D. Website Update:

Ms. Crombie advised ADP that Planning Commission will be involved with updating the website. Ms. Crombie said ADP staff trained the staff on how to use WordPress and our goal is to add the agenda to the website a week before the Planning Commission meetings. She said a disclaimer will be added to let anyone interested that the agenda is subject to change per the bylaws. Ms. Crombie said she was informed the license to the website expires 2023. If the Planning Commission would like to host its own website; this would have to be discussed. Ms. Crombie showed some samples of what will be on the website including a meeting minutes page that would contain agendas and meeting minutes as we currently only have the meeting minutes.

Ms. Kobus took over the discussion and presented the proposed links page for the website. There will be a list of categories, which will link to townships, plans, and PDF's. The Census data will be similar to

the setup on other websites. There will be list of related information and maps that will be incorporated. She said the General Plan currently exist on the website.

Ms. Cocca-Fulton asked if she could see where Planning Commission is listed. Ms. Crombie showed that it was listed under the Board of County Commissioners (BOCC). Mr. Claypool said Planning Commission is not part of the BOCC. Ms. Cocca-Fulton asked how do we distinguish that we are not part of the BOCC? Ms. Crombie responded Planning Commission is a statutory board under BOCC just like others such as the Board of Elections and Veteran Affairs. Mr. McCaskey said we need to have the website set up where people can find us. Mr. Claypool advised there should be another tab for all the boards. He told Ms. Crombie he could help her set this up considering his background. Mr. Lennon commented that he did not know how BOCC was organizing the website but another tab may be an option.

See Exhibit 8D

9. New Business:

A. County Land Use Map:

Ms. Crombie said each year the staff updates the land use map; and with this last update inconsistencies were found. This is partially due to staff members from the past might have interpreted uses differently. The Land Use Methodology was created years ago, back to 2006, which some changes are proposed. Ms. Crombie discussed how land use changes over time or how uses of buildings change.

In regard to the more prominent proposed changes, Ms. Crombie gave an example of an agriculture use could have a farm house on it, which would have been separated out a single family. The principle use is the farm so it could be all labeled as agricultural use. This would simplify the update.

Ms. Crombie discussed the proposed changes to the list of definitions used for the land use categories. Some changes included eliminating the Manufactured Home parks classification and classifying it as multi-family, Outdoor Recreation and Public Recreation are classified as only Recreation. If the Commission liked the separation between private and public recreation, it could be kept the way it is.

Mr. Bergansky asked if there was a way to do "agriculture with residence". Ms. Crombie said they considered that but it would complicate it. Ms. Kobus responded by saying the primary use is agriculture, but it has a home, which is secondary. Mr. Claypool said he would like see Manufactured Home Parks as their own thing. He thinks it's unique; if you simplify too much, you lose the granularity. Mr. Bergansky agreed the Manufactured Home Parks are unique.

Ms. Crombie said her goal is to do a Land Use Map by end of year each year. She can leave this on the agenda to have Planning Commission board look at further.

See Exhibit 9A

Ms. Cocca-Fulton told Mr. Claypool now he could discuss his concerns with the CEDS.

Mr. Claypool discussed how he sent an email out the day before to the entire Planning Commission asking to make a motion at today's meeting to leave NOACA/CEDS. He provided detailed reasons Geauga County needs to exit from this organization. He said culturally Geauga County does not fit Cleveland or Cuyahoga county. Cleveland is urban and Geauga is rural. NOACA has no charter to do

planning or economic development and the CEDS is a federally guided program related to economic development. The CEDS wants equity; they take wealth from one group and give it to another. Mr. Claypool said that Geauga County has wealth and NOACA gives it to Cleveland. He feels we should send a letter to NOACA and let them know that we want out of this. Currently, Cleveland has the majority of the NOACA board. He said we need to recommend to the Board of County Commissioners that we leave now.

Ms. Cocca-Fulton asked if there were any questions for Mr. Claypool. Mr. Miller asked if the CEDS was the same as NOACA? Mr. Claypool said the CEDS is a federally mandated program related to economic development and they give federal money away. Mr. McCaskey asked Mr. Claypool if he had any headway with the County Commissioners on leaving NOACA. Mr. Claypool replied that he has already sat down with Gerry Morgan, the County Administrator about the process to leave. Mr. Claypool said he needs to provide the process to the Planning Commission as well. He said the BOCC has some influence over the NOACA board. We need to leave now or form our own MPO. Mr. Claypool said he will put the case together and take it to Gerry Morgan. Mr. McCaskey said we need to leave, it's time to do so, but he thought we had to be part of NOACA. Mr. Claypool said no. Mr. Bergansky commented that Geauga County needs to cut all ties with Cuyahoga County. Geauga County is the "gem" of Northeast Ohio and we need to stay that way. Ms. Cocca-Fulton advised the members to look through what Mr. Claypool sent.

Mr. Claypool requested a formal motion to take this to the BOCC to leave the CEDS/NOACA. Ms. Cocca-Fulton said this could be put on the agenda for the next meeting.

12. Adjournment

Chairperson Ms. Cocca -Fulton adjourned the meeting at 9:36 am.



Caterina Cocca- Fulton, Chairman



Gary Neola, Secretary/Treasurer

DENNIS BERGANSKY

COUNTY PLANNING COMMISSION FINANCIAL REPORT
Summary

Budget – September 12, 2022



| <u>Account</u> | <u>Appropriation</u> | <u>Expenditure</u> | <u>Balance</u> |
|------------------------|----------------------|---------------------|--------------------|
| Salaries | \$140,589.00 | \$98,205.90 | \$42,383.10 |
| Supplies | \$3,848.00 | \$652.44 | \$3,195.56 |
| Hosp. | \$25,604.00 | \$16,584.00 | \$9,020.00 |
| Medicare | \$2,090.00 | \$1,388.37 | \$701.63 |
| OPERS | \$19,780.00 | \$12,881.96 | \$6,898.04 |
| Worker's Comp. | \$252.00 | \$0.00 | \$252.00 |
| Other Expenses | 5,018.00 | \$843.74 | 4,174.26 |
| Equipment | \$8,451.00 | \$6,275.27 | \$2,175.73 |
| Contracted Services | \$0.00 | \$0.00 | \$0.00 |
| Covid -19 Expenses | \$0.00 | \$0.00 | \$0.00 |
| Copier Usage Services | \$1,000.00 | \$0.00 | \$1,000.00 |
| Travel | \$2,600.00 | \$491.29 | \$2,108.71 |
| Advertising | \$160.00 | \$0.00 | \$160.00 |
| Training | \$300.00 | \$0.00 | \$300.00 |
| Member, Dues, Lic. Sub | \$900.00 | \$653.00 | \$247.00 |
| Total | \$210,592.00 | \$137,975.97 | \$72,616.03 |

SUMMARY RESOLUTION FOR EXPENSES
GEAUGA COUNTY PLANNING COMMISSION

Mr. Ops

_____ MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Gary Neola Mr. McCaskey


WHEREAS, THE EXPENSES LISTED HEREIN HAVE BEEN INCURRED BY THE GEAUGA COUNTY PLANNING COMMISSION IN ORDER FOR THE COMMISSION TO PERFORM ITS DUTIES; AND

WHEREAS, THESE EXPENSES HAVE BEEN REVIEWED BY THE MEMBERS OF THE COMMISSION AT ITS SEPTEMBER 13, 2022 MEETING;

NOW THEREFORE, BE IT RESOLVED, THAT THE GEAUGA COUNTY PLANNING COMMISSION HEREBY AUTHORIZES PAYMENT OF THE FOLLOWING BILLS OR CLAIMS:

| <u>P.O.</u> | <u>ACCOUNT</u> | <u>DATE</u> | <u>VENDOR</u> | <u>AMOUNT</u> |
|-------------|----------------|-------------|---|------------------|
| 1224 | OTHER | 8/9 | ALLYSON KOBUS (MILEAGE REIMBURSEMENT) | 19.89 |
| 3128 | TRAVEL | 8/15 | CEAO (G.I.S. CONFERENCE REGISTRATION) | 329.00 |
| 1235 | SUPPLIES | 8/16 | STAPLES | 71.25 |
| 2790 | TRAVEL | 8/23 | PAMELA IRIZARRY (MILEAGE REIMBURSEMENT) | 65.50 |
| 2790 | TRAVEL | 8/23 | ALLYSON KOBUS (MILEAGE REIMBURSEMENT) | 26.79 |
| 1235 | SUPPLIES | 8/30 | STAPLES | 294.28 |
| 1235 | SUPPLIES | 8/30 | STAPLES | 29.95 |
| TOTAL | | | | <u>\$ 836.66</u> |


Caterina Cocca-Fulton, Chairman


Gary Neola, Secretary/Treasurer
DENNIS BERLANSKY FOR GARY NEOLA



GEAUGA COUNTY BOARD OF COMMISSIONERS

James W. Dvorak Timothy C. Lennon Ralph Spidalieri

470 Center Street, Building 4 • 12611 Ravenwood Drive, Suite 350 • Chardon, Ohio 44024

August 16, 2022

*Director Linda Crombie
Gauga County Planning Commission
12611 Ravenwood Dr., Suite 380
Chardon, OH 44024*

Dear Ms. Crombie:

Please be advised that during session on August 16, 2022 the Board of County Commissioners took the following action:

Motion: by Commissioner Dvorak, seconded by Commissioner Lennon to re-appoint Nicholas Gorris to the Planning Commission Board for the term ending December 31, 2024.

| | | |
|------------------------|--------------------------------|------------|
| <i>Roll Call Vote:</i> | <i>Commissioner Spidalieri</i> | <i>Aye</i> |
| | <i>Commissioner Lennon</i> | <i>Aye</i> |
| | <i>Commissioner Dvorak</i> | <i>Aye</i> |

Very truly yours,

*Christine Blair
Commissioners' Clerk*

*c: Boards and Committees
Nicholas Gorris*

Exhibit 6A



Geauga County Planning Commission
12611 Ravenwood Drive, Suite 380, Chardon, Ohio 44024
Phone (440) 279-1740
www.co.geauga.oh.us/Departments/Planning-Commission

September 6, 2022

Prepared for the September 13, 2022 Geauga County Planning Commission meeting

Director's Report

1. Model Zoning Resolution

The staff completed the formatting of the Model Zoning Resolution for Articles I, II, and VII, as well as the cover sheet and table of contents. The amended pages were included in the Dropbox link and will be posted to the Planning Commission's website. Once posted, the townships will be notified to access the updated version online.

2. Cleveland Ohio Planning and Zoning Workshop

The above referenced workshop will be held on Tuesday, October 11 at Cleveland State University Levin College of Urban Affairs. This is the yearly conference held by the Cleveland area chapter of the American Planning Association. It is similar to the more local workshop recently held at Punderson State Park. Both Ms. Kobus and I plan to attend. The cost has not yet been posted but it is generally around \$125 per registrant plus cost of parking and mileage.

3. Ohio GIS Conference

Ms. Kobus will be attending the Ohio GIS Conference in Columbus September 20-22, which is coordinated by the County Engineer's Association of Ohio. The cost including all travel expenses will not exceed is \$1,275. As the County now has ArcOnline and ArcPro, there are several sessions Ms. Kobus plans to attend related to these topics as well as many others.

4. Elimination of Point of Sale septic inspection

The Geauga County Board of Health recently voted to end the mandatory For Sale of Property Septic evaluation program, effective June 30, 2022. Please see the attached information sheet for reference.

5. County Subdivision Regulations update

On a different but related subject to Item #3, septic system lot evaluations are required for all new proposed lot splits under twenty (20) acres per the County Subdivision Regulations. The evaluation is essentially a review of the soils of the proposed lot to determine if a septic system is feasible. As updating the County Subdivision Regulations is a 2022 goal, I will begin proposed edits this month, which include various changes to multiple sections. As the overall update will take months to complete, before time is devoted to making edits to the

lot split requirements, at the Thursday, October 13 meeting, it is my intent to present information related to the requirements for lot splits between 5-20 acres. Representatives from Geauga Public Health are planned to be in attendance to explain the Department’s role, provide their knowledge and experience, and answer questions as well.

6. Budget Hearings, 2023 Budget

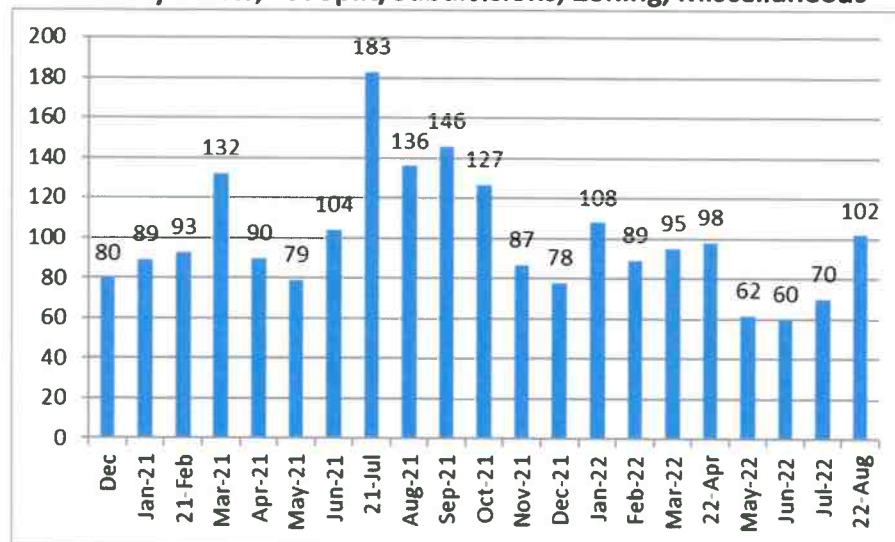
The 2023 budget was provided to the Commission at the May meeting and the budget hearing is scheduled for Tuesday, October 4. The 2023 budget request is attached for reference.

7. Work Summary, August 2022

a. Planning/Zoning/Subdivision Administration

| | # Reviewed August 2022 |
|---|------------------------|
| Lot Splits/Subdivisions | |
| Re-plat | 0 |
| Major Subdivision | 0 |
| Minor Subdivisions (5 acres and less) | 0 |
| Large Lot Subdivisions (Between 5-20 acres) | 7 |
| Exempt Lots (Transfer to Adjacent Owner) | 10 |
| Exempt Lots (Over 20 acres) | 0 |
| Lot consolidations | 11 |
| Total | 28 |
| Zoning | |
| Informal text or map amendment reviews | 1 |
| Formal text or map amendment reviews | 4 |
| Preliminary Lot split inquiries | 16 |
| Miscellaneous planning/zoning inquiries | 50 |
| Total | 71 |
| Miscellaneous | |
| Easements (roadway, septic, utility, etc.) | 3 |

Monthly Totals, Lot Split/Subdivisions, Zoning, Miscellaneous



The following is a summary of various points of contact with the townships:

Chester

- Assisted with question related to forms that are required to be submitted to the County for a zoning amendment and an informal review of a text amendment.

Claridon

- Informal review of text amendment

Hambden

- Assisted with questions about zoning amendment process

Munson

- Assisted with questions regarding a proposed garage

Russell

- Assisted with various lot split questions

b. Comprehensive Planning Efforts

i. CEDS

I attended the August 5 CEDS Steering Committee meeting, which was also the last meeting attended by the consultant, A/R 360 Consultants. The consultant advised that an economic development subcommittee is proposed to be created and potential duties could include review and update the CEDS as required by the U.S. EDA and identifying federal funding requests in the region.

The last CEDS Steering Committee meeting scheduled for September 2 was cancelled. NOACA will provide an update at some point in the future regarding the approval of the CEDS by the U.S. EDA.



GEAUGA PUBLIC HEALTH

Promoting and Protecting Community Health

470 Center St., Building 8, Chardon, OH 44024-1071

440.279.1900 www.gphohio.org

On May 25, 2022, the Geauga County Board of Health voted to end the mandatory For Sale of Property Septic evaluation program and rescinded section 3701-29-25 of the Geauga County Household Sewage Treatment System regulations as of June 30, 2022.

What does this mean? The following is a list of Frequently Asked Questions:

I AM SELLING MY HOME. AM I REQUIRED TO HAVE THE EVALUATION DONE?

If your home transfers after 11:59 pm on June 30, 2022, the evaluation is not required.

THE TRANSFER DATE OF MY HOME WAS PRIOR JUNE 30, 2022. AM I REQUIRED TO HAVE THE EVALUATION DONE?

Yes, the regulation was still in effect on the date your home transferred.

I RECEIVED A LETTER STATING THAT I AM SCHEDULED FOR AN ADMINISTRATIVE HEARING BECAUSE THE EVALUATION WAS NOT DONE WHEN I PURCHASED MY HOME. AM I STILL REQUIRED TO HAVE THE INSPECTION DONE?

Yes, the regulation was in effect on the date your home transferred.

WILL GEAUGA PUBLIC HEALTH STILL OFFER THE FOR SALE OF PROPERTY EVALUATION AFTER JULY 1, 2022?

Yes, it will be offered upon request.

I PAID FOR THE EVALUATION, BUT IT HASN'T BEEN SCHEDULED. MY PROPERTY WILL NOT BE TRANSFERRING UNTIL AFTER JULY 1, 2022. CAN I GET A REFUND?

Yes, as long as our staff have not been to your property. You can request a refund form by contacting the office at 440-279-1914 x0 or send a request to ehservices@geaugacountyhealth.org. Please note: There is a \$30.00 processing fee for cancelling the service.

AFTER JULY 1, 2022, CAN I HIRE AN INDEPENDENT INSPECTOR TO EVALUATE MY SEPTIC SYSTEM?

Yes, however, they must be registered as a Service Provider with Geauga Public Health. A list of registered service providers is available on our website.

I AM CONCERNED THAT ENDING THIS PROGRAM WILL HURT THE ENVIRONMENT BECAUSE FAILING SEWAGE TREATMENT SYSTEMS WILL NOT BE IDENTIFIED.

We will continue to address sewage nuisance complaints. In addition, Geauga Public Health will be developing an Operation and Maintenance Program which is required by the Ohio Department of Health. This program will include operational and maintenance guidelines for all sewage systems.

1001-028-00 - General Fund-Planning Commission-Non Departmental (Expense Acc

| | | 2019 Actual | 2020 Actual | 2021 Actual | 2022 Amended | 2023 Initialized | 2023 Department Request |
|-------------------------------|--|---------------|---------------|---------------|---------------|------------------|-------------------------|
| Personal Services | | | | | | | |
| 501 | Salaries | \$ 85,175.53 | \$ 125,617.67 | \$ 122,242.30 | \$ 136,089.00 | \$ 136,089.00 | \$ 141,166.00 |
| 502 | Medicare | \$ 1,212.84 | \$ 1,779.01 | \$ 1,738.53 | \$ 1,990.00 | \$ 1,990.00 | \$ 2,070.00 |
| 503 | Hospitalization | \$ 13,482.64 | \$ 25,276.30 | \$ 21,357.48 | \$ 25,604.00 | \$ 25,604.00 | \$ 25,604.00 |
| 504 | OPERS | \$ 11,744.68 | \$ 16,741.42 | \$ 16,665.78 | \$ 19,080.00 | \$ 19,080.00 | \$ 19,790.00 |
| 505 | Workers Compensation | \$ - | \$ - | \$ - | \$ 252.00 | \$ 252.00 | \$ 100.00 |
| 506 | Unemployment | \$ - | \$ - | \$ 2,244.25 | \$ - | \$ - | \$ - |
| | Total | \$ 111,615.69 | \$ 169,414.40 | \$ 164,248.34 | \$ 183,015.00 | \$ 183,015.00 | \$ 188,730.00 |
| Contract Services | | | | | | | |
| 607 | Copier Usage Services | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,000.00 |
| 601 | Contract Services | \$ - | \$ - | \$ 950.00 | \$ - | \$ - | \$ - |
| | Total | \$ - | \$ - | \$ 950.00 | \$ - | \$ - | \$ 1,000.00 |
| Materials and Supplies | | | | | | | |
| 701 | Materials and Supplies | \$ 2,040.63 | \$ 1,702.00 | \$ 1,882.24 | \$ 3,848.00 | \$ 3,848.00 | \$ 2,500.00 |
| | Total | \$ 2,040.63 | \$ 1,702.00 | \$ 1,882.24 | \$ 3,848.00 | \$ 3,848.00 | \$ 2,500.00 |
| Capital Outlay | | | | | | | |
| 801 | Equipment | \$ - | \$ - | \$ - | \$ 9,451.00 | \$ - | \$ - |
| | Total | \$ - | \$ - | \$ - | \$ 9,451.00 | \$ - | \$ - |
| Other Expense | | | | | | | |
| 910 | Training | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 300.00 |
| 922 | Membership Dues, Licenses, Subscriptions | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,300.00 |
| 960 | COVID - 19 Expenses | \$ - | \$ 248.89 | \$ - | \$ - | \$ - | \$ - |
| 901 | Other | \$ 30,957.70 | \$ 5,750.96 | \$ 4,339.28 | \$ 8,978.00 | \$ 8,978.00 | \$ 2,700.00 |
| 902 | Travel | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,500.00 |
| 903 | Advertising | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 325.00 |
| | Total | \$ 30,957.70 | \$ 5,999.85 | \$ 4,339.28 | \$ 8,978.00 | \$ 8,978.00 | \$ 8,125.00 |
| | Grand Total | \$ 144,614.02 | \$ 177,116.25 | \$ 171,419.86 | \$ 205,292.00 | \$ 195,841.00 | \$ 200,355.00 |

Tuesday September 20th, 2022

Select Filter

Filter items...

9:00 AM

9:00 AM **ArcGIS Enterprise: Administration Essentials**
 11:00 AM Ryan Sellman (Speaker)
 2 • Workshop • 2 CPDs
 Workshop

9:00 AM **ArcGIS Online: Choosing the Right App**
 11:00 AM 3 • Workshop • 2 CPDs
 Workshop

x

9:00 AM **TBD**
 11:00 AM 1 • Session • 2 CPDs
 Workshop

9:00 AM **URISA Workshop Part 1**
 11:00 AM 4 • Workshop • 2 CPDs
 Workshop

12:30 PM

12:30 PM **General Session**
 2:00 PM Session
 General Session

2:30 PM

2:30 PM **ArcGIS Arcade Fundamentals**
 4:30 PM Ryan Sellman (Speaker)
 2 • Workshop • 2 CPDs
 Workshop

①

2:30 PM **Field Data Collection and Management Using ArcGIS**
 4:30 PM

3 • Workshop • 2 CPDs
Workshop

2:30 PM
4:30 PM
URISA Workshop Part 2
4 • Workshop • 2 CPDs
Workshop

2:30 PM
4:30 PM
Watershed Delineation with ArcGIS Pro Spatial Analyst and Python
Katherine Robertson (Speaker)
1 • Workshop • 2 CPDs
Workshop



Last Updated: Mon, Jun 27, 2022 1:10 AM

Wednesday
September 21st, 2022

Select Filter

Filter items...

8:30 AM

8:30 AM **Clinton County GIS: The Journey from Paper to Cloud**
9:00 AM Joe Merritt (Speaker)
 Session • 0.5 CPDs
 Track 2

8:30 AM **Fill in**
9:00 AM Session • 0.5 CPDs
 Track 4

8:30 AM **GIS/SAP Integration for Stormwater Management**
9:00 AM Frank Orr (Speaker)
 Session • 0.5 CPDs
 Track 3

8:30 AM **Using ArcGIS Hub to Create a One-Stop GIS Resource**
9:00 AM Bob Pliszka (Speaker)
 Session • 0.5 CPDs
 Track 1

X

9:10 AM

9:10 AM **EDGE Collaborative (Ethically Diverse Geospatial Engagement)**
9:40 AM Ryan Bowe, GISP (Speaker)
 Session • 0.5 CPDs
 Track 3

9:10 AM **Migrating to Enterprise and Implementing ESRI's Utility Network**
9:40 AM Zoie Zalewski (Speaker)
 Session • 0.5 CPDs
 Track 4

X

9:10 AM **PLAN4Health - Miami Valley**

9:40 AM Tom Harner (Speaker)
Session • 0.5 CPDs
Track 2

9:10 AM Understanding Tax Incentives: Utilizing GIS to Collect and Share Information
9:40 AM Matt Shade (Speaker)
Session • 0.5 CPDs
Track 1

10:30 AM

10:20 AM ArcGIS Pro: Tips and Tricks
11:20 AM Ryan Sellman (Speaker)
Session • 1 CPD
Track 1, Track 2

X

10:20 AM Beyond the 98
11:20 AM Greg Brooks (Speaker)
Session • 1 CPD
Track 4

10:20 AM I Got the GIS Manager Job! Now What? Navigating Mid-Career Changes
11:20 AM without a Map.
Andrew Wilson, GISP (Speaker)
Session • 1 CPD
Track 3

1:00 PM

1:00 PM ArcGIS Online: Choosing the Right App
1:30 PM Ryan Sellman (Speaker)
Session • 0.5 CPDs
Track 2

X

1:00 PM Fighting Blight: Utilizing ArcGIS Applications for Collective Community Impact
1:30 PM Elizabeth Burns (Speaker)
Session • 0.5 CPDs
Track 1

1:00 PM Roller Coasters, Safety Nets, and Professional Networks
1:30 PM Ryan Bowe, GISP (Speaker)
Session • 0.5 CPDs
Track 3

1:00 PM The Nuts & Bolts of GIS: Cloud Based GIS in MS Azure
1:30 PM John Woodard (Speaker)
Session • 0.5 CPDs
Track 4

1:40 PM

1:40 PM
2:10 PM

A Sense of Place: Quick and Dirty Accessibility Analysis Using Open Source Network Analysis Tools
 Adam Porr (Speaker)
 Session • 0.5 CPDs
 Track 3

1:40 PM
2:10 PM

Advances in GIS Integration at Ohio Emergency Management Agency
 Dustin Davis (Speaker)
 Session • 0.5 CPDs
 Track 1

1:40 PM
2:10 PM

Elevation Derived Hydrography - Up the Creek, with Many Paddles
 Brian Stevens (Speaker)
 Session • 0.5 CPDs
 Track 2

1:40 PM
2:10 PM

The Nuts & Bolts of GIS; How GIS Has Made Me a Better Beekeeper!
 John Woodard (Speaker)
 Session • 0.5 CPDs
 Track 4

X

2:40 PM

2:40 PM
3:40 PM

Deployment Patterns of the ArcGIS System
 Ryan Sellman (Speaker)
 Session • 1 CPD
 Track 2

2:40 PM
3:40 PM

Mapping Myaamia Landholdings Over Time: Using GIS to Help Tell a Story
 Robbyn Abbitt (Speaker)
 Session • 1 CPD
 Track 1

X

2:40 PM
3:40 PM

Urban Modeling for Supportive Development: Testing Development Scenarios with esri Urban
 Jonathan Miller (Speaker)
 Session • 1 CPD
 Track 3

2:40 PM
3:40 PM

Watershed Delineation with Spatial Analyst and Python
 Katherine Robertson (Speaker)
 Session • 1 CPD
 Track 4

3:50 PM

3:50 PM LEVERAGING OSIP FOR ORGANIZATIONAL SYNERGIES
4:20 PM Jennifer Davis (Speaker)
Session • 0.5 CPDs
Track 3

3:50 PM Mass Sediment Movement on the Continental Margins of the Gulf of Mexico
4:20 PM Emma Bouie (Speaker)
Session • 0.5 CPDs
Track 4

①

3:50 PM System Maintenance with ArcGIS Online Reports
4:20 PM Joe Guzi (Speaker)
Session • 0.5 CPDs
Track 1

3:50 PM USGS: Bringing Maps and Data to Your Desk
4:20 PM Cynthia Rachol (Speaker)
Session • 0.5 CPDs
Track 2

②X

Last Updated: Mon, Jun 27, 2022 1:10 AM

Thursday
September 22nd, 2022

Select Filter

Filter items...

9:00 AM

9:00 AM 9:30 AM **Aerial Lidar for Improving Roadway Safety Through Grade, Curve and Width Determination**
David Blackstone (Speaker)
Session • 0.5 CPDs
Track 3

9:00 AM 9:30 AM **Getting Started with Python Development in QGIS**
Kevin Surbella (Speaker)
Session • 0.5 CPDs
Track 2

9:00 AM 9:30 AM **Ohio's Total Solar Eclipse: April 8, 2024**
Linda Slattery (Speaker)
Session • 0.5 CPDs
Track 4

9:40 AM

9:40 AM 10:10 AM **Asset Management - Begin with the End**
Cheryl Spencer (Speaker)
Session • 0.5 CPDs
Track 3

9:40 AM 10:10 AM **Crowd Sourcing/Open Source Data**
Cheri Mansperger (Speaker)
Session • 0.5 CPDs
Track 4

9:40 AM 10:10 AM **Enhancing Traffic Management Center Effectiveness Using GIS**
Bob Pliszka (Speaker)
Session • 0.5 CPDs
Track 2

9:40 AM **Manage the Fluctuating Skills Needed to Keep Your GIS Up to Date**
10:10 AM Kelly Robinson (Speaker)
Session • 0.5 CPDs
Track 1

10:20 AM

10:20 AM **Avoiding the "Garbage Out" GIS Data Dilemma: Using FME to Validate Data at ODOT**
10:50 AM Ethan Pointer (Speaker)
Session • 0.5 CPDs
Track 1

10:20 AM **Differential Tax Assessments of Agricultural Land with Biweekly Satellite Imagery Mosaics**
10:50 AM Matt Hutchinson (Speaker)
Session • 0.5 CPDs
Track 3

10:20 AM **NOAA Update**
10:50 AM Jeff Jalbrzikowski (Speaker)
Session • 0.5 CPDs
Track 4

10:20 AM **Planning Engineering Projects using Global Mapper and Geographic Calculator**
10:50 AM Rachael Landry (Speaker)
Session • 0.5 CPDs
Track 2

Last Updated: Mon, Jun 27, 2022 1:10 AM

Exhibit 7A



Geauga County Planning Commission
470 Center Street, Building 1C, Chardon, Ohio 44024
Phone (440) 279-1740 Fax (440) 285-7069
www.co.geauga.oh.us/Departments/Planning-Commission

MEMORANDUM

DATE: September 6, 2022

TO: Planning Commission members

FROM: Linda M. Crombie, Planning Director, AICP

RE: Munson Township Amendment ZC 2022-2, Agenda Item 7A

The Munson Township Zoning Commission submitted a text amendment that is identical to the amendment they submitted for the April 2022 meeting except that Section 1002.5 related to supplementary conditions on variances is not included with this amendment. The amendment is related to the following articles:

1. Article 2: Definitions
2. Article 4: District Regulations
3. Article 5: Supplementary District Regulations
4. Article 8: Conditional Uses
5. Article 10: Signs

The staff recommends approval.

c: file

Memo

From: Julie Johnston, Munson Township Zoning Commission Secretary

Date: August 12, 2022

Re: Exhibit A – 2022-02

Attached please find the latest amendments to the Munson Township Zoning Resolution. Exhibit A is the same as the previously reviewed 2022-01 with the exception of the deletion section 1202.4.

Thank you

RECEIVED

AUG 12 2022

Geauga County Planning Commission

Zoning Commission

Munson Township

Chardon, Ohio

TRANSMISSION OF COPY OF MOTION FOR PROPOSED
AMENDMENT TO ZONING RESOLUTION
TOGETHER WITH TEXT
PERTAINING THERETO TO COUNTY
PLANNING COMMISSION
R. C. 519.12 (E)

The Munson Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment identified as number 2022-02 to the Munson Township Zoning Resolution with attached text pertaining thereto to the Geauga County Planning Commission this 10th day of August 2022.

Munson Township Zoning Commission

Attested to by:


Julie Johnston, Secretary
Munson Township Zoning Commission

Received by Geauga County Planning Commission this 12 day of August, 2022


Signature of Planning Commission Member or Employee

Zoning Commission

Munson Township

Chardon, Ohio



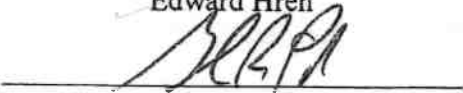
MOTION TO INITIATE AMENDMENT TO MUNSON TOWNSHIP ZONING RESOLUTION

R. C. 519.12 (A)

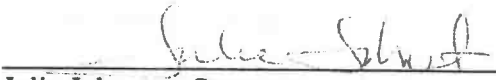
Nicholas Christie moved the adoption of the following motion:

That an amendment to the Munson Township Zoning Resolution, identified as number 2022-02 consisting of 5 pages, marked Exhibit A and attached hereto and incorporated herein as though fully rewritten, be hereby initiated by the Munson Township Zoning Commission this 10th day of August 2022.

Glen Peck seconded said motion. Upon the roll being called, the vote of the members of the zoning commission was as follows:

| <u>Member</u> | <u>Yes or No</u> |
|--|------------------|
|  Nicholas Christie | Yes |
|  Edward Hren | Yes |
|  Glen Peck | Yes |

Attested to by:


Julie Johnston, Secretary
Munson Township Zoning Commission

8/10/2022
Date

EXHIBIT A

SECTION 202 DEFINITIONS

All words used in this Resolution shall have their customary meanings as defined in the Ninth Edition of *Webster's New World Dictionary*, except those specifically defined in this section.

Premises – An area of land, regardless of the number of lots or parcels, occupied by the buildings or other physical uses which are an integral part of the activity conducted upon the land and such open spaces or yards as are arranged and designed to be used in conjunction with that activity.

SECTION 401 R-1 RESIDENTIAL DISTRICT

INTENT AND PURPOSE

The intent of the **R-1** Residential District is to recognize the existence of and the demand for residential lots at a density of one dwelling unit per 2 ½ acres. The dwelling density is compatible with the Munson Township Land Use Plan and the associated Munson Township Soil Map.

401.1 District Boundaries

District designations on the Zoning Map notwithstanding, the parcel of land on the East side and within 436 feet of the centerline of Bass Lake Road between a point 750 feet North of the midpoint of the intersection of Bass Lake Road and Route 322 and extending Northerly to Woodiebrook Road is an **R-1** Residential District.

401.2 Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- ~~b. Places of Worship as regulated in Article 5.~~
- ~~c. Forests and wildlife preserves.~~
- db. Public structures and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- ec. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- fd. Type B family day-care home and Type B home – See Section 524.1

SECTION 402 R-2 RESIDENTIAL DISTRICT

INTENT AND PURPOSE

The intent of the **R-2** Residential District is to recognize the existence of and the demand for residential lots at a density of one dwelling unit per 5 acres. The dwelling density is compatible with the Munson Township Land Use Plan and the associated Munson Township Soil Map.

402.1 Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- ~~b. Places of Worship as regulated in Article 5.~~
- ~~c. Forests and wildlife preserves.~~
- db. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- ec. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.

- fd. Type B family day-care home and Type B home – See Section 524.1

SECTION 403 R-3 RESIDENTIAL DISTRICT

INTENT AND PURPOSE

The intent of the R-3 Residential District is to recognize the existence of and the demand for residential lots at a density of one dwelling unit per 5 acres. The dwelling density is compatible with the Munson Township Land Use Plan and the associated Munson Township Soil Map.

403.1 Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- ~~b. Places of Worship as regulated in Article 5.~~
- ~~c. Forests and wildlife preserves.~~
- db. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- ec. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- fd. Type B family day-care home and Type B home – See Section 524.1

SECTION 404 R-4 RESIDENTIAL DISTRICT

INTENT AND PURPOSE

The intent of the R-4 Residential District is to recognize the existence of and the demand for residential lots at a density of one dwelling unit per 5 acres. The dwelling density is compatible with the Munson Township Land Use Plan and the associated Munson Township Soil Map.

404.1 Permitted Principal Uses and Structures

- a. One single-family dwelling in accordance with Article 5.
- ~~b. Places of Worship as regulated in Article 5.~~
- ~~c. Forests and wildlife preserves.~~
- db. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.
- ec. Licensed Residential Facilities as defined in O.R.C. 5123.19 (M) and O.R.C. 5119.341 (A) or as amended.
- fd. Type B family day-care home and Type B home – See Section 524.1

SECTION 405 FLOOD-PRONE DISTRICT (FP)

INTENT AND PURPOSE

The intent of the FP District is to recognize the existence of areas constituting flood plains, the hazards building and other development in such areas pose to the health, safety and general welfare of the community, and the consequent need for special control over such building and development. Such controls and dwelling density are consistent with the Munson Township Land Use Plan and the associated Munson Township Soil Map. Unless noted otherwise, all buildings, structures and uses in a Flood-Prone District are subject to approval by the Board of Zoning Appeals in accordance with Section 806.

405.1 Minimum Lot Size

The minimum size of a lot in the Flood Prone District shall be five (5) acres.

405.2

**Conditional Uses, Principal Buildings and Structures: Conditional Use
Zoning Certificate Approval Per Section 806 Required**

- a. One single-family dwelling per lot in accordance with Section 806.
- ~~b. Forests and wildlife preserves~~
- eb. Places of Worship as regulated in Article 5 and Article 8.
- ec. Public buildings and/or uses which are supported in whole or in part by taxes or special public assessments. Such uses include parks, playgrounds, libraries, schools, fire stations, town hall and cemeteries.

SECTION 509 ACCESSORY STRUCTURES

All accessory structures shall be in conformity with the following provisions:

- 509.1 All accessory structures shall be anchored to the ground.
- 509.2 No garage or other accessory structure shall be erected within the front yard of any district, except for fencing and a student bus stop shelter.
- 509.3 Accessory structures shall be located within the side and rear yards as set forth in Section 411. Accessory structures shall not be closer than fifteen (15) feet to the principal structure, except for the following freestanding structures: swimming pools, fences, dish antennas, decks, and gazebos.

509.4 Student Bus Stop Shelter

Shall be in conformity with the following provisions:

- a. No student bus stop shelter shall be placed within any public right-of-way.
- b. Should any student bus stop shelter be or become unsafe, unsightly, or be in danger of falling, the owner of the real property upon which the shelter is located shall, upon receipt of written notice from the zoning inspector, proceed at once to put such shelter in a safe and secure condition or remove the shelter.
- c. The floor area shall not exceed thirty-two (32) square feet.
- d. The height shall not exceed eight (8) feet.

509.5 Fences, Gates, and Walls

Shall be in conformity with the following provisions:

- a. Fences, gates, and walls shall be erected outside of the right-of-way of any public or private road.
- b. Fences, gates, and walls shall not block or impede clear sight distance of vehicle operators at the intersection of any public or private road.
- c. Fences and walls shall be a maximum of four (4) feet in height in any front yard and no more than six (6) feet in height in any side or rear yard, except as otherwise provided herein.
- d. No part of any fence or wall shall extend beyond the boundary lines of the property being enclosed.
- e. The unfinished side (if any) of a fence, including the structural supports and posts, shall face the lot upon which the fence is constructed.

SECTION 801 CONDITIONAL ZONING CERTIFICATES

Conditional uses shall be permitted only upon issuance of a Conditional Zoning Certificate by the Board of Zoning Appeals to at least one owner of the property.

801.1

Application

Written application for a conditional zoning certificate shall be made on forms provided by the Zoning Inspector and shall be signed and dated by the owner or his/her designated agent, attesting to the truth and accuracy of all information supplied in the application. At a minimum, the application shall contain the following information:

- a. Name, address, and telephone number of applicant;
- b. Date;
- c. The lot, name, and number or legal description of the property;
- d. Description of existing zoning district;
- e. Description of the proposed Conditional Use;
- f. A site plan of the proposed site for the Conditional Use showing the scale, north arrow, location of all buildings, parking and loading areas, traffic access and traffic circulation, sidewalks, curbs, open spaces, landscaping, refuse and service areas, standpipes, utilities, rights-of-way, signs, yards, and such other information as the Board of Zoning Appeals may require to determine if the proposed Conditional Use meets the intent and requirements of this Resolution;
- g. A plan for screening when applicable;
- h. A narrative statement discussing the merits of the proposal;
- i. Such other information as may be required by the Board of Zoning Appeals; and
- j. A fee as established by the Township Trustees.

801.2

Conditional Use Standards

Conditional Uses may be permitted provided that such uses shall be found to comply with the following requirements and all other applicable requirements as set forth in this Resolution:

- a. The use is so designed, located and proposed to be operated so that the public health, safety and welfare will be protected.
- b. The use will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance;
- c. The use will be designed, constructed, operated, and maintained so that it shall not cause substantial injury to the value of the property in the area or neighborhood where it is to be located;
- d. The use shall be compatible with the adjoining area and the proposed character of the zoning district where it is to be located;
- e. The use will be served adequately by essential public facilities and services such as highways, roads, police and fire protection, and drainage structures;
- f. The use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
- g. Adequate landscaping and screening are provided, as required under Article 8;
- h. Adequate off-road parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting roads;
- i. The use conforms with all applicable regulations governing the district in which it is located;
- j. The use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odors, or vibrations; and
- k. Any other supplementary requirements as prescribed by the Board of Zoning Appeals.
- l. Conditional uses shall be limited to, and must be implemented in accord with Sections 802-807.
- m. A conditional zoning certificate shall not be transferred or assigned, except for single family dwellings and accessory buildings and structures thereto, within the Flood Prone District.

- n. A conditional zoning certificate for any of the uses provided herein shall be valid for a period not to exceed five years from the date of issuance, except for single family dwellings and Places of Worship ~~within the Flood Prone District.~~
- o. The conditional use shall be void upon change of ownership or use unless a new application is made for such a certificate within thirty (30) days after change of ownership or use. The conditional zoning certificate shall be limited to whom it is originally issued and is not transferable.
- p. Signs as regulated in Article 10.

SECTION 805 COMMERCIAL RECREATIONAL FACILITIES

All commercial recreational facilities other than those specifically described elsewhere in ~~Section 805~~ Article 8 shall be limited to Commercial Districts and shall be in accordance with the following provisions in addition to any conditions required by the Board of Zoning Appeals.

1003.7 *Electronic Changeable Signs*

Multiple message and variable message signs which are changed electronically shall conform to the following regulations:

- j. No more than one (1) electronic changeable sign is permitted ~~for~~ on the premises regardless of the number of signs permitted ~~or the number of uses on the premises.~~

Zoning Commission

Munson Township

Chardon, Ohio

MOTION TO SET DATE FOR PUBLIC HEARING ON PROPOSED AMENDMENT TO TOWNSHIP ZONING RESOLUTION R. C. 519.12 (A)



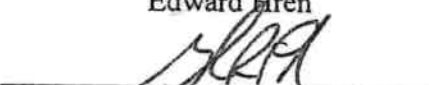
The Munson Township Zoning Commission, Geauga County, Ohio, met in regular session on the 10th day of August, 2022 at 6:00 p.m. with the following members present:

Nicholas Christie, Edward Hren, Adriano Fiucci and Glen Peck

Nicholas Christie moved the adoption of the following motion:

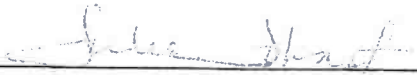
That the Munson Township Zoning Commission conduct a public hearing on the proposed amendment, identified as number 2022-02 to the Munson Township Zoning Resolution as attached hereto on the 14th day of September 2022 at 6pm at Town Hall.

Edward Hren seconded the motion and the roll being called, the vote of the Munson Township Zoning Commission was as follows:

| <u>Member</u> | <u>Yes or No</u> |
|--|------------------|
|  Nicholas Christie | Yes |
|  Edward Hren | Yes |
|  Glen Peck | Yes |

Adopted the 10th day of August 2022

Attested to by:


Julie Johnston, Secretary
Munson Township Zoning Commission

Zoning Commission

Munson Township

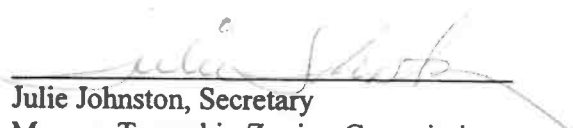
Chardon, Ohio

NOTICE OF PUBLIC HEARING
ON A MOTION
PROPOSING TO AMEND
THE MUNSON TOWNSHIP ZONING RESOLUTION
R. C. 519.12 (D)

Notice is hereby given that the Munson Township Zoning Commission will conduct a public hearing on a motion which is an amendment, identified as number 2022-02 to the Munson Township Zoning Resolution at the Munson Town Hall, 12210 Auburn Road at 6p.m. on Wednesday, September 14, 2022.

The motion proposing to amend the zoning resolution will be available for examination at the Munson Town Hall, 12210 Auburn Road from 9 o'clock a.m. to 3 o'clock p.m. from August 25, 2022 through September 14, 2022.

After the conclusion of the public hearing, the matter will be submitted to the board of township trustees for its action.



Julie Johnston, Secretary
Munson Township Zoning Commission

Geauga County Maple Leaf
August 25, 2022

Exhibit 7B



Geauga County Planning Commission
12611 Ravenwood Drive, Suite #380, Chardon, Ohio 44024
Phone (440) 279-1740
www.co.geauga.oh.us/Departments/Planning-Commission

MEMORANDUM

DATE: September 6, 2022

TO: Planning Commission members

FROM: Linda M. Crombie, AICP, Planning Director

RE: Troy Township Amendments, 2022-03, 2022-04, and 2022-05
Agenda Items 7B, 7C, and 7D

Troy Township submitted three text amendments that impact the following articles of their township zoning resolution:

1. Amendment 2022-03: Article I (General Provisions)
2. Amendment 2022-04: Article III (Zoning Districts and Official Zoning Map)
3. Amendment 2022-05: Article IV (District Regulations)

Please see the attached reviews. The overall staff recommendations are as follows for each amendment:

Amendment 2022-03: approval with modifications
Amendment 2022-04: approval
Amendment 2022-05: approval with modifications

c: file

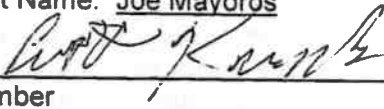
FORM NO. 30
TRANSMISSION OF A COPY OF THE
MOTION FOR A PROPOSED AMENDMENT TO THE
TROY TOWNSHIP ZONING RESOLUTION
TOGETHER WITH THE TEXT
PERTAINING THERETO TO THE COUNTY
PLANNING COMMISSION
O.R.C. SECTION 519.12(E)

The Troy Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number ZC2022-3, to the Troy Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 23rd day of August, 2022.


Troy Township Zoning Commission


Member

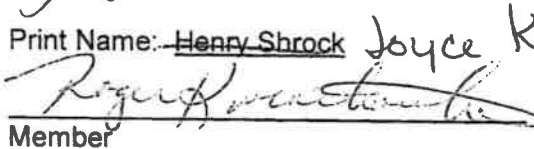
Print Name: Joe Mayoros


Member

Print Name: Art Kvacek


Member

Print Name: Henry Shrock


Member

Print Name: Roger Kwiatkowski


Member

Print Name: Jeannine Reeves


Secretary, Township Zoning Commission

Print Name: Lisa Murphy

Attested to by:

Received by the Geauga County Planning Commission this 23 day of August,
2022

Linda M. Crombie

Signature of Planning Commission
Member or Employee

Print Name: Linda M. Crombie

Note: Within five (5) days after the adoption of the motion or the certification of the resolution or the filing of the application for a proposed zoning amendment, the township zoning commission shall transmit a copy thereof together with text and map pertaining thereto to the county planning commission.

The county planning commission shall recommend the approval or denial of the proposed amendment or the approval of some modification thereof and shall submit such recommendation to the township zoning commission. Such recommendation shall be considered at the public hearing held by the township zoning commission on such proposed amendment.

EXHIBIT A

PROPOSED TROY TOWNSHIP ZONING AMENDMENT NO. ZC2022-3

August 18, 2022

DRAFT PROPOSED TEXT IN RED AND EXISTING TEXT TO BE DELETED IN GRAY HIGHLIGHT AND ~~STRIKE THRU~~

ARTICLE I

GENERAL PROVISIONS

ARTICLE I
GENERAL PROVISIONS

Section 100.0 Title

This resolution shall be known as "The Zoning Resolution of Troy Township, Geauga County, Ohio" and may be hereinafter referred to as "this resolution."

Section 101.0 Jurisdiction

This resolution shall apply to all of the unincorporated territory of Troy Township, Geauga County, Ohio.

Section 102.0 Purpose of Zoning Resolution

~~This resolution has been enacted in the interest of the public health and safety, in accordance with a comprehensive plan, for all residential and nonresidential property to regulate a building or other structure's location, height, bulk, number of stories, size, and use; percentage of lot coverage; setback, building lines, sizes of yards, courts, and other open spaces; population density; and uses of land for trade, industry, residence, recreation or other purposes. This resolution has been enacted in the interest of the public convenience, comfort, prosperity or general welfare, in accordance with a comprehensive plan, for all residential and nonresidential property to regulate a building or other structure's location, setback lines, and use; and uses, of land for trade, industry, residence, recreation, or other purposes. This resolution has been enacted in the interest of the public convenience, comfort, prosperity, or general welfare, in accordance with a comprehensive plan, for nonresidential property only to regulate a building or other structure's height, bulk, number of stories, and size; percentage of lot coverage; size of yards, courts, and other open spaces; and population density. Any activities permitted and regulated under Chapter 1513 or 1514 of the Revised Code and any related processing activities may be regulated only in the interest of public health or safety.~~

Pursuant to O.R.C. Section 519.02, except as otherwise provided in this section, in the interest of the public health and safety, the board of township trustees may regulate by resolution, in accordance with a comprehensive plan, the location, height, bulk, number of stories, and size of buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas that may be occupied, setback building lines, sizes of yards, courts, and other open spaces, the density of population, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township. Except as otherwise provided in this section, in the interest of the public convenience, comfort, prosperity, or general welfare, the board by resolution, in accordance with a comprehensive plan, may regulate the location of, setback lines for, and the uses of buildings and other structures, including tents, cabins, and trailer coaches, and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the township, and may establish reasonable landscaping standards and architectural standards excluding exterior building materials in the unincorporated territory of the township. Except as otherwise provided in this section, in the interest of the public convenience, comfort, prosperity, or general welfare, the board may regulate by resolution, in accordance with a comprehensive plan, for nonresidential number of stories, and size of

buildings and other structures, including tents, cabins, and trailer coaches, percentages of lot areas that may be occupied, sizes of yards, courts, and other open spaces, and the density of population in the unincorporated territory of the township. For all of these purposes, the board has divided all of the unincorporated territory of the township into districts or zones of such number, shape, and area as the board has determined. All such regulations shall be uniform for each class or kind of building or other structure or use throughout the district or zone, but the regulations in one district or zone may differ from those in other districts or zones.

Additional purposes of this resolution are:

- A. To divide the township into zoning districts and to provide uniform regulations for each class or kind of buildings, structures, and uses within such zoning districts.
- B. To regulate the use of buildings and structures in each zoning district and to ensure that appropriate utilities, sewage treatment and water supply facilities, and other matters related to public health and safety are adequately addressed to serve such uses.
- C. To conserve and protect the natural resources of the township, including the supply of groundwater.
- D. To ensure that development is in accord with the capability and suitability of the land to support it.
- E. To provide regulations that advance balanced and orderly growth and development in the township as well as preserve sensitive environmental resources in order to maintain the semi-rural character of the township.
- F. To regulate the location, height, number of stories, and size of the buildings and other structures and the percentage of coverage by buildings, structures, and impervious surfaces.
- G. To regulate the density of population by establishing minimum lot size, frontage, and width requirements in each zoning district.
- H. To regulate building setback lines (yards), and other open spaces.
- I. To promote and protect the public health, safety, and general welfare.

Section 103.0 Provisions of Resolution Declared to be Minimum Requirements

In their interpretation and application, the provisions of this resolution shall be held to be minimum requirements.

Section 104.0 Powers Not Conferred by Chapter 519 of the Ohio Revised Code or This Resolution

- A. This resolution does not prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, including buildings or structures that are used primarily for vinting and selling wine and that are located on land any part of

which is used for viticulture and no zoning certificate shall be required for any such building or structure. However, this resolution shall regulate the use of land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located in accordance with R.C. 519.21 (B).

- B. This resolution does not apply in respect to the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use, or enlargement of any buildings or structures of any public utility or railroad, whether publicly or privately owned, or the use of land by any public utility or railroad, for the operation of its business. **As used in this resolution, "public utility" does not include a person that owns or operates a solid waste facility or a solid waste transfer facility, other than a publicly owned solid waste facility or a publicly owned solid waste transfer facility that has been issued a permit under Chapter 3734 of the Ohio Revised Code or a construction and demolition debris facility that has been issued a permit under Chapter 3714 of the Ohio Revised Code.** However, subject to R.C. Section 519.211(B)(4)(a), the provisions of this resolution shall apply with respect to the location, erection, construction, reconstruction, change, alteration, removal, or enlargement of a wireless telecommunications tower and appurtenant facilities.
- C. This resolution does not prohibit the sale or use of alcoholic beverages in areas where the establishment and operation of any retail business, hotel, lunchroom or restaurant is permitted by this resolution.
- D. This resolution does not prohibit in a district zoned for agricultural, industrial, residential, or commercial uses, the use of any land for a farm market where fifty percent (50%) or more of the gross income received from the market is derived from produce raised on farms owned or operated by the market operator in a normal crop year.
- E. This resolution does not apply with respect to a building or structure of, or the use of land by, a person engaged in the transportation of farm supplies to the farm or farm products from farm to market or to food fabricating plants. However, this resolution does apply with respect to the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use, or enlargement of any buildings or structures of a public utility engaged in the business of transporting persons or property, or both, or providing or furnishing such transportation service, over any public street, road, or highway in this state, and with respect to the use of land by any such public utility for the operation of its business, to the extent that any exercise of such power is reasonable and not inconsistent with Chapters 4901., 4903., 4905., 4909., 4921., and 4923. of the Revised Code.
- F. **This resolution does not apply with respect to the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use, or enlargement of any economically significant wind farm, whether publicly or privately owned, or the use of land for that purpose, having wind turbines and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation of at an aggregate capacity of five (5) megawatts or more.**
- G. Pursuant to O.R.C. Section 5502.031, this resolution does not preclude amateur radio service communications and does not restrict the height or location of amateur station antenna structures in such a way as to prevent effective amateur radio service communications and shall comply with 47 C.F.R. 97.15.

- H. This resolution does not prohibit in a district zoned for agricultural, industrial, residential, or commercial uses, the use of any land for biodiesel production, biomass energy production, or electric or heat energy production if the land on which the production facility is located qualifies as land devoted exclusively to agricultural use under Section 5713.30 to 5713.37 of the Ohio Revised Code for real property tax purposes. As used herein, "biodiesel," "biomass energy," and "electric or heat energy" have the same meanings as in Section 5713.30 of the Ohio Revised Code.
- I. This resolution does not prohibit in a district zoned for agricultural, industrial, residential, or commercial uses, the use of any land for biologically derived methane gas production if the land on which the production facility is located qualifies as land devoted exclusively to agricultural use under Section 5713.30 to 5713.37 of the Ohio Revised Code for real property tax purposes and if the facility that produces the biologically derived methane gas does not produce more than seventeen million sixty thousand seven hundred ten (17,060,710) British thermal units, five (5) megawatts, or both. As used in this section, "biologically derived methane gas" has the same meaning as in Section 5713.30 of the Ohio Revised Code.
- J. This resolution does not prohibit in a district zoned for agricultural, industrial, residential, or commercial uses, the use of any land for agritourism. As used herein, "agritourism" has the same meaning as in Section 901.80 of the Ohio Revised Code.

Section 105.0 *Schedule of Fees, Charges, and Expenses; and Collection Procedure*

The board of township trustees shall, by resolution, establish a schedule of fees, charges, and expenses and a collection procedure for zoning certificates, amendments, appeals, conditional zoning certificates, and other matters pertaining to the administration and enforcement of this resolution requiring investigations, inspections, legal advertising, postage, and other expenses. The schedule of fees shall be posted in the office of the zoning inspector and township clerk, and may be altered or amended only by resolution of the board of township trustees.

Each application for a zoning certificate, amendment, or conditional zoning certificate and notice of appeal shall be accompanied by the fee so established.

Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

Section 106.0 *First Day Excluded and Last Day Included in Computing Time Exceptions; Legal Holiday Defined*

The time within which an act is required by law to be done shall be computed by excluding the first and including the last day; except that when the last day falls on **Saturday**, Sunday or a legal holiday, then the act may be done on the next succeeding day which is not **Saturday**, Sunday or a legal holiday.

When a public office in which an act, required by law, is to be performed is closed to the public for the entire day which constitutes the last day for doing such act or before its usual closing time

on such day, then such act may be performed on the next succeeding day which is not a **Saturday**, Sunday or a legal holiday as defined in R.C. 1.14.

“*Legal holiday*” as used in this section means the days set forth in R.C. Section 1.14. If any day designated in R.C. 1.14 as a legal holiday fall on a Sunday, the next succeeding day is a legal holiday.

Section 107.0 *Computation of Time*

If a number of months is to be computed by counting the months from a particular day, the period ends on the same numerical day in the concluding month as the day of the month from which the computation is begun, unless there are not that many days in the concluding month, in which case the period ends on the last day of that month.

Section 108.0 *Specific Provision Prevails Over General; Exception*

If a general provision conflicts with a specific provision, they shall be construed, if possible, so that effect is given to both. If the conflict between the provisions is irreconcilable, the specific provision prevails as an exception to the general provision, unless the general provision is the later adoption and the manifest intent is that the general provision prevails.

Section 109.0 *Irreconcilable Amendments*

If amendments are enacted at the same or different times, one amendment without reference to another, the amendments are to be harmonized, if possible, so that effect may be given to each. If the amendments are substantively irreconcilable, the latest in date of enactment prevails. The fact that a later amendment restates language deleted by an earlier amendment, or fails to include language inserted by an earlier amendment, does not of itself make the amendments irreconcilable. Amendments are irreconcilable only when changes made by each cannot reasonably be put into simultaneous operation.

Section 110.0 *Continuation of Prior Amendment*

A provision or regulation, which is re-enacted or amended, is intended to be a continuation of the prior provision or regulation and not a new enactment, so far as it is the same as the prior provision or regulation.

Section 111.0 *Effect of Amendment*

The amendment of this resolution does not:

- A. Affect the prior operation of this resolution or any prior action taken thereunder.
- B. Affect any validation, cure, right, privilege, obligation, or liability previously acquired, accrued, accorded, or incurred thereunder.
- C. Affect any violation thereof or penalty, forfeiture, or punishment incurred in respect thereto, prior to the amendment or repeal.
- D. Affect any investigation, proceeding, or remedy in respect to any such privilege, obligation, liability, penalty, forfeiture, or punishment; and the investigation, proceeding, or remedy may be instituted, continued, or enforced, and the penalty, forfeiture, or punishment imposed, as

if the resolution had not been amended.

Section 112.0 *Annexed Territory*

Upon annexation of township territory to an existing municipal corporation the zoning regulations then in effect shall remain in full force and shall be enforced by the township officials until the legislative authority of said municipal corporation shall either officially adopt the existing zoning regulations or new regulations for such territory.

Section 113.0 *Severability*

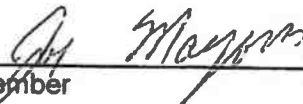
If any provisions or regulations of this resolution or an amendment thereof or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions, regulations, applications, or amendments of this resolution which can be given effect without the invalid provision, regulation, application or amendment; and to this end the provisions, regulations, and amendments are severable.

Exhibit 7C


FORM NO. 30
TRANSMISSION OF A COPY OF THE
MOTION FOR A PROPOSED AMENDMENT TO THE
TROY TOWNSHIP ZONING RESOLUTION
TOGETHER WITH THE TEXT
PERTAINING THERETO TO THE COUNTY
PLANNING COMMISSION
O.R.C. SECTION 519.12(E)

The Troy Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number **ZC2022-4**, to the Troy Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 23rd day of August, 2022.

Troy Township Zoning Commission


Member

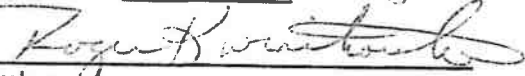
Print Name: Joe Mayoros


Member

Print Name: Art Kvacek


Member

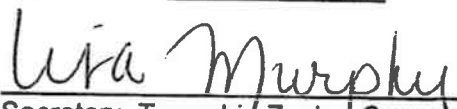
Print Name: Henry Shrock


Member

Print Name: Roger Kwiatkowski


Member

Print Name: Jeannine Reeves


Secretary, Township Zoning Commission

Print Name: Lisa Murphy

Attested to by:

Received by the Geauga County Planning Commission this 23 day of August,
2022.

Linda M. Crombie

Signature of Planning Commission
Member or Employee

Print Name: Linda M. Crombie

Note: Within five (5) days after the adoption of the motion or the certification of the resolution or the filing of the application for a proposed zoning amendment, the township zoning commission shall transmit a copy thereof together with text and map pertaining thereto to the county planning commission.

The county planning commission shall recommend the approval or denial of the proposed amendment or the approval of some modification thereof and shall submit such recommendation to the township zoning commission. Such recommendation shall be considered at the public hearing held by the township zoning commission on such proposed amendment.

EXHIBIT B

PROPOSED TROY TOWNSHIP ZONING AMENDMENT NO. ZC2022-4

August 18, 2022

DRAFT PROPOSED TEXT IN RED AND EXISTING TEXT TO BE DELETED IN GRAY HIGHLIGHT AND ~~STRIKE-THRU~~

ARTICLE III

ZONING DISTRICTS AND OFFICIAL ZONING MAP

ARTICLE III

ZONING DISTRICTS AND OFFICIAL ZONING MAP

Section 300.0 Zoning Districts

Troy Township is hereby divided into zoning districts, which shall be designated as follows:

- R-5 Low density residential district
- R-3 Medium density residential district
- B-1 General commercial district
- M-1 General industrial district
- MHP Manufactured Home Park District
- P-1 **Passive Park**
- P-2 **Active Park**

Section 300.1 Description of Zoning Districts

Zoning district boundaries shall be construed to follow township boundary lines; lot or property lines, the center lines of streets, highways, or easements; unless otherwise noted on the Official Zoning Map.

Section 301.10 Official Zoning Map

The boundaries of the zoning districts listed in Section 300.0 and described in Section 300.1 in this resolution are shown on the official township zoning map which is hereby incorporated as a part of this resolution.

The official township zoning map shall be identified by the signature of the township trustees and attested to by the township ~~clerk~~ **fiscal officer** together with the date of its adoption and the effective date.

Section 301.1 Location of Official Zoning Map

The official township zoning map shall be located in the office of the township ~~clerk~~ **fiscal officer**, who shall be responsible for its custody and safe-keeping, and shall not be removed therefrom except by township officials for the purpose of conducting township business.

Section 301.2 Amendments to the Official Zoning Map

No amendments shall be made to the official township zoning map except in conformity with the procedure set forth in Article XII of this resolution.

All amendments to the official township zoning map shall be made by adopting a new official township zoning map which shall be identified by the signatures of the township trustees and attested to by the township ~~clerk~~ **fiscal officer** together with the date of its adoption and its effective date. Said map shall be located in the office of the township ~~clerk~~ **fiscal officer** and kept together with the original township zoning map and all other amended zoning maps in the

manner provided in Section 301.1.


Section 301.3 Current Official Township Zoning Map Made a Part of Zoning Resolution

A copy of the most current version of the adopted official township zoning map is shown on the following page.

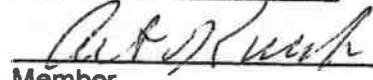
FORM NO. 30
TRANSMISSION OF A COPY OF THE
MOTION FOR A PROPOSED AMENDMENT TO THE
TROY TOWNSHIP ZONING RESOLUTION
TOGETHER WITH THE TEXT
PERTAINING THERETO TO THE COUNTY
PLANNING COMMISSION
O.R.C. SECTION 519.12(E)

The Troy Township Zoning Commission hereby submits the attached copy of the motion for a proposed amendment, identified as number **ZC2022-5**, to the Troy Township Zoning Resolution together with the attached text pertaining thereto to the Geauga County Planning Commission this 23rd day of August, 2022.

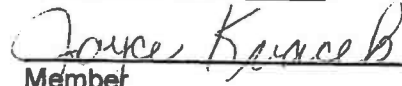
Troy Township Zoning Commission


Member

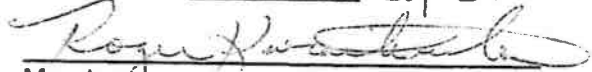
Print Name: Joe Mayoros


Member

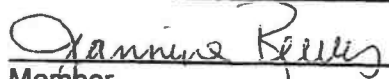
Print Name: Art Kvacek


Member

Print Name: Henry Shrock Joyce Kvacek


Member

Print Name: Roger Kwiatkowski


Member

Print Name: Jeannine Reeves


Secretary, Township Zoning Commission

Print Name: Lisa Murphy

Attested to by:

Received by the Geauga County Planning Commission this 23 day of August,
2021

Linda Crombie

Signature of Planning Commission
Member or Employee

Print Name: Linda Crombie

Note: Within five (5) days after the adoption of the motion or the certification of the resolution or the filing of the application for a proposed zoning amendment, the township zoning commission shall transmit a copy thereof together with text and map pertaining thereto to the county planning commission.

The county planning commission shall recommend the approval or denial of the proposed amendment or the approval of some modification thereof and shall submit such recommendation to the township zoning commission. Such recommendation shall be considered at the public hearing held by the township zoning commission on such proposed amendment.

EXHIBIT C

PROPOSED TROY TOWNSHIP ZONING AMENDMENT NO. ZC2022-5

August 18, 2022

DRAFT PROPOSED TEXT IN RED AND EXISTING TEXT TO BE DELETED IN GRAY HIGHLIGHT AND ~~STRIKE THRU~~

ARTICLE IV

DISTRICT REGULATIONS

Section 403.0 B-1 General Commercial District

In order to provide for the development of small retail and services establishments to serve the daily shopping and service needs of the growing township population in an orderly, safe, and attractive manner and within easy and convenient distance of residential areas within the Township, the B-1 General Commercial Zone is established according to the following regulations.

Section 403.1 Permitted Principal Building, Structures, and Uses. *There shall be no more than one (1) principal permitted use on a lot*

A. Retail business establishments limited to **the following:**

1. Retail stores or shops for ~~the~~ conducting any retail business or service;
2. Business, professional ~~or government offices~~ and office buildings;
3. Banks, savings and loan associations;
4. Retail food establishments;
- ~~5. Automobile sales and service facilities;~~
- ~~6.5. Indoor theaters;~~
- ~~7. Governmental structures;~~
- ~~8.6. Clubs, lodges, and fraternities;~~
- 9.7. Single family **detached** dwellings, subject to all requirements of the ~~R-3~~ **B-1** District and **Section 403.15**
- ~~10.8. Self-service storage facilities~~
- ~~11.B.~~ Service establishments limited to the following:
 - ~~a.1.~~ Tailors, dressmaking or sewing
 - ~~b.2.~~ Barbers and beauticians
 - ~~e.3.~~ Dry cleaning, laundries and ~~laundromats~~
 - ~~d.4.~~ Carpet and upholstery cleaning
 - ~~e.5.~~ Shoe, leather, watch, clock, lamp, camera, radio, television, **computer, electronic,** and appliance repair
 - ~~f.6.~~ Photo and art studios

~~g~~-7. Photocopying and printing

~~h~~-8. Travel bureaus

~~i~~-9. Picture framing

~~j~~-10. Interior decorating

~~k~~-11. Custom signs and lettering

~~l~~-12. Locksmiths, alarm and security systems

~~m~~-13. Caterers

~~n~~-14. Electrical, plumbing, heating/air conditioning, carpentry, masonry, drywall and painting contractors

~~o~~. ~~Trucking and transportation~~

15. Physical fitness facilities

16. Restaurants

C. Governmental and public buildings, structures, and uses limited to the following:

1. Administrative offices
2. Road garage and material yards
3. Fire station, police station, and emergency services
4. Places of assembly and meeting rooms
5. Libraries

D. Other buildings, structures, and uses limited to the following:

1. Cemeteries
2. Churches
3. Public parks owned or leased by a political subdivision of the state of Ohio
4. Public and private schools
5. Licensed residential facilities subject to the regulations in Section 402.0

Section 403.2 Permitted Accessory Buildings, Structures, and Uses (which shall be located on the same lot with, and incidental or subordinate to the principal permitted buildings, structures or uses). A zoning certificate is required unless otherwise indicated.

- A. All of the permitted accessory buildings, structures, and uses set forth in section 402.2.
- B. Exterior lighting as set forth in Section 403.10.
- C. Fire protection ponds as set forth in Section 403.11
- D. Exterior display or sales areas as set forth in Section 403.12.
- E. Exterior storage and trash receptacles as set forth in Section 403.13.

Section 403.3 Conditional Buildings, Structures, and Uses. There shall be no more than one (1) conditional use on a lot. For additional general conditions and standards see Article V.

A. ~~Residences~~ A dwelling unit in ~~commercial structures~~ a building with a permitted commercial use, subject to the following conditions:

- 1. ~~A minimum of two (2) off-street parking spaces shall be provided at the rate of two (2) parking spaces per each for a dwelling unit in addition to the commercial parking requirements; in Article VI.~~
- 2. A minimum of 1,000 square feet of **additional** lot area shall be provided ~~for use and enjoyment for each a dwelling unit located within the structure;~~
- 3. ~~A Dwelling units shall provide an average~~ **have a minimum** of 1,000 square feet of floor ~~space area per family.~~
- 4. There shall be no more than one (1) dwelling unit in a building with a permitted commercial use.
- 6. A dwelling unit in a building with a permitted commercial use shall conform with all of the applicable regulations for the B-1 zoning district.

B. Hospitals and Veterinary Hospitals

- 1. Conditions for hospitals and veterinary hospitals.
 - a. A hospital or veterinary hospital shall conform with all of the regulations for the B-1 zoning district.
 - b. The number of off-street parking spaces shall be in accordance with Article VI.
 - c. Signs shall be in accordance with Article VII.

C. Hotels and Motels

1. Conditions for hotels and motels.

- a. Each living unit shall have a minimum floor area of two hundred (200) square feet.
- b. A motel or hotel shall conform with all of the regulations for the B-1 zoning district.
- c. The number of off-street parking spaces shall be in accordance with Article VI.
- d. Signs shall be in accordance with Article VII.

D. Nursing Homes and Residential Care Facilities

Conditions for nursing homes and residential care facilities.

- a. A nursing home shall conform with all the regulations for the B-1 zoning district.
- b. The number of off-street parking spaces shall be in accordance with Article VI.
- c. Signs shall be in accordance with Article VII.
- d. Applicable permits or licensing through the state of Ohio or other applicable governmental agencies shall be obtained and provided to the Zoning Inspector.

E. Gasoline Service Stations

Recognizing that gasoline service stations for the servicing, repairing, and fueling of automobiles present peculiar hazards to traffic movement and safety as well as potential hazards of fire, noxious or offensive fumes, odors and noise, but at the same time recognizing that such uses may be desirable within the Township to serve the objectives of the General Commercial Zone and the convenience of the residents if developed with due regard for the impact of such uses may be made for have on any land within a General Commercial Zone within the Township and accordance with the following standards and requirements and conditions:

1. Uses shall be limited to the sale of motor fuels, ~~the sale of new auto accessories, parts, storage, routine repair, and maintenance operations, exclusive of major body repair and painting.~~
2. Sales of cold drinks, packaged food, tobacco, and similar convenience goods for gasoline service stations customers as necessary and incidental to principal operations.
3. Provision of road maps and other informational material to customers; and the provision of restroom facilities.
4. Maximum lot coverage shall not exceed thirty (30) percent.

5. The proposed use shall have a street frontage of not less than two hundred (200) feet on each street which abuts the lot.
6. Driveways and access roads shall be located not less than one hundred (100) feet from any intersection. Such driveways shall not exceed thirty (30) feet in width at the point of intersection with the street pavement and the centerlines of such driveways shall not be less than sixty (60) feet apart. Not more than two (2) such driveways shall be permitted to each street which abuts the property.
7. Such uses shall be located so as to front on at least one (1) street which is US 422 or SR 700 within the Township. Location of such uses so that the only access is from streets which are designed and used for residential traffic shall not be permitted.
8. All gasoline and fuel storage tanks shall be located not less than fifty (50) feet from any lot line.
- ~~9. All other storage, repair, lubrication, washing, and similar operations, shall be within an enclosed building.~~
- ~~10. Automobile truck, trailer parking or storage, except short term parking for customer vehicles and delivery vehicles, shall be within an enclosed building.~~
- ~~11. Waste disposal facilities shall have a setback not less than fifty (50) feet from any lot line and shall be screened from adjacent properties. Incineration facilities shall not be allowed.~~
- 12.9. A buffer strip not less than twenty-five (25) feet in width or in accordance with Article 403.6 (C), shall be provided adjacent to the entire boundary of the lot, except those areas utilized for driveways and access road, which shall be suitably landscaped and maintained in good order to protect adjacent properties, maintain the character of the surrounding area, and prevent uncontrolled automobile access. Such landscaping shall not interfere with or obstruct the vision and visibility of vehicles entering or leaving the premises.
- ~~13.~~10. Gasoline pumps and pump islands shall be set back fifty (50) feet from any adjacent lot line, and seventy-five (75) feet from any front lot line.
- 14.11. Other yard setback requirements for all buildings and structures shall be as follows:
 - ~~.....~~a. The front yard setback shall be not less than ~~seventy five (75)~~ **one hundred (100)** feet.
 - ~~.....~~b. The rear yard setback shall be not less than seventy-five (75) feet, except that if such rear yard abuts a residential zone, the rear yard shall include a buffer zone in accordance with 403.6(C).
 - ~~.....~~c. No side yard setback shall be less than twenty-five (25) feet or in accordance with Article 403.6(C).
- ~~15.~~12. Maximum height requirement shall be set forth in section 402.7.

~~16.13.~~ All driveways, access roads, parking areas, and vehicle maneuvering areas shall be paved in durable, dustless, all-weather pavement, shall be adequately drained and stormwater shall be managed to conform with the requirements of GCSWCD enforced by the Geauga County Soil and Water Conservation District. Adequate screening and shielding of exterior lighting shall be provided pursuant to ~~Article~~ Section 401.0 (B) to protect adjacent uses from the glare of illumination and from that of vehicle headlights pursuant to ~~Article 405.13~~ Section 403.6(C).

~~17.14.~~ Signs shall be in accordance with Article VII.

~~F. Vehicle Sales Lots~~

~~Conditions for vehicle sales lots.~~

- ~~1. No vehicles shall be parked within any required yard setback area.~~
- ~~2. No vehicle shall be parked for display within 100 feet of the road right of way.~~
- ~~3. The number of off-street parking spaces shall be in accordance with Article VI.~~
- ~~4. Signs shall be in accordance with Article VII.~~
- ~~5. A vehicle sales lot shall conform with all of the regulations for the B-1 zoning district.~~
- ~~6. All driveways, access roads, parking areas, and vehicle maneuvering areas shall be paved in durable, dustless, all-weather pavements, shall be adequately drained, and shall be illuminated adequately during the night time business hours in which the use is in operation. Adequate screening and shielding shall be provided to protect adjacent uses from the glare of such illumination and from that of vehicle headlights.~~

~~G.F. Golf Courses (pursuant to Article IV, section 402.3 item paragraph B, (page 24))~~

~~G. Child Day-Care Centers~~

~~Conditions for child day-care centers.~~

- ~~1. Written evidence shall be provided that the appropriate governmental agency has approved the water and sewage facilities.~~
- ~~2. Shall be in conformity with all the applicable regulations for the B-1 zoning district.~~
- ~~3. The number of off-street parking spaces shall conform with Article VI.~~
- ~~4. Signs shall conform with Article VII.~~

5. Applicable permits or licensing through the state of Ohio or other applicable agencies shall be obtained and provided to the Zoning Inspector.

Section 403.4 Minimum Lot Area

The minimum lot area shall be 3 acres exclusive of the area in the road right-of-way.

Section 403.5 Minimum Lot Frontage and Width

- A. The minimum lot frontage and width shall be 250 feet, except for lots located on a permanent cul-de-sac road turnaround.
- B. For any lot located on a permanent cul-de-sac road turnaround the minimum lot frontage shall be 60 feet at the front lot line and 250 feet of width at the building front setback line.

Section 403.6 Minimum Yard Setbacks

- A. The minimum yard setbacks for all buildings, structures, and uses except accessory buildings, structures and uses shall be as follows:
 1. Front yard setback (from the road right-of-way): ~~75~~ 100 feet
 2. Each side yard setback: 25 feet. The minimum side yard setback contiguous with the road right-of-way for all buildings, structures, and uses on all corner lots shall be the same as the required front yard.
 3. Rear yard setback: 75 feet
- B. The minimum yard setbacks for all accessory buildings, structures and uses, except as otherwise provided in Section 402.2.2, shall be as follows:
 1. Front yard setback (from the road right-of-way): ~~75~~ 100 feet
 2. Each side yard setback: 25 feet. The minimum side yard setback contiguous with the road right-of-way for all buildings, structures, and uses on all corner lots shall be the same as the required front yard.
 3. Rear yard setback: 75 feet

C. Buffer Zone

A buffer zone of not less than ~~100~~ 150 feet in width (side or rear) shall be required wherever a residential districts abuts a commercial district. No structures, buildings, accessory buildings, parking areas, driveways, displays of goods or merchandise for sale, trash receptacles or dumpsters, storage of materials, equipment, machinery or vehicles, or signs, shall be permitted in a buffer zone, except as may otherwise be provided in this resolution. The buffer zone shall be a part of the commercial district.

All buffer zones abutting a residential district along the side or rear lot lines shall be appropriately screened by fences, walls, **earthen mounds**, or densely planted evergreen landscaping **or some combination thereof** all of which shall be maintained in good condition ~~and be free of advertising or other signs~~. Fences, **earthen mounds**, and walls shall be a minimum height of six (6) feet. **Evergreen landscaping shall be a minimum height of six (6) feet at planting.**

Section 403.7 Maximum Height

The maximum height requirement shall be **as** set forth in Section 402.7.

Section 403.8 Maximum Lot Coverage and Maximum Floor Area of Buildings

- A. The maximum lot coverage shall be 30 percent.
- B. The maximum floor area for a principal building shall be 15,000 square feet.
- B. The total square footage **of floor area** of all accessory buildings shall not exceed **20% percent** of the size of the principal ~~structure~~ **building**.

Section 403.9 Minimum Distance Between Buildings

The minimum distance between detached buildings on a lot shall be 25 feet. The minimum distance between detached buildings on the same lot shall be measured in a straight line from the exterior wall or foundation of a building to the nearest exterior wall or foundation of another building.

Section 403.10 Exterior Lighting

Exterior lighting regulations shall be as set forth in Section 402.0. A zoning certificate is required.

Section 403.11 Fire Protection Ponds

Fire protection pond regulations shall be as set forth in Section 402.0. A zoning certificate is required.

Section 403.12 Exterior Display or Sales Area

Exterior display or sales areas for goods and merchandise in connection with the principal building, structure, or use of the lot shall be **setback** a minimum of 100 feet from front lot lines (including all lot lines contiguous with a road right-of-way on a corner lot), 25 feet from side lines and 75 feet from rear lot lines. Exterior sales or display areas for goods and merchandise shall not be located within any off-road parking spaces, loading/unloading spaces, or driveways on a lot. A zoning certificate is required.

Section 403.13 Exterior Storage Areas and Trash Receptacles

Exterior storage of materials, equipment, machinery or vehicles in connection with the principal building, structure, or use of the lot shall be setback a minimum of 100 feet from front lot lines (including all lot lines contiguous with a road right-of-way on a corner lot), 25 feet from side lot lines, and 75 feet from rear lot lines, unless otherwise specified in this resolution. No exterior storage shall be located in front of any principal building. Exterior storage shall not be located within any off-road parking spaces, loading/unloading spaces, or driveways on a lot. A zoning certificate is required.

Exterior trash receptacles or dumpsters shall be fully screened and shall not be located in front of any principal building on a lot. Exterior trash receptacles or dumpsters shall be a setback a minimum of 100 feet from front lot lines (including all lot lines contiguous with a road right-of-way on a corner lot), 25 feet from side lot lines and 75 feet from rear lot lines. Exterior trash receptacles or dumpsters shall not be located within any off-road parking spaces, loading/unloading spaces, or driveways on a lot.

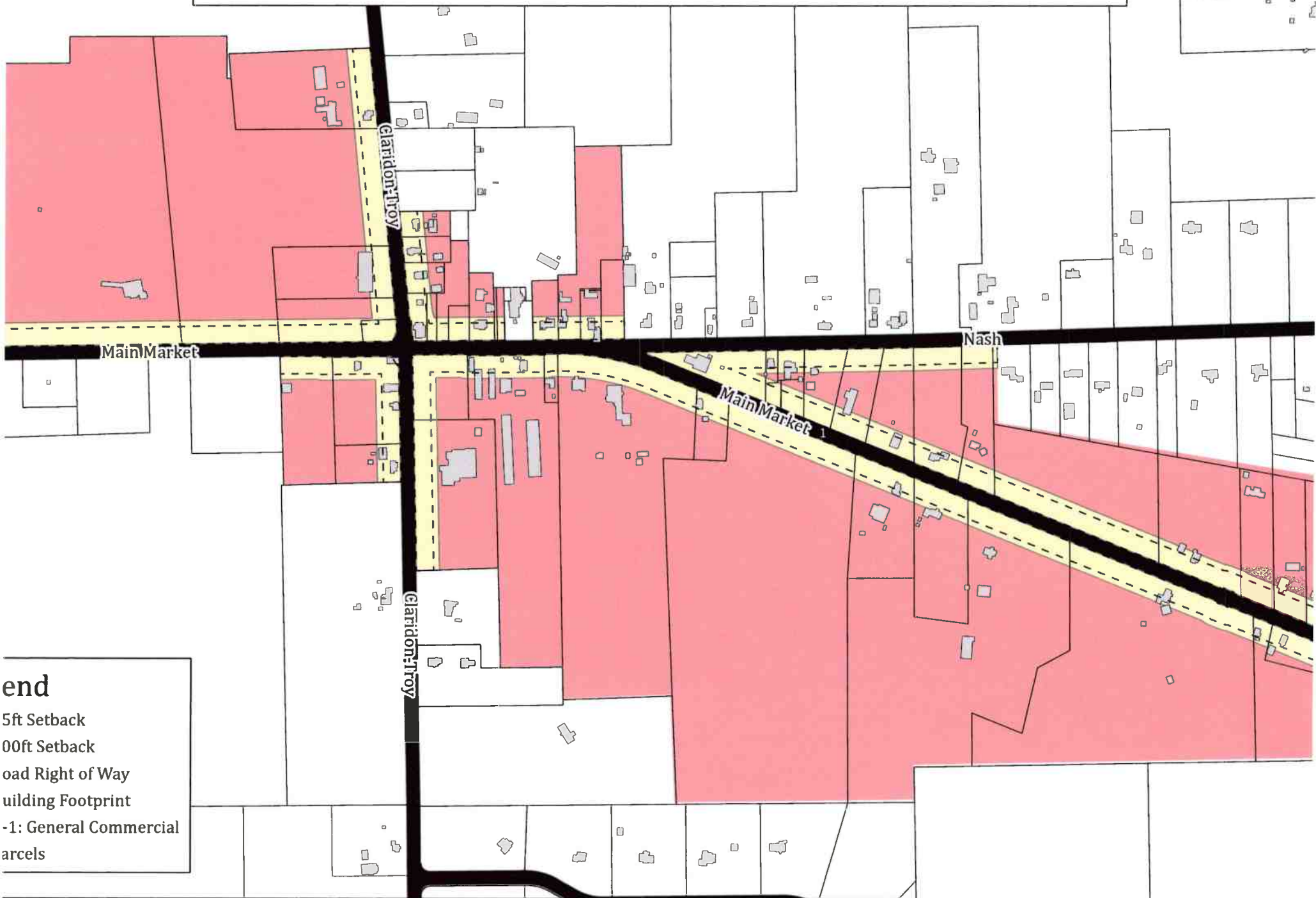
Section 403.14 Sewage Treatment Systems

Sewage treatment system regulations shall be as set forth in Section 402.0.

Section 403.15 Minimum Floor Area for Single-Family Residential Dwellings

The minimum floor area for a detached single-family dwelling shall be as set forth in Section 402.0.

Comparison of 75ft & 100ft Front Yard Setbacks



end
5ft Setback
100ft Setback
Road Right of Way
Building Footprint
-1: General Commercial
Parcels



Exhibit 8C

Geauga County Planning Commission
12611 Ravenwood Drive, Suite #380, Chardon, Ohio 44024
Phone (440) 279-1740
www.co.geauga.oh.us/Departments/Planning-Commission

MEMORANDUM

DATE: September 6, 2022
TO: Planning Commission members
FROM: Linda M. Crombie, AICP, Planning Director
RE: County Model Zoning Resolution, Section 1002.5

Section 1002.5 of the County Model Zoning Resolution, listed below for reference, was requested to be placed onto the agenda for discussion.

Section 1002.5 *Supplementary Conditions on Variances*

The board of zoning appeals, in deciding any appeal for a variance, may provide such supplementary conditions which are reasonably related to the requested variance and are not in conflict with, and are specifically authorized by, this resolution and which the board deems necessary to protect the public health, safety, morals, and general welfare. Any such supplementary conditions shall be made a part of the board of zoning appeals' proceedings and shall be incorporated into the final decision by the board approving a variance. Violation of such supplementary conditions, which are made a part of the written decision of the board, shall be deemed a violation of this resolution.

The Prosecutor's Office is currently considering additional language to make the language clearer, rather than removing the section from the Model.

The case *Powerall, Inc. vs. Chester Township Trustees* decided in 1983, is relevant to this section of the Model as it involved the granting of a variance to operate a sales and service business for outdoor power equipment within the commercial district. A service business was not a listed permitted use, nor was outside display permitted. The variance was approved contingent upon two restrictions: 1) storage, repair, and display of all equipment shall be kept inside the building; and 2) demonstrations of the equipment may be outside but shall not exceed the commercial dimensions of the property.

The owner appealed and the case summary states "...the power of the Board of Zoning Appeals to impose conditions on a variance can only arise when those specific conditions are included in the zoning resolution. A board is not free to impose its will upon an applicant because it would usurp the authority of the legislative body that created it." Furthermore, "When the board imposed new conditions upon the applicant, which were not part of the existing resolution, it was creating new zoning law. This action went beyond the board's constitutional scope of authority, because the board not applying the existing zoning law of Chester Township."

c: file

Exhibit 8D



Geauga County Planning Commission
12611 Ravenwood Drive, Suite #380, Chardon, Ohio 44024
Phone (440) 279-1740
www.co.geauga.oh.us/Departments/Planning-Commission

MEMORANDUM

DATE: September 6, 2022

TO: Planning Commission members

FROM: Linda M. Crombie, AICP, Planning Director

RE: Planning Commission website update, Agenda Item 8D

Subsequent to the August meeting, Ms. Kobus and I met with the County's ADP Department Administrator in regard to updating the Planning Commission's website. I advised ADP that the Commission itself is to be involved in the update. The Planning staff worked on a draft of the potential content of each of the five webpages, which will be presented at the September 13 meeting (time permitting).

Also, as discussed at the August meeting, the Planning Commission staff will be trained on WordPress. Training on WordPress was ADP's solution in response to the discussion at the July meeting in regard to having the meeting minutes posted to Commission's website in a quicker fashion, as well as to post the meeting agendas in advance of the meetings, which has not been previously done. The ADP department coordinated the staff training session, which is to be held on September 8.

Furthermore, I was informed last week by the ADP department that the county website licensing is expiring in February 2023. To my knowledge, I did not receive written notification of this information. ADP proposed to place the Planning Commission website as part of the County Commissioners website so we are not without a web presence. This will be the solution at this time, which can be done at no additional cost. If the Planning Commission is interested in hosting its own website, funding would have to be requested of the Board of County Commissioners.

c: file



Geauga County Planning Commission

The Geauga County Planning Commission was established on January 1, 1957 by the Geauga County Board of County Commissioners. The Commission consists of eleven members: the three County Commissioners and eight resident members who are appointed by the County Commissioners. The primary responsibilities of the Commission and its staff are enforcement of the Geauga County Subdivision Regulations, provide advice and recommendations to townships regarding zoning amendments, prepare the county land use plan, and census data analysis. Per Ohio Revised Code 713.23 the Commission can also prepare plans, studies, maps, recommendations, and reports on various topics including but not limited to land use, transportation, farmland, utilities, and natural resources.

Location:

Geauga County Planning Commission
12611 Ravenwood Dr. Suite #380
Chardon, Ohio 44024
Direct Line: (440) 279-1740
E-Mail: Planning@co.geauga.oh.us

Planning Commission Staff

| | | |
|--|--|--|
| <p>Linda M. Crombie AICP, PLANNING DIRECTOR</p> | <p>Allyson Kobus PLANNER II</p> | <p>Pamela Irizarry ADMINISTRATIVE ASSISTANT</p> |
|--|--|--|

Commented [KA1]: AICP should be after Linda's name, not on another line.



Meeting Dates FOR PLANNING COMMISSION

Planning Commission Meeting Dates

The following is a list of the regular meeting dates for the Geauga County Planning Commission during 2022. Meetings will be held on the second Tuesday of every month.

The location for all regular meetings will be at 12611 Ravenwood Drive, 3rd Floor, Conference Room A334, Chardon, Ohio 44024 at 7:30 a.m.

Please retain this information for future reference.

- January 11
- February 8
- March 8
- April 12
- May 10
- June 14
- July 12
- August 9
- September 13
- October 13* (Thursday)
- November 8
- December 13

Preliminary Plans, Final Plats, Re-plats

Any Preliminary Plan, Final Plat, or Re-plat must be received no later than **twenty (20) calendar days** prior to a regularly scheduled Planning Commission meeting per the schedule below. Contact the staff to determine the minimum required submittal items for your project, per the Geauga County Subdivision Regulations, which are available at [www.co.geauga.oh.us/Departments/Planning Commission](http://www.co.geauga.oh.us/Departments/Planning%20Commission).

| Meeting Date | Submittal Deadline Date |
|--------------------|-------------------------|
| January 11, 2022 | December 22, 2021 |
| February 8, 2022 | January 19, 2022 |
| March 8, 2022 | February 16, 2022 |
| April 12, 2022 | March 23, 2022 |
| May 10, 2022 | April 20, 2022 |
| June 14, 2022 | May 25, 2022 |
| July 12, 2022 | June 22, 2022 |
| August 9, 2022 | July 20, 2022 |
| September 13, 2022 | August 24, 2022 |
| October 13, 2022 | September 23, 2022 |
| November 8, 2022 | October 19, 2022 |
| December 13, 2022 | November 23, 2022 |

Township Zoning Amendments (Text or map)

Township Trustees or Zoning Commissions that have formally initiated a text and/or map amendment or have received a complete text and/or map amendment application proposal from a property owner must submit one (1) paper copy of documents required per O.R.C. 519.12 no later than **ten (10) calendar days** prior to a regularly scheduled Planning Commission meeting per the schedule below. Electronic copies will be requested as needed.

| Meeting Date | Submittal Deadline Date |
|--------------------|-------------------------|
| January 11, 2022 | December 31, 2021 |
| February 8, 2022 | January 28, 2022 |
| March 8, 2022 | February 25, 2022 |
| April 12, 2022 | April 1, 2022 |
| May 10, 2022 | April 29, 2022 |
| June 14, 2022 | June 3, 2022 |
| July 12, 2022 | July 1, 2022 |
| August 9, 2022 | July 29, 2022 |
| September 13, 2022 | September 2, 2022 |
| October 13, 2022 | October 3, 2022 |
| November 8, 2022 | October 28, 2022 |
| December 13, 2022 | December 2, 2022 |

Agendas and Approved Meeting Minutes

- Select Category -

| Title | File | Date |
|---------------------------------------|--|--------------|
| Planning Commission: June 14, 2022 | June-14-2022-Regular-Meeting-Minutes.pdf | Jun 14, 2022 |
| Planning Commission: May 10, 2022 | May-10-2022-Meeting-Minutes.pdf | May 10, 2022 |
| Planning Commission: April 12, 2022 | PC-04-12-2022.pdf | Apr 12, 2022 |
| Planning Commission: March 8, 2022 | 03-08-2022.pdf | Mar 8, 2022 |
| Planning Commission: February 8, 2022 | 02-08-2022.pdf | Feb 8, 2022 |
| Planning Commission: January 11, 2022 | 01-11-2022.pdf | Jan 11, 2022 |

Census – Draft: This will replace the ground water and drinking water



Board of County Commissioners
GEAUGA COUNTY, OHIO

[ABOUT](#) [DEPARTMENTS](#) [PUBLIC NOTIFICATIONS](#) [CALENDAR](#) [AUCTIONS](#) [CONTACT](#)

Census Data

[HOME](#) [DEPARTMENTS](#) [PLANNING COMMISSION](#) [COMMUNITY LIBRS AND ZONING MAPS](#)

2020 Census

Commented [KA4]: Each one of the boxes below will link to a PDF

The U.S. Census Bureau has finished collecting responses for the 2020 Census. Thank you for your participation. Please visit the U.S. Census Bureau's website for updates and frequently asked questions: <https://2020census.gov/en.html>

Visit data.census.gov for all census related data.

| | | | |
|--|---|--|--|
| Census Population 1990, 2000, 2010, & 2020 | Housing Units 1990, 2000, 2010, & 2020 | Ohio State & Counties Population 2000, 2010, & 2020 | Ohio County Profiles: Geauga County |
| Population for Villages, Cities, & Townships 2000, 2010, & 2020 | Race & Hispanic or Latino 2020 | Map | Map |
| Map | Map | Map | Map |

Planning Commission Members

- **Caterina Cocca-Fulton**
Chairman
- **Dennis Bergansky**
Vice Chairman
- **Gary Neola, Jr.**
Secretary/Treasurer
- **Walter "Skip" Claypool**
- **James Dvorak**
County Commissioner

- **Nicholas Gorris**
- **Timothy Lennon**
County Commissioner
- **James McCaskey**
- **Dan Miller**
- **John Oros**
- **Ralph Spidalieri**
County Commissioner

GEAUGA COUNTY PLANNING COMMISSION

Responsibilities

- Review of subdivisions
- Review of zoning amendments and give zoning advice to local communities
- Provide census data
- Prepare community land use plan



Commented [KA2]: Actual picture of building

Subdivision Regulations

General Plan 2021

Model Zoning

Commented [KA3]: PDF Links to each document. I don't know what to title this

Holidays

The Planning Commission Offices will be closed on the following days:

- New Year's Day
- MLK
- Presidents Day
- Memorial Day
- Juneteenth
- Independence Day
- Labor Day
- Columbus Day
- Veterans Day
- Thanksgiving Day
- Day after Thanksgiving
- Christmas Day

Any holidays falling on Sunday will be observed the following Monday. Holidays falling on Saturday will be observed on the preceding Friday.

Links – Draft: This will replace the community links and zoning maps. We want this to be similar to how the meeting minutes are displayed.



Board of County Commissioners
GEAUGA COUNTY, OHIO

Search

ABOUT DEPARTMENTS PUBLIC NOTIFICATIONS CALENDAR AUCTIONS CONTACT

Links

- Select Category -

Search Document Title

Title

File

Date

Categories:

1. Township Resolutions
 - a. All 16 townships. Township name will link to the township's main website. File column will have a link to the resolution on the township's website
2. Info Sheets (We currently are working on the info sheets and don't have any to post yet)
 - a. How Do I Split My Property? Info Sheet
 - b. Other info sheets are in the works but aren't ready to be posted
3. Geauga County Water Community Links
 - a. Links that are currently on the ground water drinking water page.
4. Community Contacts
 - a. Clerks or Fiscal Officers by Community
 - b. Directory of Public Officials
 - c. Zoning Commission Secretaries by Township
 - d. Zoning Inspectors by Community
5. Lot Splits & Consolidations
 - a. Flow Charts
 - b. How Do I Split My Property? Info Sheet
 - c. Subdivision Regulations
 - d. Model Zoning
6. Reports/Plans
 - a. 2021 Year End Report
 - b. Community Reinvestment Areas
 - c. Geauga County Farmland Preservation Plan
 - d. Geauga County Industrial Directory
 - e. Geauga County Strategic Plan for Economic Development
 - f. Industrial Park Locations
 - g. General Plan

General Plan Update - Existing



GEAUGA COUNTY, OHIO

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General Plan Update OF GEAUGA COUNTY

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GEAUGA COUNTY PLAN UPDATE

Introduction

A county comprehensive plan, or general plan, serves as a guide in the public decision-making process by providing extensive data as well as identifying goals, objectives, and recommended implementation strategies on how to achieve those goals. In the summer of 2018, the Geauga County Planning Commission began the process to update the 2003 Geauga County General Plan by issuing an RFP for planning services. Envision Group LLC was selected to facilitate the update on August 22, 2019, and the contract was signed at the November 11, 2019, Geauga County Planning Commission.

[VIEW PLAN APPROVAL](#)

Community Outreach

Public outreach is an essential part of the community planning process. Over the course of 2020, various meetings, public forums, and stakeholder interviews will be held to keep the public informed and encourage participation along the way.

• Geauga County Planning Commission and Geauga County Board of County Commissioners

The Geauga County Planning Commission has primary approval authority and responsibility over the General Plan, with support from the Geauga County Board of County Commissioners. The Planning Commission shall be regularly updated on the efforts of the General Plan Steering Committee and other activities described below that take place during the Plan's development.

• General Plan Steering Committee

The General Plan Steering Committee's role is to provide input and recommendations over the course of the plan's development, including identification of top priorities in the county, conducting a SOAR analysis, input on the community survey and public forums, and various ways to engage with the public. All sixteen townships, various county offices, the City of Chardon, Aquilla Village, South Russell Village, Burton Village, Middlefield Village, the school districts, the four area chambers of commerce and Destination Geauga were asked to submit candidate names to potentially serve on the committee. A 33 member Steering Committee was ultimately established on February 11, 2020 including residents, private business owners, local and county government officials and representatives from fields related to real estate, education, planning and zoning, economic development, building, transportation/engineering, and recreation. The committee is scheduled to meet on March 11, May 13, July 9, September 9 and November 4 at 470 Center Street, Building B meeting room, Chardon, Ohio 44024.

• March 11, 2020

The committee kicked off its discussion on March 11, the summary of which can be found [here](#).

• May 13, 2020

Summary [here](#).

• July 9, 2020

Summary [here](#).

• September 9, 2020

Summary [here](#).

• November 4, 2020

Summary [here](#).

• Community Survey

A community survey is a valuable source of information and is one part of the comprehensive planning effort. The Geauga County General Plan Community Survey includes questions on a variety of topics including, but not limited to, housing, recreation, transportation, and non-residential developments to provide a sense of how residents view if improvements are needed.

- **Survey results are in!** You may access the results of the Geauga County General Plan Community Survey [here](#). Please note the survey was an open survey to Geauga County residents via Survey Monkey in order to obtain public input and was not administered as a random sample of households. The results are for informational purposes only and are not statistically valid. Additional opportunity for public participation will be available during the public forums to be scheduled in early to mid-October.

• Public Forums

The Geauga County Planning Commission is continuing a public engagement process to gather community input for the update of the Geauga County General Plan to guide future policy decisions and development. Please join us at one of our four (4) public forums. Stop in anytime between the hours listed below to participate. Please plan for approximately 30 minutes to complete the outreach activities. Masks and social distancing required.

- October 7, 2020, Middlefield Library (16167 East High Street, Middlefield, OH 44062) from 2:30 p.m. – 6:30 p.m.
- October 8, 2020, Veterans Legacy Woods (14085 Ravenna Road, Newbury, OH 44065) from 2:30 p.m. – 7:30 p.m.
- October 13, 2020, The West Woods Oak Room (9465 Kinsman Road, Novelty, OH 44072) from 2:30 p.m. – 7:30 p.m.
- October 15, 2020, Geauga County Offices (470 Center Street, Building B meeting room, Chardon, OH 44024) from 2:30 p.m. – 7:30 p.m.
- The public forum process concluded on 10-31-20. Thank you for your participation.

• Stakeholder Interviews

A stakeholder is generally an individual or company with specific interest in one sector of the economy. A stakeholder interview could be held with the owner of a local company regarding what is important to them, such as utility and broadband access, local amenities to attract employees, and employee transportation needs.

Questions? Call the Geauga County Planning Commission at (440) 279-1740.

Click [here](#) to view the 2003 Geauga County General Plan.

Exhibit 9A



Geauga County Planning Commission
12611 Ravenwood Drive, Suite #380, Chardon, Ohio 44024
Phone (440) 279-1740
www.co.geauga.oh.us/Departments/Planning-Commission

MEMORANDUM

DATE: ~~August 2, 2022~~ September 6, 2022
TO: Planning Commission members
FROM: Linda M. Crombie, AICP, Planning Director
RE: County Land Use Map Update, Agenda Item #8B #9A

The Commission previously discussed the manner in which the County Land Use Map is updated earlier this year. The staff has prepared a draft update to the methodology to be used moving forward. There is no one specific way to create a land use map as the methodology varies from community to community, county to county.

The major proposed changes include the following:

1. "Agriculture": any existing dwellings associated with agricultural uses will not be separately categorized as "single family"
2. "Manufactured Home Parks" category was eliminated and those uses will be illustrated as "Residential Multi-Family"
3. "Outdoor Recreation (privately owned)" and "Public Recreation" were incorporated into a new "Recreational" category
4. "Transportation" category was eliminated. This is a separate layer primarily related to road right of ways, which are typically not parcels with an assigned permanent tax parcel number. As the land use layer is calculated to the road right of way, there is no need for a separate layer for road right of ways. "Airports" and "Rail Road Right of Ways", which fell under the "Transportation" category will be reclassified accordingly.

The attached document details the proposed changes to the 2009 methodology.

c: file

2009 Geauga County Land Use Map Methodology

Strategy:

Land uses change overtime as land is developed (EX: vacant land is developed into a shopping center) or when a use is changed from one use to another (EX: single family dwelling is converted to an office). The land use map is a snap shot in time of how land is used and for the purpose of the map update the parcel layer is “frozen” at a point in time in the year 2009 as of December 31 of each year. to allow the classification and boundaries to become smooth. The analysis is performed on a parcel by parcel analysis basis using the 2008 the latest orthophotography maps, the County Auditor’s property classification system, local resources and field verification (typically through zoning inspectors). Multiple uses may exist upon a single parcel thus allowing, for example: a single family residential use; an agricultural use, and; vacant land use.

Definitions used for the land use categories used in 2009 are as follows:

Below is a list of the land use categories and their definitions:

- Agricultural: crop land, pasture land, sugar bushes, dairy farm, poultry farm, fruit farm, tree farm, nursery, greenhouse, horse farm, and kennels (a dwelling located on the same property is not separately categorized as “Residential Single-Family”).
- Commercial: convenience retail goods and services, shopping goods and services, automobile sales, parts and services, commercial amusements, offices and miscellaneous uses
- Industrial: manufacturing plants, assembly plants, machine shops, wood working shops, truck terminals, and warehouses
- Institutional: educational, religious, health care, libraries, and private cemeteries
- ~~Manufactured Home Parks: a parcel that contains three or more manufactured or mobile homes, as defined in ORC 3733.01A (Editor note: moved to Residential Multi-Family)~~
- Mined Lands: quarries or sand and gravel operations
- ~~Outdoor Recreation (privately owned): amusement parks, water parks, campgrounds, golf courses, golf ranges, and drive in movies (Editor note: Incorporated with “Recreational”)~~
- ~~Public Recreation: state, county, township, city, or village property used for active recreation purposes (Editor note: Incorporated with “Recreational”)~~
- Public Utility: property owned by utility companies. Does not include easements held by utility companies.
- Residential Multi-Family: two units or more per dwelling or multiple buildings per lot. Includes Mobile Home Parks.
- Residential Single-Family: single family dwellings
- Vacant: property is completely absent of development activity.

- **Recreational:** Public or private parks. Includes campgrounds, water parks, golf courses, and hunting clubs, etc.
- **Permanent Open Space:** property held by the City of Akron, the Geauga Park District, Holden Arboretum, Western Reserve Land Conservancy or other conservation organizations, and dedicated permanent open space within platted subdivisions or condominium developments.
- **Public Government:** Property owned or in use by government entities, including but not limited to the State of Ohio, Geauga County, Township, Village, or City that is not used for recreational purposes.

Examples of Land Use Categories:

- **Residential Single-Family:** single family dwelling (light yellow)
 - Parcel with only one single family dwelling.
- **Residential Multi-Family:** two units or more per building (dark yellow orange)
 - Duplexes/Triplexes
 - Parcel with more than one single-family dwelling
 - Apartment Complex
 - Manufactured Home Parks
 - Condominium development
- ~~Manufacture Home Parks (orange)~~
- **Commercial (red)**
- ~~Convenience~~ **Retail** Goods and Services
 - Supermarkets
 - Food Service and Products (restaurants, convenient foods, donut shops, taverns, bakery, beverage, meat etc.)
 - Drug Stores
 - Convenience Goods (hardware, paint, flower shops, video store, bookstore, garden store, etc.)
 - Convenience Services (beauty parlor, dry cleaner, laundry services, shoe repair, photo studios, etc.)
- ~~Shopping Goods and Services~~
 - Clothing and Shoes
 - General Merchandise
 - Other Shopping Stores (sporting goods, photo equipment, musical equipment, jewelry stores, pet stores, toy stores, etc.)
 - Furniture Store
 - Department Store
- Automobile Sales, Parts and Service
 - Auto Sales (new and used)
 - Auto parts sales
 - Auto repair

- Gas Stations
- Car Wash
- Commercial Amusements
 - Indoor Amusements (movie theaters, bowling alleys, skating rinks, health clubs)
 - Social Clubs, Lodges
- Miscellaneous Uses
 - Hotels/Motels
 - Training Schools
 - Funeral Homes
 - Storage Facilities
 - Junk Yards
- Offices (banks, legal services, health services, insurance, engineering, real estate, veterinarian, etc.)
- **Industrial:** (violet)
 - Manufacturing plants
 - Assembly plants
 - Machine shops
 - Wood working shops
 - Warehouses
 - Truck Terminals
- **Agricultural** (light green):
 - Crop land
 - Pasture land
 - Sugar bushes
 - Dairy farm
 - Poultry farm
 - Fruit Farm
 - Tree Farm
 - Nursery
 - Greenhouse
 - Horse Farm
 - Kennels
 - Farm Markets
 - Agricultural CAUV properties (as of 3/17/09)
- **Public Utility** (gray): ~~property owned or in use (power lines) by a Public utility companies (gas, electric, telephone, cable)~~
 - Electric Company
 - Gas Company
 - Cable Company
 - Phone Company
- Institutional (light purple dark blue):
 - Educational
 - Religious

- Health Care
- Libraries
- ~~Private Cemeteries~~
- Mined Lands (brown):
 - Quarries
 - Sand/Gravel Operations
- Vacant (white):
 - Undeveloped Land
- **Recreational (dark green)**
 - State Park
 - County Park
 - Township Park
 - Campground
 - Golf Course
 - Hunting Club
 - Shooting Club
 - Public Swimming Pools
 - **Water Parks**
- Permanent Open Space (green)
 - City of Akron land
 - Conservation Organizations
 - Holden Arboretum
 - Nature Conservancy Trust for Public Land
 - **Western Reserve Land Conservancy, etc.**
 - ~~Chagrin River Land Conservancy~~
 - ~~Area set aside as~~ **Dedicated** open space within a platted subdivision **or condominium development**
 - ~~Common area within a condominium community~~
- Public **Government** (blue-green) - ~~Property owned or in use by governmental entities~~
 - ~~Cemeteries~~ (Editor's note: incorporated into "Institutional")
 - **Township halls**
 - **Fire stations**
 - **Police stations**
 - **Sanitary pump stations and similar facilities**
 - **(excludes recreational uses)**
- ~~**Transportation (black)**~~
 - ~~Major Highways (U.S. 422)~~
 - ~~Rail Road Right of Ways~~
 - ~~Airports~~
 - ~~Improved public/private Road Right of Ways~~