

# Geauga County Planning Commission

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<https://bocc.geauga.oh.gov/departments/planning-commission>

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## ***GEAUGA COUNTY PLANNING COMMISSION AGENDA***

***July 9, 2024 REGULAR MEETING***

***12611 Ravenwood Drive***

***Conference Room A334, 3<sup>rd</sup> Floor***

***7:30 A.M.***

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. APPROVAL OF MINUTES:
  - A. MAY 14, 2024 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA/ADDENDUM ITEMS
5. FINANCIAL REPORT AND APPROVAL OF EXPENSES – MAY AND JUNE
6. DIRECTOR'S REPORT:
7. OTHER BUSINESS:
8. MAJOR SUBDIVISIONS TO BE REVIEWED: NONE
9. TOWNSHIP ZONING AMENDMENTS TO BE REVIEWED:
  - A. AUBURN TOWNSHIP  
TEXT AMENDMENT ZC-2024-01  
INITIATED JUNE 27, 2024  
BY ZONING COMMISSION
10. CORRESPONDENCE: NONE
11. OLD BUSINESS:
  - A. SENATE SELECT COMMITTEE LETTER: TEMPLATE FOR RESIDENTS AND COMMISSION
12. NEW BUSINESS:
  - A. EXECUTIVE SESSION: (COMPENSATION OF PUBLIC EMPLOYEES) EMPLOYEE EVALUATIONS
  - B. GEAUGA COUNTY REINVESTMENT HOUSING COUNCIL APPOINTMENTS
  - C. PLANNING COMMISSION ORGANIZATIONAL CHART
13. ADJOURNMENT

Per Article 4, Section 2 of the Bylaws of the Geauga County Planning Commission,  
this agenda is subject to modification.

SUMMARY RESOLUTION FOR EXPENSES  
 GEAUGA COUNTY PLANNING COMMISSION

Mr. McCarty MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,  
 WHICH MOTION WAS SECONDED BY Mr. Bergoski

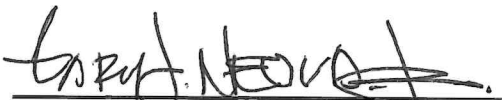
WHEREAS, THE EXPENSES LISTED HEREIN HAVE BEEN INCURRED BY THE GEAUGA COUNTY PLANNING COMMISSION IN ORDER FOR THE COMMISSION TO PERFORM ITS DUTIES; AND

WHEREAS, THESE EXPENSES HAVE BEEN REVIEWED BY THE MEMBERS OF THE COMMISSION AT ITS JULY 9, 2024 MEETING.

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

P.O.	ACCOUNT	DATE	VENDOR	AMOUNT
0338	TRAVEL	5/14	PAMELA IRIZARRY <ul style="list-style-type: none"> <li>• Mileage Reimbursement</li> </ul>	\$8.17
0338	TRAVEL	5/14	LINDA CROMBIE <ul style="list-style-type: none"> <li>• Mileage Reimbursement                             <ul style="list-style-type: none"> <li>○ Thompson Land Use</li> <li>○ Claridon Land Use</li> <li>○ Claridon Land Use Public forum preparation</li> <li>○ Claridon Land Use Public forum</li> <li>○ Geauga County Township Association Dinner</li> <li>○ Prosecutor's Office</li> </ul> </li> </ul>	\$42.75
0338	TRAVEL	5/14	ALLYSON KOBUS <ul style="list-style-type: none"> <li>• Mileage Reimbursement                             <ul style="list-style-type: none"> <li>○ Thompson Land Use</li> <li>○ Claridon Land Use</li> <li>○ Claridon Land Use Public Forum</li> <li>○ Geauga County Township Association Dinner</li> </ul> </li> </ul>	\$36.18
0335	OTHER	5/21	UH OCCUPATIONAL HEALTH <ul style="list-style-type: none"> <li>• New Employee pre-drug screening</li> </ul>	\$55.00
0344	MEMBER DUES	5/30	LINDA CROMBIE <ul style="list-style-type: none"> <li>• Reimbursement for Credit Card Charge                             <ul style="list-style-type: none"> <li>▪ American Planning Association and American Institute of Certified Planners dues, subscription to Zoning Practice</li> </ul> </li> </ul>	\$683.00
TOTAL				\$825.10

  
 Nick Gorris, Chairman

  
 Gary Neola, Secretary/Treasurer

**COUNTY PLANNING COMMISSION FINANCIAL REPORT**  
**Summary**

**Budget – Prepared June 4, 2024**



<u>Account</u>	<u>Appropriation</u>	<u>Expenditure</u>	<u>Balance</u>
Salaries	\$172,040.00	\$67,208.57	\$104,831.43
Supplies	\$2,500.00	\$154.84	\$2,345.16
Hosp.	\$28,710.00	\$11,894.90	\$16,815.10
Medicare	\$2,400.00	\$957.27	\$1,442.73
OPERS	\$23,010.00	\$9,409.18	\$13,600.82
Worker's Comp.	\$100.00	\$0.00	\$100.00
Other Expenses	\$5,200.00	\$90.50	5,109.50
Equipment	\$3,225.00	\$0.00	\$3,225.00
Contracted Services	\$0.00	\$0.00	\$0.00
Covid -19 Expenses	\$0.00	\$0.00	\$0.00
Copier Usage Services	\$1,000.00	\$105.71	\$894.29
Travel	\$4,600.00	\$410.89	\$4,189.11
Advertising	\$325.00	\$0.00	\$325.00
Training	\$700.00	\$20.00	\$680.00
Member, Dues, Lic. Sub	\$2,300.00	\$1,788.00	\$512.00
<b>Total</b>	<b>\$246,110.00</b>	<b>\$92,039.86</b>	<b>\$154,070.14</b>

<u>Planning Commission Revenues</u> <u>from Fees for May 2024</u>	<u>Year to Date Balance:</u>
January	\$1,760.00
February	\$450.00
March	\$309.00
April	\$1,050.00
May	\$600.00
	<b>Yearly Total: \$4,169.00</b>

SUMMARY RESOLUTION FOR EXPENSES  
GEAUGA COUNTY PLANNING COMMISSION


Mr. Benzostky MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,  
WHICH MOTION WAS SECONDED BY Mr. Miller.

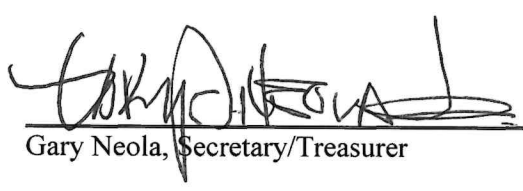
WHEREAS, THE EXPENSES LISTED HEREIN HAVE BEEN INCURRED BY THE GEAUGA COUNTY PLANNING COMMISSION IN ORDER FOR THE COMMISSION TO PERFORM ITS DUTIES; AND

WHEREAS, THESE EXPENSES HAVE BEEN REVIEWED BY THE MEMBERS OF THE COMMISSION AT ITS JULY 9, 2024 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>
0338	TRAVEL	6/11	GEAUGA TOWNSHIP ASSOCIATION <ul style="list-style-type: none"> <li>• Quarterly Dinner- Huntsburg Township               <ul style="list-style-type: none"> <li>○ Linda Crombie</li> <li>○ Allyson Kobus</li> </ul> </li> </ul>	\$70.00
0338	TRAVEL	6/11	LINDA CROMBIE <ul style="list-style-type: none"> <li>• Mileage Reimbursement               <ul style="list-style-type: none"> <li>○ Thompson Land Use</li> </ul> </li> </ul>	\$12.86
0338	TRAVEL	6/11	ALLYSON KOBUS <ul style="list-style-type: none"> <li>• Mileage Reimbursement               <ul style="list-style-type: none"> <li>○ Thompson Land Use</li> </ul> </li> </ul>	\$14.20
0338	TRAVEL	6/18	NORTHEAST OHIO PLANNING & ZONING WORKSHOP <ul style="list-style-type: none"> <li>• Linda Crombie</li> <li>• Allyson Kobus</li> </ul>	\$130.00
0306	COPIER USAGE	6/4	DEX IMAGING <ul style="list-style-type: none"> <li>• 4/22/24 to 5/21/24</li> </ul>	\$50.50
TOTAL				\$277.56

  
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Nick Gorris, Chairman

  
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Gary Neola, Secretary/Treasurer

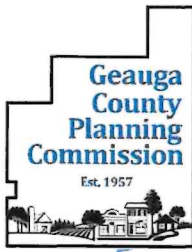
**COUNTY PLANNING COMMISSION FINANCIAL REPORT**  
**Summary**

**Budget – Prepared July 2, 2024**



<u>Account</u>	<u>Appropriation</u>	<u>Expenditure</u>	<u>Balance</u>
Salaries	\$172,040.00	\$74,326.44	\$97,713.56
Supplies	\$2,500.00	\$154.84	\$2,345.16
Hosp.	\$28,710.00	\$14,273.88	\$14,436.12
Medicare	\$2,400.00	\$1,058.76	\$1,341.24
OPERS	\$23,010.00	\$11,119.94	\$11,890.06
Worker's Comp.	\$100.00	\$0.00	\$100.00
Other Expenses	\$5,200.00	\$90.50	5,109.50
Equipment	\$3,225.00	\$0.00	\$3,225.00
Contracted Services	\$0.00	\$0.00	\$0.00
Covid -19 Expenses	\$0.00	\$0.00	\$0.00
Copier Usage Services	\$1,000.00	\$156.21	\$843.79
Travel	\$4,600.00	\$637.95	\$3,962.05
Advertising	\$325.00	\$0.00	\$325.00
Training	\$700.00	\$20.00	\$680.00
Member, Dues, Lic. Sub	\$2,300.00	\$1,788.00	\$512.00
<b>Total</b>	<b>\$246,110.00</b>	<b>\$103,626.52</b>	<b>\$142,483.48</b>

<b><u>Planning Commission Revenues from Fees for June 2024</u></b>	<b><u>Year to Date Balance:</u></b>
January	\$1,760.00
February	\$450.00
March	\$309.00
April	\$1,050.00
May	\$600.00
June	\$300.00
	<b>Yearly Total: \$4,469.00</b>



# Geauga County Planning Commission

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## JULY 9, 2024 MEETING MINUTES

### **1. Pledge of Allegiance**

Chairman Nick Gorris called the July 9, 2024 regular meeting of the Geauga County Planning Commission to order at 7:30 a.m. at 12611 Ravenwood Drive, Suite A334, Chardon, Ohio. A quorum was obtained. Roll call was called by Ms. Irizarry, and the following members were present:

### **2. Roll Call**

Members present: Gary Neola, Nick Gorris, Caterina Cocca-Fulton, Walter Claypool, Dan Miller, Commissioner Jim Dvorak, Matt Johnson, Dennis Bergansky, and Jim McCaskey.

Members absent: Commissioner Tim Lennon, and Commissioner Ralph Spidalieri.

Staff present: Linda Crombie (Director), Allyson Kobus (Planner II) and Pamela Irizarry (Administrative Assistant).

Guests: Geauga County Director of Economic Development: Gina Hofstetter

Mr. McCaskey left meeting at 8:50 a.m.,  
Commissioner Dvorak left meeting at 9:15 a.m.  
Mr. Miller left meeting at 9:23 a.m.

### **3. Approval of Minutes for the May 14, 2024 Regular Meeting**

Commissioner Dvorak made a motion to approve the May 14, 2024 regular meeting minutes, and Mr. McCaskey seconded the motion, and upon a call for the vote, the motion passes.

### **4. Approval of Agenda/Addendum Items:**

Ms. Cocca-Fulton made the motion to approve moving agenda item 12B ahead of item 12A, and Mr. Bergansky seconded, and upon a call for the vote, the motion passes.

### **5. Financial Report and Approval of Expenses: (May and June)**

Chairman Gorris commented how after reviewing the financial reports for May and June, Planning Commission has used 42% of their Budget for the past six (6) months.

Mr. McCaskey made a motion to approve the financial report and the summary of expenses for May 2024 and Mr. Bergansky seconded, and upon a call for the vote, the motion passes.

Mr. Bergansky made a motion to approve the financial report and the summary of expenses for June 2024 and Mr. Miller seconded, and upon a call for the vote, the motion passes.

### **6. Director's Report**

1. New Building Lots: Ms. Crombie said May and June had ten (10) new building lot proposals submitted, there was one (1) for Bainbridge, one (1) for Claridon, one (1) for Middlefield, one (1) for Hambden, four (4) for Newbury and two (2) for Thompson.

2. Claridon Township Land Use: Ms. Crombie said Claridon Township met in June, and although work still needs to be done, staff anticipates completing a draft plan by early Fall. Ms. Crombie said once completed, she will present it to the board for their information.

3. Thompson Township Land Use Plan: Ms. Crombie said Thompson's Land Use committee met on May 22<sup>nd</sup> and discussed questions for the new community survey. Dan Lark, from Geauga Public Health, attended the meeting and discussed septic systems, particularly the impact of shallow bedrock and seasonal high-water table.

Thompson Township Land Use committee also met on June 25<sup>th</sup> and performed a commercial areas analysis, which involved reviewing the parcels on and near Thompson Square to identify land use designation, zoning classification, types of businesses, year built, years in business, etc. The reason for this analysis is determine what the Square does and does not have in order to put together questions for their survey.

4. GIS/Planning Intern: Ms. Crombie said our intern Aden Ricketts, started at the end of May. He has reviewed the County General Plan, various township land use plans, County Auditor's REALink system, and the draft Inventory of Housing Units to get a better understanding of what the Planning Commission does, and to help with projects he will be working on. Part of Planning Commission's General Plan initiative is the Housing Inventory, which is his primary project.

Ms. Crombie said Mr. Ricketts has emailed numerous communities requesting their assistance regarding the number of dwelling units located within several apartment buildings and condominium developments. Many communities responded quickly. Ms. Crombie said it may be necessary to mail a letter to the current property owner to obtain this information. She also presented the Housing Inventory spreadsheet currently being worked on and discussed the various information. Mr. Claypool asked why are we doing this and what are we trying to accomplish? Ms. Crombie replied that this was part of the Planning Commission's General Plan initiatives to know the number of dwelling units in the County. Mr. Miller asked if this Housing Inventory will show how many Airbnb rentals there are, and the answer was no. Mr. McCaskey said this will be interesting when done.

Ms. Crombie said another project for the intern is a Mining Operations report. A map of a mine in Thompson Township was briefly presented. This will be a summary report of where all the mining is located in the County, the acreage, type of material mined, zoning, overview map and aerial. Maps of the mines will be pulled from ODNR (Ohio Department of Natural Resources).

Ms. Crombie briefly highlighted the building reports showing the sizeable dollar amount projects being worked on.

5. NE Ohio Planning and Zoning Workshop: Ms. Crombie said she and Ms. Kobus attended the June 28<sup>th</sup> Workshop held in Willoughby Hills. There were about 120 attendees and several zoning officials from Geauga County townships. Sessions included economic development/marketing, new community authorities, using comprehensive plans, zoning administrations, and housing authorities. Ms. Crombie said if the board would like, she could put something together to present at a future meeting discussing this information. Mr. Neola thought that would be helpful.

6. APA Ohio Advocacy Days: Ms. Crombie said the Ohio Chapter of the American Planning Association is holding a meeting on Wednesday, July 31<sup>st</sup> in Downtown Cleveland to bring “together Ohio state legislators, planners and associates to share stories about the impact of planning.” The agenda includes discussion about developing statewide incentives and resources for zoning code reform. Ms. Crombie will be attending, but the meeting is open to elected and appointed officials. She provided the registration link. She said it is important to know what is discussed. Mr. Claypool said he viewed one of the recent Senate Select meetings and it involved querying zoning members; they are not being deterred. Ms. Crombie said it sounds like the one she viewed on June 25, which will be discussed later, but asked if he could give her the date of that meeting and she will share with the board.

7. Commercial Construction Activity, May 2024 and June 2024: Ms. Crombie said there was one (1) significant construction project in May, but none in June. The construction project is in Middlefield Township, on Station Road, which is a Mouldings 1 warehouse. Also, a permit was issued for interior alterations, for a Jersey Mikes, in Middlefield Village.

8. Ohio Attorney General Opinion 2024-004: Ms. Crombie said the Ohio Attorney General released an opinion related to composting facilities, which basically says townships can regulate non-agricultural compost. This information came from the Ohio Township Association.

9. Commercial Construction Activity and New Housing Starts, 2<sup>nd</sup> Quarter: Ms. Crombie said the Commercial Construction for the 2<sup>nd</sup> Quarter was mostly accessory buildings and principal building uses, and the New Housing starts, which was 55 in total, was largely on the east side of Geauga County.

10. Legislative Updates:

House Bills:

Ms. Crombie said HB 315, township omnibus, is in the House Finance Committee, 2<sup>nd</sup> hearing, 6/25/24  
HB 466, Require written agreement for licensed broker to represent buyer or seller, introduced 3/27/24;  
there were comments from board members regarding how to fairly represent both buyer and seller.  
HB 499, provides grants for housing near megaprojects, introduced 4/22/24, referred to Government Oversight Committee, 4/30/24

Senate Bills:

Ms. Crombie said SB 94 relating to all documents at Recorder’s Office recorded on or after 1/1/1980 shall be made available on their website no later than 6/30/26, introduced 3/3/23. This bill passed the House and Senate and is important for anyone in the real estate market. Mr. Claypool said this could be a form of identity theft, since the original signature is shown. SB 266, regulate ownership of electric vehicle charging stations, introduced 5/14/24. This bill relates to restricting ownership of EVCS by electric distribution utilities. SB 271, Authorize tax credit or rebate for certain homeowners/renters, introduced 5/15/24.

Ms. Crombie said on June 25, 2024, the Senate Select Committee on Housing held a hearing regarding Am H.B. 466 and SB 245. At this hearing, a presentation by the Logan, Union, Champaign County Regional Planning Commission Director, Brad Bodenmiller was heard. Mr. Bodenmiller discussed the importance of text/map amendment process, coordinated reviews of subdivisions, and why having a land use plan is important to guide and support land use decisions. He also suggested the state could provide funding to accomplish land use plan and zoning resolution updates and provide a model zoning text that could be tweaked at the local level. When Mr. Bodenmiller was asked what the state should do, he said not to eliminate township zoning.

Ms. Crombie said Chair Reynolds clarified that the committee did introduce a place holder bill regarding zoning but there is no legislation in it. She said she has received many calls from townships concerned about what this means for them. Ms. Crombie noted that model zoning regulations were previously prepared by the State of Ohio Department of Development, which many townships and municipalities used. She brought in a copy of the 1989 Ohio Model Zoning Code for reference.

11. Drive Ohio: Ms. Crombie said the State of Ohio has overseen “Electric Vehicle Infrastructure Outreach” meetings throughout the state, but she was unable to attend the most recent meeting.

12. Staff Bi-Weekly Huddle Meetings: Ms. Crombie said that Ms. Irizarry suggested the staff meet every two weeks to briefly discuss and review projects being worked on and any updates to anything in the County or offices we work with. Ms. Irizarry explained that this was helpful since she is part time and does not always know what everyone else is working on.

13. Ohio Township Association seeking input on Legislative Priorities: Ms. Crombie said the Ohio Township Association is looking for input on possible priorities for the upcoming 136<sup>th</sup> General Assembly for 2025-2026. Contact information was presented.

14. Budget Hearing: Ms. Crombie said she was not required to attend the Budget Hearing. She was advised after the meeting that the increased dollar amount from last year’s request for the “Membership Dues, Licenses/Subscription” account was not approved, and there was discussion about the “Equipment” account and the request for computers was questioned. Ms. Crombie said the request was to purchase a table for Planning Commission’s staff workspace for 2025, not computers. She was advised to check with the Maintenance Department to see if there was any unused furniture. She looked and did not find anything suitable. She said she will request attendance at future budget hearings to clarify any questions about the accounts.

15. Capital Budget: Ms. Crombie said the Ohio Township Association provided a link to a list of projects the General Assembly funded through the Capital Budget. There were several in Geauga County and Ms. Crombie presented a breakdown of the projects and budget cost for each one.

16. Work Summary, May and June 2024: Ms. Crombie said June was a lot slower than May as there were 21 lot splits/subdivisions/easements/amendments in May and 8 in June.

The staff referred to the General Plan six (6) times in May and once in June regarding school districts, conservation easements, average lot size of Thompson township, and the inventory of housing units.

Staff assisted with the Claridon Township and Thompson Township land use plan updates.

**9. Township Zoning Amendments to be Reviewed:**

- A. Auburn Township  
Text Amendment ZC – 2024-01  
Initiated June 27, 2024  
By Zoning Commission**

Ms. Crombie said the Auburn Township Zoning Commission submitted a text amendment impacting Articles 1, Title and Enactment; 2, Definitions; 4, Residential District Regulations; 5, Conditional Uses.

Ms. Crombie said under Article 1, Title and Enactment, the Township is striking out original language under (d) "Economically Significant Wind Farm" and change to "Major Utility Facility and Economically Significant Wind Farm". Ms. Crombie confirmed with the Prosecutor's Office that all section references were correct. Mr. Claypool said I can put up 30 windmills and they can't prevent this? Ms. Crombie said private property owners have previously installed a windmill as an accessory use. This language relates to utility scale facilities.

Ms. Crombie said that although this Amendment includes reference to wind farms under Article I, it predominately applies to adding language about family cemeteries.

Ms. Crombie said Article 2, Definitions, she recommends modifying the language of what a "family cemetery" is and use language verbatim out of the Ohio Revised Code (ORC). "Family cemetery" proposed here means a cemetery "located on privately owned real property" containing the human remain of person, at least three-fourths of whom have a common ancestor or who are the spouse or adopted child of that common ancestor. The wording "privately owned real property" is not included in the ORC. She recommends the township speak with their APA as to whether this should be included. No other townships added "family cemetery" to their zoning.

Ms. Crombie said during a 2023 informal review, she and the Prosecutor's office recommended not adding language regarding family cemeteries at all, considering the Ohio Attorney General Opinion (2007-005), which involved a request from the Ashtabula County Prosecutor's Office about the authority of townships and local board of health, to adopt rules prohibiting burial of human remain on private property. She presented a copy of the opinion syllabus along with the Ohio Funerals Directors Association Article Point of view.

The syllabus describes if a single family member is buried on privately owned, family property, such a burial constitutes a "family cemetery" as defined in R.C. 4767.02 ( C), and a board of township trustees has no authority to prohibit the burial of human remains on private property within the unincorporated area of the township.

It is recommended to not add the definition of "family cemetery" to this amendment and if a property owner wants to sell a property in the future, it is advised that the Township Trustees pass a resolution now encouraging the recording of an Affidavit of Fact to let any potential buyers know of a family cemetery on a property. Mr. Bergansky said you can't make someone put a marker on the grave, but at least the township should know that someone is buried there and that was the intent of the amendment.

Ms. Crombie said Article 5, Conditional Uses, item (2), Development Standards, is adding setbacks to public cemeteries. Language proposed states all "burial grounds" shall be setback a minimum of two hundred feet (200) feet to any potable water well. Ms. Crombie said the proposed language does not define what a "burial ground" is. Is "burial ground" measured from the gravesites or the cemetery property line. She also mentioned that private water wells are reviewed and approved by Geauga Public Health (GPH). The source of a proposed setback distance is not known, but when she contacted GPH about the subject they provided a link to the list of minimum setbacks, referred as the "isolation distance". The minimum default setback is fifty (50) feet. She recommends the township speak with their APA and GPH about this.

Mr. Neola asked if having a private cemetery on your property would devalue it when someone is trying to sell. Mr. Bergansky asked this too. Ms. Cocca-Fulton said having a burial on your property is no different than spreading ashes around your home. She said homeowners need to be aware of the future issues of the remains being disturbed. Townships should not add something that is not enforceable. Mr. Johnson recommended that the townships create something to have this information on file. Mr. Miller said even if the townships enforce a record of Affidavit of fact, it doesn't stop residents from doing what they want. Commissioner Dvorak mentioned there are likely more family cemeteries than anyone realizes.

Mr. Claypool questioned again about economically significant wind farms the Commission agreed for the director to present information about it at the next meeting.

Chairman Gorris highlighted Ms. Crombie's recommendations for this amendment. 1. review the language "...located on privately owned real property" in the definition of "family cemetery" with their APA as is not in the ORC definition; 2. Recommend the township verify the proposed 200 feet setback with Geauga Public Health and note that "burial ground" is not defined, 3. Leave "family cemeteries" out of township zoning and that the township trustees pursue passing a resolution strongly encouraging the recording of an affidavit of fact regarding the exact location of the cemetery.

Motion made by Commissioner Dvorak to approve with modifications, Auburn Township Text Amendment ZC 2024-01, and seconded by Mr. Claypool and upon a call for the vote, the motion passes.

#### **11. Old Business:**

##### **A. Senate Select Committee Letter: Template for Residents and Commission:**

Ms. Crombie said at the May meeting the board agreed to have staff create template letters regarding Senate Bill 243, Township Zoning, for the Senate Select Committee on Housing. One letter would be for residents and one for the Planning Commission board members. Ms. Crombie presented the two letters. The letter for residents was simple and to the point, while the letter for the Planning Commission Board, was more detailed with some background knowledge as to why the board is against this and what the state can do at their end.

Ms. Cocca-Fulton said she likes the draft letter for the residents, because it is straightforward, but she felt the language in the 3<sup>rd</sup> paragraph was not strong enough because sometimes the lack of zoning also shapes a township. Ms. Crombie said writing a letter for the masses is challenging and the members agreed that since it is a template only, if a resident wants to modify it, they can. Mr. Neola asked how residents will know about the letter and will it be posted to the website. Ms. Crombie said it will be posted and press release to the papers will be done.

Ms. Crombie asked the board their opinion of the letter she drafted for them. She said she spoke with the Chairman about writing the draft letter and wanted to highlight other factors affecting zoning. She said if the board would like she could pare it back. Mr. Neola felt that the added background knowledge was good and thought three to four pages is fine. He recommended the letter include a statement that there should be a move away from relying on subsidized housing. Ms. Crombie asked the board to review the letter and send ideas to her between now and the next meeting.

Mr. Claypool said he thinks simpler is better and asked if there was a regional planning agency that would hold more weight with a letter of support. Ms. Crombie said there is the County Planning Director's Association, and she will bring it up to them. Commissioner Dvorak said if companies like Intel want government to be their savior and give tax abatement, then the private sector should play a large role in solving the housing problem.

Motion made by Mr. Claypool to accept template letter for residents regarding Senate Bill 243, Township Zoning and have it posted to the website, and modify the draft letter for the Planning Commission Board, and seconded by Ms. Cocca-Fulton, and upon a call for the vote, the motion passes.

## **12. New Business:**

### **B. Geauga County Reinvestment Housing Council Appointments:**

Ms. Crombie said Geauga County Department of Community and Economic Development oversees the Community Reinvestment Area (CRA) program that provides property tax abatement as an incentive relative to development projects.

Since the CRA involves review by a housing council, Ms. Crombie said she and the Director of Community and Economic Development, Gina Hofstetter, spoke about the appointment of two (2) members by the Planning Commission board to be on the Reinvestment Housing Council. Ms. Hofstetter said the council is required to meet annually to review applications, but it hasn't been done over the past couple of years, due to COVID.

Ms. Crombie said in the past staff members were appointed. She presented the Ohio Revised Code, section 3735.69 Community reinvestment area housing council-powers and duties. She highlighted item (3), which describes how one member of the county board of commissioners shall be appointed, along with two members by the county planning commission. Commissioner Dvorak said he is fine with the staff being appointed. Mr. Claypool said it is better to have someone from the Planning Commission board.

Chairman Gorris asked for recommendations of who should be on the Reinvestment Housing Council and Commissioner Dvorak nominated Chairman Gorris and Mr. Johnson to the CRA.

Motion made by Mr. Claypool to appoint Chairman Gorris and Mr. Johnson to the Reinvestment Area Board, and seconded by Commissioner Dvorak, and upon a call for the vote, the motion passes.

### **A. Executive Session: Compensation of Public Employees and Employee Evaluations:**

Chairman Gorris requested a motion to enter Executive Session, and a roll call vote.

Motion to enter Executive Session: 9:09 a.m.

Motion made by Mr. Claypool to enter Executive Session and seconded by Ms. Cocca-Fulton and upon a call for the vote, the motion passes.

### **Roll Call:**

Commissioner Dvorak: yes  
Commissioner Spidalieri: Absent  
Commissioner Lennon: Absent  
Ms. Cocca- Fulton: yes  
Mr. Neola: yes                      Mr. Gorris: yes  
Mr. McCaskey: Absent              Mr. Claypool: yes  
Mr. Miller: yes                      Mr. Bergansky: yes  
Mr. Johnson: yes

Exited Executive Session: 10:15 a.m.

Motion made by Mr. Neola to grant, Linda Crombie, \$42.00 per hour, and seconded by Ms. Cocca-Fulton, and upon a call for the vote, the motion passes.

Motion made by Mr. Neola to grant, Allyson Kobus, \$26.00 per hour, and seconded by Ms. Cocca-Fulton, and upon a call for the vote, the motion passes.

Motion made by Mr. Neola to grant, Pamela Irizarry, \$17.50 per hour, and seconded by Ms. Cocca-Fulton, and upon a call for the vote, the motion passes.

**C. Planning Commission Organization Chart:**

Ms. Crombie said she revised the Planning Commission's Organizational Chart based upon previous comments. She presented the revised chart along with a brief description.

Motion made by Mr. Bergansky to approve the revised Planning Commission Organizational Chart, and seconded by Mr. Claypool, and upon a call for the vote, the motion passes.

**13. Adjournment:**

Motion by Mr. Bergansky to adjourn the meeting, seconded by Mr. Neola and upon a call for the vote, the motion passes. Meeting adjourned at 10:18 a.m.

  
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Nicholas Gorris, Chairman

  
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Gary Neola, Secretary/Treasurer

DENNIS BERGANSKY VICE-CHAIR