

Geauga County Planning Commission

12611 Ravenwood Dr. • Suite #380 • Chardon, OH 44024
Phone: (440) 279-1740 • Email: Planning@co.geauga.oh.us
<https://bocc.geauga.oh.gov/departments/planning-commission>

GEAUGA COUNTY PLANNING COMMISSION AGENDA

September 10, 2024 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. JULY 9, 2024 REGULAR MEETING MINUTES
4. APPROVAL OF AGENDA/ADDENDUM ITEMS
5. FINANCIAL REPORT AND APPROVAL OF EXPENSES: JULY AND AUGUST
6. DIRECTOR'S REPORT: AUGUST AND SEPTEMBER
7. OTHER BUSINESS:
 - A. PLANNING AND ZONING WORKSHOP TOPICS
8. MAJOR SUBDIVISIONS TO BE REVIEWED: NONE
9. TOWNSHIP ZONING AMENDMENTS TO BE REVIEWED:
 - A. CHESTER TOWNSHIP
TEXT AMENDMENT ZC – 2024-3
INITIATED JULY 31, 2024
BY ZONING COMMISSION
 - B. CHESTER TOWNSHIP
TEXT AMENDMENT ZC – 2024-4
INITIATED JULY 31, 2024
BY ZONING COMMISSION
 - C. CHESTER TOWNSHIP
TEXT AMENDMENT ZC – 2024-5
INITIATED JULY 31, 2024
BY ZONING COMMISSION
 - D. CLARIDON TOWNSHIP
TEXT AMENDMENT ZA 24-2
INITIATED JULY 22, 2024
BY ZONING COMMISSION

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

- E. BAINBRIDGE TOWNSHIP
TEXT AMENDMENT Z-2024-2
INITIATED AUGUST 27, 2024
BY ZONING COMMISSION

10. CORRESPONDENCE:

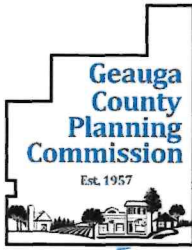
- A. VIBRANT NEO OUTREACH TO GEAUGA COUNTY COMMUNITIES
- B. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE IN GEAUGA COUNTY

11. OLD BUSINESS:

- A. PLANNING COMMISSION LETTER TO OHIO SENATE SELECT COMMITTEE ON
HOUSING

12. NEW BUSINESS: NONE

13. ADJOURNMENT



Geauga County Planning Commission

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SEPTEMBER 10, 2024 MEETING MINUTES

1. Pledge of Allegiance

Chairman Nick Gorris called the September 10, 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: Nick Gorris, Caterina Cocca-Fulton, Walter Claypool, Dan Miller, Commissioner Jim Dvorak, Matt Johnson, Dennis Bergansky, and Jim McCaskey.

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

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

Guest: Chris Alusheff, Zoning Inspector for Chester Township and Claridon Township.

Mr. McCaskey left meeting at 9:05 a.m. Commissioner Dvorak left meeting at 9:12 a.m.

3. Approval of Minutes for the July 9, 2024 Regular Meeting

Mr. McCaskey made a motion to approve the July 9, 2024 regular meeting minutes, and Mr. Claypool seconded the motion, and upon a call for the vote, the motion passes.

4. Approval of Agenda/Addendum Items:

Commissioner Dvorak made the motion to approve moving agenda items 9, 10C and 11 ahead of item 6, and Mr. Bergansky seconded, and upon a call for the vote, the motion passes.

5. Financial Report and Approval of Expenses: (July and August)

Chairman Gorris asked if the board had any comments about the financial reports sent to them in the Dropbox. Ms. Irizarry explained that the financial report for August had a payment for Hospitalization that did not post until after the board received their copy to review. She corrected the financial report to reflect the payment for Hospitalization posted in August.

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

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

7. Other Business:

A. Planning and Zoning Workshop Topics

Ms. Crombie said the board had requested information of the various topics discussed at the Planning and Zoning workshop she and Ms. Kobus attended on June 28th in Willoughby Hills. She briefly explained each session.

The first session, Economic Development Marketing Attraction, was presented by Patrick Mohorcic, Executive Director of Lake Development Authority. The session discussed the qualitative aspects of the community, such as cultural venues, parks, lakes; and quantitative aspects, such as housing costs, taxes, and how to keep cost down by knowing who your target audience is. New Community Authorities (NCA), presented by Calel Bell and Brendan Heil of Bricker Graydon LLC. New Community Authorities have been used in Ohio and is as a way to finance development cost. If an NCA is established in the community, it is its own political subdivision. It was described as a homeowner's association on steroids. There currently is one NCA in Northeast Ohio, at the Richmond Town Square mall. Metropolitan Housing Authority, presented by Eric Martin, Chief Executive Officer of the Lake Metropolitan Housing Authority (LMHA). There are various programs LMHA oversees, such as Housing Choice Voucher Program, which allows flexibility for those seeking housing and Family Self Sufficiency Program, which helps families get out of poverty and reliance on government assistance. Comprehensive Plans and How to Use Them, presented by Jacob T. Barnes, Planning Director for Springfield Township, Lucas County. The discussion explained how to use your comprehensive plan and when to update it. Ms. Crombie said if the board was interested in these topics, it is well worth the money to attend next year's workshop.

9. Township Zoning Amendments to be Reviewed:

Ms. Crombie said Chester Township submitted three (3) text amendments. Text amendment ZC-2024-3 affects Article 6, Conditional Uses and Article 12 Administration. Text amendment ZC 2024-4 affects Article 5, Residential Districts, Commercial District, Shopping Center District, and the Industrial District. Text Amendment ZC 2024-5, affects Residential Recreational Facilities

A. Chester Township Text Amendment ZC – 2024-3 Initiated July 31, 2024 By Zoning Commission

Article 6, Conditional Zoning Certificate Required, Ms. Crombie said language was added to section 6.00.01, the Contents of application for a conditional use certificate; stating the application form must be the most current version approved by the Township Trustees at the time submitted. They are deleting the application requirements listed because to change the application, it must go through the formal amendment process. She recommends the application form contain a date and any revisions contain a revision date and be reviewed by the Township's APA. Chairman Gorris said the APA is there for the protection of the Township and he highly recommends they use their APA.

Article 12, Township Zoning Inspector; Ms. Crombie said for 12.02.04, Procedures of Board of Zoning Appeals, and 13.00.01, Contents of Application for a Zoning Certificate, she has the same comments as previously mentioned under section 6.00.01. Mr. Alusheff said the reason for this amendment was to have consistency and a proper application process. He explained that over 6 months he created a residential application and a commercial application. He would like to create an accessory building application and a fencing application. If he has one application form created, then he would just have to

add one (1) line to the others. He already added the dates of amendments on bottom of application and any motions by Trustees. Mr. Miller said this would be easier to the applicant. Mr. Claypool thought the language here is very subjective and ambiguous. He feels a Zoning Inspector should not have subjective power and be the judge here. Ms. Crombie said some professional judgment is warranted as not all of the information is actually applicable and gave an example of if someone applies for a parking lot setback variance, the height of the buildings is not applicable.

Motion made by Commissioner Dvorak to recommend approval with modifications, Chester Township Text Amendment ZC 2024-3, and seconded by Mr. Bergansky and upon a call for the vote, the motion passes.

**B. Chester Township
Text Amendment ZC – 2024-4
Initiated July 31, 2024
By Zoning Commission**

Ms. Crombie said language was added to both 5.01.06 Permitted Principal Buildings, Structures and Uses in Required Yards, letter “G”; and 5.02.05, Permitted Building Structures, and Uses in Required Yards; regarding Fences and walls to clarify that a zoning certificate is required for fences. In section 5.03.06, Shopping Center District and 5.04.06, Industrial District, Permitted Buildings, Structures and Uses in Required Yards; Ms. Crombie said the Township is proposing to remove language in “red” and the language in “yellow” was added to refer to Section 5.02.05 of the Commercial District that lists the uses requiring a certificate. This reduces duplicate language.

Motion made by Mr. McCaskey to recommend approval Chester Township Text Amendment ZC 2024-4 and seconded by Commissioner Dvorak and upon a call for the vote, the motion passes.

**C. Chester Township
Text Amendment ZC – 2024-5
Initiated July 31, 2024
By Zoning Commission**

Article 5, Residential Recreational Facilities; Ms. Crombie said staff did not have any recommendations on this amendment. It relates to swimming pool setbacks. Commissioner Dvorak asked if this matched up with the Department of Health Board. Mr. Alusheff said yes.

Motion made by Mr. Bergansky to recommend approval Chester Township Text Amendment ZC 2024-5 and seconded by Commissioner Dvorak and upon a call for the vote, the motion passes.

**D. Claridon Township
Text Amendment ZA 24-2
Initiated July 22, 2024
By Zoning Commission**

Ms. Crombie said Claridon Township submitted zoning Amendment ZA 24-2, impacting Article 6 “Signs”. Section 404.02 (A) Permitted Accessory Buildings, Structures and Uses of the Institutional District refers to Section 401.03, which is the Residential District, for the list of permitted accessory uses. Section 401.03(A)(7) states “Signs in accordance with Article 6” Article 6 does not reference “Institutional”

district. The Township Zoning Commission is proposing to add reference to “Institutional” in several locations in Section 608.00 to clarify which types of signs are permitted in that district. Ms. Crombie noted that in the table of contents for Article 6, “Institutional” was not added, she recommends adding this to their table of contents.

Motion made by Mr. Bergansky to approve with modifications the Claridon Township Text Amendment ZC 24-2 and seconded by Commissioner Dvorak and upon a call for the vote, the motion passes.

**E. Bainbridge Township
Text Amendment Z-2024-2
Initiated August 27, 2024
By Zoning Commission**

Ms. Crombie said Bainbridge Township submitted a text amendment affecting eight (8) chapters. She also included their zoning map for reference.

Chapter 121 Amendments: Ms. Crombie said there were no comments on this section as it is for a minor change regarding where to find the application for a zoning amendment.

Chapter 131 Districts Classified and Purpose: 131.01 Districts Classified, Ms. Crombie found a typo under “CB” Convenience Business District. The “t” is missing in District. She recommends this be corrected. Ms. Crombie said this amendment was last revised in 2018. After reviewing the adopted version of the amendment from 2018, she found that section 131.01 contained numerous references as to when language was either added or deleted along with the proper amendment number. The current proposed amendment does not contain the 2018 noted references. She recommends section 131.01 be reviewed to ensure that the exiting text is accurate. If it is not, recommend it be revised to include the references from 2018 and they be shown as struck through to indicate the language is being deleted. Chairman Gorris thought they could be using the wrong document

131.04 Purpose of Districts, Ms. Crombie said she recommends changing the wording of item “h” The Professional Office (PO) District: “...Chagrin and Bainbridge or at major intersections...”.

Chairman Gorris summarized that in Chapter 131 the recommendations are adding language and fixing wording and investigate what happened to the references on the first page.

Mr. Claypool asked if PO was being added to the amendment; what line of thinking is there if this is only a “transitional area”. Anyone who buys this space, can only use it as a professional office, never a commercial? Ms. Crombie replied it can only be used as for professional offices. Ms. Cocca-Fulton said what if someone buys a parcel in the Professional Office District and wants to open an Optical business, wouldn’t that qualify as Commercial since they are selling eyeglasses? Ms. Crombie said the district is purposefully meant to allow only office uses and other townships have similar districts. Office uses could have a retail component, but it is an incidental use. Mr. Claypool said Professional Office is Commercial; Bainbridge is setting themselves up for a lawsuit. He wanted to know what the difference between Professional Office and Commercial was. Ms. Crombie said professional offices are commercial in nature, but the PO district is limited to office uses and is not meant for traditional retail/service uses. Ms. Crombie opened Bainbridge Township’s Professional Office District zoning and the Commission members viewed what was allowed in this district.

Chairman Gorris asked Ms. Crombie to open up the Bainbridge Zoning Map to view the zoning districts; he said the township is modifying the language of the zoning district, not adding a new zoning district. The zoning district was already there, the new language is being added to support the zoning map.

Chapter 153 Farm Markets and Agritourism: Ms. Crombie said 153.05 Zoning Certificate Application language is proposed that an applicant may be required to complete an agricultural exemption form. The use of “may” in this instance can lead to inconsistency if it is not asked for all of the time or a property owner may simply refuse to fill it out if it only states “may”. Requiring an exemption form to be filled is not regulating or prohibiting the use. It is documenting that the use is exempt. She recommends changing the word “may” to “shall” in the last sentence. Chairman Gorris said the word “may” is not uniform. Ms. Crombie said it is recommended to add a reference as to where or whom an applicant can obtain the application form, such as the Zoning Inspector, zoning secretary, etc.

157.03 Buildings or Structures incident to the Use of Land for Agricultural; Ms. Crombie recommends adding language under item (d) such as “of this resolution” after the reference to Chapter 165 or use language that will match how the Township refers to their zoning resolution as it is not completely clear to which set of regulations this language is referring to.

Chapter 159 Environmental Standards: 159.03 Requirements and Application Procedures; Ms. Crombie said a lot of language was removed but other language added to ensure storm water plan approval has been granted prior to zoning approval. The language in “yellow” is proposed to require an applicant to show proof of compliance or exemption from Geauga Soil and Water. Under item (f), Failure to comply with the conditions of an approved WMSC (Water Management and Soil Control) Plan shall be a “violation” of this Resolution, Ms. Crombie said Geauga Soil and Water oversees compliance with their regulations, not the Zoning Inspector. By adding this language is an overreach. If language is added here, then it would have to be added elsewhere in the resolution relating to potential other violations, such as with septic systems. Chairman Gorris agreed and stated that a zoning inspector will not be authorized or credentialed to inspect storm water facilities. Ms. Crombie noted that much of the other language is out of the Model Zoning Resolution. Under 159.04 Compliance with State and Federal Regulations, Ms. Crombie said language is being removed as it the applicant’s responsibility to ensure that compliance with other federal, state, and county requirements are met.

Chapter 160 Establishment of Riparian Setbacks: 160.05 Permitted Structures and Uses without Zoning Certificate; under item (e) Ms. Crombie said in the heading, Water Supply Wells and Wastewater Treatment Systems, “Wastewater” covers sewage disposal. She recommends using “Sewage Treatment System” instead as it more closely aligns with Township’s definition of “Sewage System Onsite” and “Sewers, Central” in the definition section.

Proposed renumbered Section 160.07 Structures, Uses and Obstruction’s Prohibited in Riparian Setbacks; Ms. Crombie said additional section numbers are being added to item (e) for reference purposes, but she recommends removing the cited sections 161.21 and 161.22, as these sections do not exist yet. Chairman Gorris advised that the Township not use these references if they do not exist yet.

Chapter 169 Off Street Parking and Loading Facilities: Under 169.01 Single Family Residential Driveways; Ms. Crombie said it is proposed that a driveway be 12 feet in width, but ten (10) is the minimum the Commission has recommended in the past based upon the Middlefield Fire Department. Zoning is meant to be the minimum for health and safety. She noted though that the Bainbridge Township Fire Department recommended twelve feet. Mr. McCaskey said he understands why the Fire Department

recommends 12 feet. The Commission did not object to twelve (12) feet but recommend the township consider ten (10) feet.

169.03 Parking Commercial Motor Vehicles on Residential Lots; Ms. Crombie said all the language in this section is proposed to be removed and only a reference added to “see Section 169.09” is being added. She recommends that section 169.03 be marked as “Reserved”. Chairman Gorris agreed especially since they are not titled the same.

169.06 Parking Spaces Required; Ms. Crombie said this is regulation of student parking. It is being proposed to change it from one space for each ten (10) high school students to five (5). The required amount of parking is being changed and as the number of parking spaces is based on the number of students, the amount will change year to year. Ms. Crombie recommends calculating the minimum based upon some other requirement, such as square footage of assembly, the number of seats in assembly areas, or square footage of instructional space. Chairman Gorris asked if the Building Department provides a design standard for parking based on occupancy. Ms. Crombie said it does address parking but only ADA (Americans with Disabilities Act) minimums. Mr. Claypool said the parking at schools shouldn’t be up to zoning. Ms. Crombie said it is standard to have minimum parking requirements. Commissioner Dvorak said the Township should research the standards from the Ohio Schools Facilities Commission. (Secretarial Note: Ohio Facilities Construction Commission).

169.10 Driveway Setback From Road Right – of - Way at Intersection; Ms. Crombie said the proposed driveway setback under item (a) in any residential zoning district, is a minimum of twenty (20) feet from the county, township, or private road intersection measured in a perpendicular manner from the edge of the road right -of- way to the nearest edge of the driveway. She said twenty (20) feet does not allow much distance from an intersection. She presented a sketch to show differences in minimum setbacks. She recommends the minimum distance be forty (40) feet, which is what the commercial district uses. Chairman Gorris said that twenty (20) feet was the old rule of thumb as cars were twenty (20) feet in length. He asked what the old language in this proposal said about minimum driveway setback. Ms. Crombie said there was none. The Commission members agreed twenty feet is not sufficient and forty feet is better for safety.

Chapter 177 Prohibited Uses: Ms. Crombie said the Township is choosing to prohibit small wind farms, less than 5 MW, and small solar facilities, less than 50 MW. Mr. Claypool asked if this intended to prohibit residential use and Ms. Crombie said no and presented the list of permitted accessory uses in the residential district, which lists wind and solar. Ms. Cocca-Fulton said should this say they are prohibiting these, but allowing what is allowed elsewhere in the code? Ms. Crombie noted, as an example, by definition, any solar project less than 50MW would actually include private residential use. She said the name “small scale” is a misnomer as a 10MW facility can occupy 85 or so acres. She recommends that it be specified “except as otherwise permitted in Section 134.02” or “in this resolution”.

Motion made by Mr. McCaskey to recommend approval with modifications of the Bainbridge Township Text Amendment Z-2024-02 and seconded by Mr. Bergansky and upon a call for the vote, the motion passes.

10. Correspondence:

A. Vibrant NEO Outreach to Geauga County Communities

Ms. Crombie said she was contacted by Mr. Chris Alvarado, Director of Regional Collaboration from the Office of Cuyahoga County Executive Chris Ronayne, requesting assistance in distributing a Vibrant NEO 2040 survey to local townships and municipalities. Along with this request, Vibrant NEO, asked to use her name on the survey to show partnership and support. Ms. Crombie said staff is limited and has many projects currently being worked on and they do not have time to assist with the survey. She did, however, send Mr. Alvarado the link to the updated "Directory of Public Officials" as this is a public record, and they can use the contact information to distribute the survey. Ms. Crombie asked the board if they were in support of her assisting with this survey request. Chairman Gorris said it is enough to provide the link to the County website showing all the county officials.

Motion made by Mr. McCaskey not to sign or assist with the survey letter from Vibrant NEO 2040 and seconded by Mr. Bergansky and upon a call for the vote, the motion passes.

B. Analysis of Impediment to Fair Housing Choice in Geauga County

Ms. Crombie said every five (5) years the Geauga County Economic Development is required to prepare an analysis of Impediments to Fair Housing Choice in Geauga County. This is required by the federal Community Development Block Grant (CDBG) funding program. She attended the meeting along with several county Directors and shared the Housing Inventory information showing all the condos, duplexes, triplexes, and apartments in Geauga County.

A consultant was hired to do the Analysis of Impediments, which was due in July, but an extension was allowed. Once this is completed, Ms. Crombie will report this information to the board. Mr. Claypool said he is on the County Metropolitan Housing Board and to be careful with federal agencies like HUD (Department of Housing and Urban Development). They spend CDBG money on things like sidewalks instead of fair housing.

C. Burton Township Land Use Plan Request for Assistance

Ms. Crombie said she received a request from Burton Township for assistance with their Land Use Plan Survey. They are requesting assistance with creating a QR code, putting the survey in Survey 123 and any mapping updates.

Motion made by Commissioner Dvorak to assist Burton Township with their Land Use Plan Survey and mapping, seconded by Ms. Cocca-Fulton. Chairman Gorris abstained, and upon a call for the vote, the motion passes.

11. Old Business:

A. Planning Commission Letter to Ohio Senate Select Committee on Housing

Ms. Crombie said at a previous meeting she drafted a letter to support local zoning from the Planning Commission board. She asked the board to review and give their thoughts on it. She did receive feedback from Mr. Neola on language that should be included regarding relying less on subsidized housing. She presented both the draft version and a cleaned-up version of the letter and now she would like to know if the board would like this letter sent to Ohio Senate Select Committee. Commissioner Dvorak said the BOCC already sent their letter out and he thought this letter was acted upon and submitted already. Ms. Crombie said there was not a quorum last month and the board could not act on the letter. Mr. Claypool asked if we could reach out to Senator Sandy O'Brien. Commissioner Dvorak said he and Ms. O'Brien had a conversation and he suggests we act on it. Ms. Crombie said she will print the clean version of the letter so the board members can sign it and submit it.

Motion made by Mr. Bergansky to accept the clean version of the Planning Commission Letter in Support of Local Zoning to Ohio Senate Select Committee on Housing, and seconded by Mr. Miller, and upon a call for the vote, the motion passes.

6. Director's Report (August)

1. New Building Lots: Ms. Crombie said July had four (4) new building lot proposals submitted, there was one (1) for Thompson, one (1) for Montville, one (1) for Huntsburg, and one (1) for Parkman.

2. Resident Template Letter and Press Release: Ms. Crombie said she update the resident template letter that was approved at the July meeting and Ms. Irizarry prepared and emailed a press release to Geauga Maple Leaf and the News Herald that the letter is now on Planning Commission's website. She also emailed the letter to all the township fiscal officers and trustees. **3. Claridon Township Land Use:**

Ms. Crombie said Claridon Township did not meet in July, but staff is still working on various chapters of the plan including maps and other data. **4. Thompson Township Land Use Plan:** Ms. Crombie said

Thompson's Land Use committee met on July 24th and is close to finalizing their land use survey. They did request staff's assistance with preparing the online survey using Survey 123. The Township will

provide paper copies of letter, and they included the letter regarding the land use survey in their Thompson Tidbits newsletter. **5. GIS/Planning Intern:** Ms. Crombie said our intern Aden Rickett's last

day was on August 9th. He worked on finalizing the Housing Inventory Spreadsheet, and he worked with Ms. Kobus on adding data to the GIS soil layer. **6. Economically Significant Wind Farms:** Ms. Crombie

said at the July meeting Mr. Claypool requested information about the topic of economically significant wind farms (ESWF). The Ohio Revised Code Section 49.06.13(B) states that "No public agency or political

subdivision of this state may require any approval, consent, permit, certificate, or other condition for the construction or operation of a major utility facility or economically significant wind farm authorized

by a certificate issued pursuant to Chapter 4906. Of the Revised Code." Ms. Crombie said Senate Bill 52, passed in 2021, states that while townships cannot regulate ESWF's, a board of county commissioners

can adopt a resolution "designating all or part of the unincorporated area of the county as a restricted area, prohibiting the construction of any or all, economically significant farm, a large wind farm, and a

large solar facility." Ms. Crombie noted that so far, the BOCC has not taken such actions. Some items from the September Director's Report were briefly reviewed, including the housing inventory.

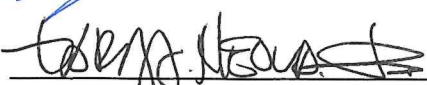
7. APA Ohio Advocacy Days: Ms. Crombie said the Ohio Chapter of the American Planning Association met on July 31st and infill development was discussed. Infill is when existing non-conforming lots of record are built upon rather than creating new ones, to in-fill an area that was already planned out to be developed. A study was done which identified thousands of non-conforming lots and eight suburbs changed their zoning, so variances were not required for the existing lots.

13. Adjournment:

Motion by Mr. Bergansky to adjourn the meeting, seconded by Mr. Claypool and upon a call for the vote, the motion passes. Meeting adjourned at 9:24 a.m.



Nicholas Gorris, Chairman



Gary Neola, Secretary/Treasurer

**SUMMARY RESOLUTION FOR EXPENSES
GEAUGA COUNTY PLANNING COMMISSION**

Commissioner Dvorak MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. McPhee.

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 AUGUST 13, 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
0306	COPIER USAGE	7/2	DEX IMAGING • 5/22/24 to 6/21/24	\$44.72
0306	COPIER USAGE	7/30	DEX IMAGING • 6/22/24 to 7/21/24	\$35.78
2972	TRAVEL EXPENSE	7/9	OHIO 2024 GIS CONFERENCE • Registration ○ Allyson Kobus	\$369.00
0338	TRAVEL	7/16	LINDA CROMBIE • Mileage Reimbursement ○ Claridon Land Use ○ Planning and Zoning Conference	\$30.55
0338	TRAVEL	7/16	ALLYSON KOBUS • Mileage Reimbursement ○ Thompson Land Use ○ Claridon Land Use ○ Planning and Zoning Conference	\$45.46
0338	TRAVEL	7/16	PAMELA IRIZARRY • Mileage Reimbursement	\$8.17
0344	MEMBER DUES	7/16	SHI INTERNATIONAL CORP • Adobe Acrobat Pro for Teams	\$198.39
TOTAL				\$732.07

Nick Gorris, Chairman

Gary Neola, Secretary/Treasurer

DEANIS BERKANSKY VICE CHAIR

Gary Neola

COMPTROLLER

COUNTY PLANNING COMMISSION FINANCIAL REPORT
Summary

Budget – Prepared August 6, 2024



<u>Account</u>	<u>Appropriation</u>	<u>Expenditure</u>	<u>Balance</u>
Salaries	\$172,040.00	\$95,682.18	\$76,357.82
Supplies	\$2,500.00	\$154.84	\$2,345.16
Hosp.	\$28,710.00	\$16,652.86	\$12,057.14
Medicare	\$2,400.00	\$1,363.23	\$1,036.77
OPERS	\$23,010.00	\$13,128.62	\$9,881.38
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	\$236.71	\$763.29
Travel	\$4,600.00	\$1,091.13	\$3,508.87
Advertising	\$325.00	\$0.00	\$325.00
Training	\$700.00	\$20.00	\$680.00
Member, Dues, Lic. Sub	\$2,300.00	\$1,986.39	\$313.61
Total	\$246,110.00	\$130,406.46	\$115,703.54

<u>Planning Commission Revenues</u> <u>from Fees for July 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
June	\$300.00
July	\$450.00
	Yearly Total: \$4,919.00

**SUMMARY RESOLUTION FOR EXPENSES
GEAUGA COUNTY PLANNING COMMISSION**

Commissioner Dwyer MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. McEliskey.

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 10, 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	8/6	LINDA CROMBIE - Ohio Township Association Webinar Registration - Mining Operations and Short Term Rentals - Public Service Recognition - Employee Luncheon Reimbursement	\$80.00
0338	TRAVEL	8/6	ALLYSON KOBUS - Mileage Reimbursement - Geauga County Township Quarterly Dinner/Huntsburg - Thompson Township Land Use	\$18.89
0338	TRAVEL	8/6	PAMELA IRIZARRY Mileage Reimbursement	\$16.35
TOTAL				\$115.24

Nick Gorris, Chairman

Gary Neola, Secretary/Treasurer

DEANIS BIZGANSKY VICE-CHAIR

Gary Neola

Copy of Resolution

COUNTY PLANNING COMMISSION FINANCIAL REPORT
Summary

Budget – Prepared September 3, 2024



<u>Account</u>	<u>Appropriation</u>	<u>Expenditure</u>	<u>Balance</u>
Salaries	\$172,040.00	\$109,390.18	\$62,649.82
Supplies	\$2,500.00	\$154.84	\$2,345.16
Hosp.	\$28,710.00	\$19,031.84	\$9,678.16
Medicare	\$2,400.00	\$1,558.56	\$841.44
OPERS	\$23,010.00	\$15,106.24	\$7,903.76
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	\$236.71	\$763.29
Travel	\$4,600.00	\$1,206.37	\$3,393.63
Advertising	\$325.00	\$0.00	\$325.00
Training	\$700.00	\$20.00	\$680.00
Member, Dues, Lic. Sub	\$2,300.00	\$1,986.39	\$313.61
Total	\$246,110.00	\$148,781.63	\$97,328.37

<u>Planning Commission Revenues</u> <u>from Fees for August 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
June	\$300.00
July	\$450.00
August	\$600.00
	Yearly Total: \$5,519..00