

Geauga County Planning Commission

12611 Ravenwood Dr. • Suite #380 • Chardon, OH 44024

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

GEAUGA COUNTY PLANNING COMMISSION AGENDA

June 10, 2025 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. May 13, 2025 Regular Meeting Minutes
4. Approval of Agenda/Addendum:
5. Financial Report and Approval of Expenses:
6. Other Business: None
7. Major Subdivisions to be reviewed:
 - A. Lake Lucerne Replat
Replat of Sublots 4 & 5 Block M
Bainbridge Township
Final Plat
 - B. Coldwater Reserve Replat
Replat of Sublots 15 and 16
Hambden Township
Final Plat
8. Township Zoning Amendments to be Reviewed:
 - A. Chester Township
Text and Map Amendment ZC 2025-4
Initiated May 21, 2025
By Zoning Commission
 - B. Bainbridge Township
Text Amendment Z-2025-2
Initiated May 27, 2025
By Zoning Commission
 - C. Bainbridge Township
Map Amendment Z-2025-3
Initiated May 27, 2025
By Zoning Commission

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

9. Director's Report:

10. Correspondence:

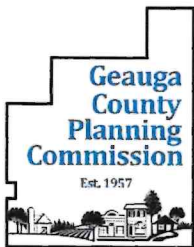
A. Request from Chester Township for Land Use Assistance

11. Old Business:

A. Farmland Preservation Plan Update

12. New Business: None

13. Adjournment



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JUNE 10, 2025 MEETING MINUTES

1. Pledge of Allegiance

Vice-Chairman Dennis Bergansky called the June 10, 2025 regular meeting of the Geauga County Planning Commission to order at 7:31 a.m. at 12611 Ravenwood Drive, Suite A334, Chardon, Ohio. A quorum was obtained. Roll call was called by Ms. Crombie, and the following members were present:

2. Roll Call

Members present: Commissioner Jim Dvorak, alternative Dane Davis for Commissioner Carolyn Brakey, alternate Skip Claypool for Commissioner Ralph Spidaleri, Gary Neola, Caterina Cocca-Fulton, Dennis Bergansky, Jim McCaskey, Phillip Miller

Members absent: Nick Gorris, Matt Johnson, Enzo Perfetto

Staff present: Linda Crombie (Director), Allyson Kobus (Planner II/GIS Coordinator) Staff absent: Pamela Irizarry (Administrative Assistant).

Chris Alusheff (Chester Township Zoning Inspector), Oliver Richard (GIS/Planning Intern)

Mr. Claypool arrived at 7:33am. Ms. Cocca-Fulton arrived at 7:34am. Commissioner Dvorak left at 8:37am. Mr. Davis left at 9:02am.

3. Approval of Minutes for the May 13, 2025 Regular Meeting

Motion made by Mr. Davis to approve the May 13, 2025, regular meeting minutes as presented, and Mr. McCaskey seconded the motion. Upon a call for the vote, the motion passed unanimously.

4. Approval of Agenda/Addendum Items:

Ms. Cocca-Fulton made a motion to briefly discuss the Model Zoning Resolution under New Business 12A and Mr. Davis seconded, and upon a call for the vote, the motion passed unanimously.

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

Ms. Crombie reviewed the total expenditures to date, revenues and expenses in May. Mr. Davis made a motion to approve the financial reports, and the summary of expenses for May 2025. Ms. Cocca-Fulton seconded, and upon a call for the vote, the motion passed unanimously.

6. Other Business: None

7. Major Subdivisions to be reviewed:

7A Lake Lucerne, Replat of Sublots 4 and 5 of Block M Bainbridge Township

Ms. Crombie said this proposal involves a consolidation of Sublots 4 and 5, totaling 1.1 acres. She explained this is an old subdivision and Block M refers to the subdivision phasing, not subdivision open

space, which is how it is done today; open spaces are designated as blocks alphabetically. Mr. Davis asked the reason for the consolidation and Ms. Crombie replied she believes it is because the house is close to the lot line and the owner does not intend to build on the other lot.

Motion by Ms. Cocca-Fulton to approve the replat of Lake Lucerne Subdivision 1, sublots 4 and 5 of Block M to create Sublot 4R. Mr. Davis seconded the motion and upon a call for the vote, the motion passed unanimously.

**7B Coldwater Reserve, Replat of Sublots 15 and 16
Hambden Township**

Ms. Crombie said this proposal involves a consolidation of Sublots 15 and 16, totaling 6.0 acres. The plat was displayed and Ms. Crombie noted that Sublot 15 contains a drainage maintenance district easement, riparian setbacks, and wetlands. Ms. Crombie said when Sublot 15 was previously approved, the house and the primary and replacement septic systems can only be situated in specific areas. These conditions factored into the owner wanting to consolidate; they plan to build only one home.

Motion by Mr. McCaskey to approve the replat of Coldwater Reserve, sublots 15 and 16 to create Sublot 15-R. Commissioner Dvorak seconded the motion and upon a call for the vote, the motion passed unanimously.

8. Township Zoning Amendments to be Reviewed:

**A. Chester Township
Map Amendment ZC 2025-4
Initiated May 21, 2025
By Zoning Commission**

Ms. Crombie said this proposal involves three parcels that are proposed to be rezoned from residential to industrial, located on the east side of Chillicothe Road, south of Mulberry. The northern parcel contains an industrial use, the middle parcel is Chester Township's former fire station and fire fighter living quarters, and the southern parcel is residential.

Mr. McCaskey asked why the proposal did not include the parcel to the south and Mr. Claypool asked what the drive is behind the proposal. Mr. Alusheff said the Township wants to dispose of the fire station property. Mr. Claypool believes industrial zoning would limit the buyers but keeping it residential may make it more sellable. In response to Mr. McCaskey's question, Mr. Alusheff said the proposal is narrow in its scope.

Ms. Crombie said the land to the rear of the three subject parcels is vacant and industrially zoned so there is potential for more industry there. A church owns that parcel as well as others in the area. Ms. Crombie noted that the industrial districts make up a very small percentage of the Township's zoning. The staff recommendation is for the parcel with the industrial use and the former fire station to be rezoned but not the residentially used parcel. Also, it is recommended that the Township review the list of permitted uses in the industrial district as some uses could be eliminated due to their intensity or impact, such as sawmills, as an example.

Mr. Davis asked what this industrial area is used for and Mr. Claypool said it is light manufacturing and warehousing. Mr. Bergansky asked if the residential owner wanted to be involved in the rezoning and Mr. Alusheff said he was not 100% comfortable saying one way or the other as he was not part of all the discussions but that is what was portrayed to him.

Mr. Davis made a motion to approve with the Director's recommendation and Mr. Claypool seconded. There was discussion on the motion as Mr. McCaskey noted this will result in industry next door to residential and the church's driveway will be on the other side. He would support the proposal as submitted by the Township.

Mr. Davis rescinded his motion and Mr. Claypool rescinded his second.

Mr. McCaskey made a motion to recommend approval as submitted and to include a recommendation that the Township review the list of permitted uses in the industrial district, as recommended by the Director. Commissioner Dvorak seconded and upon a call for the vote, the motion passed unanimously.

**B. Bainbridge Township
Text Amendment Z 2025-2
Initiated May 27, 2025
By Zoning Commission**

Ms. Crombie said this amendment impacts several chapters and beginning with Chapter 2 Definitions, a definition of "Carport" and "Footprint" are being added. There is some concern that as carports do not have a foundation, there should be a maximum size permitted, but that can be discussed in Section 135.

In and around the definition of "Lot" Ms. Crombie said these should be reviewed to ensure they are in alphabetical order. In the definition of "Lot Line" language is being added that lot lines are to be determined by the Zoning Inspector. Ms. Crombie said it is the zoning inspector's responsibility to enforce the zoning resolution, so the language is not necessary. The Commission members agreed.

Ms. Crombie noted that for "Lot, Corner", adding the language "or more" is recommended in the rare instance of a lot fronting on more than two streets. In "Service Station" Ms. Crombie recommended a minor wording change from "Uses permissible at a service station do not include..." to "Permitted uses do not include..."

Under "Sign General Advertising" Ms. Crombie said this existing language is not content neutral and recommends the definition be removed. The current and proposed language refer to "sign, off premise" so it is covered.

Ms. Crombie said in Section 134.02, Schedule of Uses in the R-5A and R-3A districts, "Trash Containers" are listed and this is likely in reference to only conditional uses that are permitted within a residential area, such as a nursing home. If that is the intent, as Section 161.22 lists dumpsters and recycling bins, those should be listed in 134.02 as well. Recommend verifying the intent as Section 161.22 states trash containers are prohibited in the R-5A.

Ms. Crombie said in Section 134.03, Schedule of Principal Uses in the Active Public Park and Passive Public Park, "Trash Receptacles and Dumpsters" are listed. Recommend the use of "container" as it is used elsewhere in the resolution. Also, trash containers and dumpsters should be listed as an accessory

use and be listed in Section 134.04 instead. Also, recycling bins are not listed here but are in the CB district. Recommend adding recycling bins.

For Section 134.05 Schedule or Principal Uses in the Convenience Business district, Ms. Crombie said that under "Exercise and Fitness Studios the language "and Similar Disciplines and Related Facilities" is being removed but, in the definition below for "Shoe, Leather, Watch..." the term "Other" is being added, which is general in nature and allows for interpretation, which is not necessarily improper. In other sections of the resolution the language "but not limited to" is used, which also allows for some level of interpretation. Ms. Crombie recommends this struck through language remain. Ms. Crombie noted that "Yoga" is listed but not "Pilates" as well as other forms of physical fitness. Another example is a salt cave. They are a trendy personal service establishment that is not listed here that could otherwise be allowed. Ms. Crombie also noted that the language "and Similar Disciplines and Related Facilities" remains in the LIR Schedule of Use (see Page 17) so that should be investigated as well.

Ms. Crombie noted in Section 134.06, Schedule of Accessory Uses, "Dumpsters" be added. This comment applies to all sections where trash containers and recycling bins are being added.

In Section 135.02(c), Ms. Crombie recommended that a standard calculation be added to limit the size of a carport (i.e. a certain maximum square footage/percent of the building footprint).

In Section 135.03(b)(9)(a)(2), Ms. Crombie recommends the same comments from the amendment Z-2023-01. This section groups Storage Buildings and Sheds together as if they are one in the same and subject to the same regulations. However, later, as an example, in Section 135.03(b)(9)(h) Private Garages and Storage Buildings are instead grouped together, subject to same requirements while Sheds have a different requirement.

Mr. Davis asked what was the reasoning behind this amendment in general? Ms. Crombie said Bainbridge Township is a very popular township to live in and much of this may be caused by the staff being approached by multiple landowners who want to construct many different types of structures.

Ms. Crombie said in Section 135.03(b)(9)(i), the first paragraph suggests minimum setback distances will be listed in the text that follows. This section breaks the setbacks down by lot size as different setbacks are permitted based upon lot size. Some setbacks are provided (such as side and rear) but Items (1)(a)(b), (2)(a)(b), and (3)(a)(b) do not list the front yard setbacks while (4)(a)(b) does. Recommend the actual front yard setbacks be inserted or at minimum a reference to Section 135.03(b) should be added for clarity.

Mr. Neola said many townships use a chart or a table to list the setbacks and it seems like a good idea here. Ms. Crombie said possibly, and Ms. Cocca-Fulton said she agrees with Mr. Neola because if you have multiple districts with multiple setbacks, it would be easier to view it in a table.

Ms. Crombie said the numbering in Section 135.03(b)(9)(i) needs corrected as the third item down references "1" when it should be "3". Ms. Crombie said in Section 135.04(j) that the word "the" be removed from the title referring to the standard specifications for subdivision roads.

Ms. Crombie said in Section 135.05(c)(2) reference is being added to "exclusive of the area in the road right of way". Ms. Crombie said the definition of "Lot Area" clearly states this language so adding it here is not necessary. Ms. Crombie said this recommendation applies to anywhere it is being added in the

proposed amendment. Ms. Cocca-Fulton agreed. Ms. Crombie said she's noticed that Bainbridge Township tends to repeat language, but she errs on the side of keeping the text simple because the definitions define everything. She noted that the reference to "minimum lot size" should also be changed to "minimum lot area" to match the definition of "Lot Area" and that the entire resolution be checked for use of "lot size" vs. "lot area".

In Section 135.07(1) Ms. Crombie noted that the minimum height of a fence or a wall is being increased from five feet to six feet. No less than six feet in height is standard for installation of evergreens. However, walls and fences are subject to the same minimum height, so it will allow for a wall or fence to be higher than six feet, which is likely not the intent. Ms. Crombie said per the language a wall twenty feet high could be built legally. She noted there is no maximum height specified for a wall or fence and should be, and she recommend this language be reconsidered. This comment applies to anywhere it is being modified in the proposed amendment.

Ms. Crombie said in Section 135.08(4) she consulted Geauga Public Health regarding the isolation distances and the Environmental Health Director Dan Lark advised that the Ohio Administrative Code surprisingly does not list a minimum distance a cemetery should be from a water well. He advised when one is not listed, fifty (50) feet is the minimum required. Recommend the two hundred feet distance be reconsidered and the Township contact Geauga Public Health. Mr. Bergansky questioned if this applied to family cemeteries and Ms. Crombie said the language is in regard to public or private cemeteries, not family cemeteries.

Ms. Crombie said in Section 141.02 Use Regulations, Item "c" Permitted Accessory buildings, structures, and uses, Item #13 should include "Dumpsters"

Ms. Crombie said in Section 143.02(a) Permitted Principal Buildings, Structures, and Uses, under Personal Service Establishments, and under "Exercise and fitness studios" the language "and similar disciplines and related facilities" is being removed but is still contained in Section 155.02(a) of the LIR District. Recommend this be reviewed again by the Township. Under "shoe, leather, watch..." recommend referring to comment in Section 134.05 (page 10).

In Section 143.03(b) Ms. Crombie said lot width is listed but not frontage but in the Professional Office District and Light Restricted Industrial districts both lot width and frontage are listed. This should be reviewed as all three are non-residential districts and should be treated similarly.

In Section 155.01 Ms. Crombie recommends a definition of "light industry" be added in Chapter 105 Definitions". In Section 155.03, the Township is adding language in this section to clarify 40% is the maximum lot coverage. Ms. Crombie said 60% greenspace is rather high, but it is understood more area is needed for commercial primary and replacement septic systems. Mr. Davis said he likes the higher standard and if the Township wants to set it that high, that is up to them. Ms. Crombie said a recommendation could be to consider it again but not give a specific percentage. Mr. Neola said restricting someone to 60% green space would limit who would want to move into the township. Ms. Crombie said it potentially does and while there is a variance process, approval is not guaranteed.

Mr. Davis said if the township wants to set the bar high, that is their decision and if they need to modify it later, that is fine. Mr. Claypool said what right is it of the township to regulate greenspace. Ms. Crombie said ORC 519.02 gives them the right and displayed this section for the board to view. Ms. Cocca-Fulton added that she has seen the 40% maximum coverage requirement but also others that

allow more. In this county we have large parcels, so it is not usually a problem. It becomes more apparent with smaller lot sizes when there is little room. The Commission members agreed to comment that 60% greenspace is high, but it is up to the Township. This comment applies to the other non-residential districts.

Ms. Crombie said in Section 155.03(d) “finished” is being added regarding maximum height. She defers back to the same concern with an amendment from a different township on this matter. The staff recommends a more straightforward approach; when building elevation plans are submitted, the maximum height can be measured at the principal front. Anything that may require the assistance of an engineer or surveyor after the fact is too involved.

Ms. Crombie said in Section 155.04 language is being added that industrial parks must be platted in accordance with the Geauga County Subdivision Regulations. She said that it is correct, and it is fine to include it, but it is not completely necessary. She noted a recommendation is to be aware that ORC 711.001 allows for an exception for private streets serving industrial structures. In Section 155.04 renumbered “k” Ms. Crombie said there is a reference to “established finished grade” is listed, which is different from “average finished grade” referenced in the definitions and elsewhere in the resolution.

Ms. Crombie noted in the title for Section 161.22 “Dumpsters” should be added. In sub-section “b” related to recycling bins, it states “and the like” which could be interpreted as only meaning bins related to articles of clothing not for recycling of bottles, plastics, etc. It is likely not the intent to prohibit a business owner from recycling by having a container the same size of a garage can, but as it could be interpreted that way, recommend it be reviewed to verify intent.

In Section 161.23(b)(3), Ms. Crombie recommends the plant height/caliper/size be included in the chart as some plantings may not be sufficient for screening. In subsection (d)(2), (3) and (5) the language gives the zoning inspector the ability to consider alternatives if conditions are not practical. While some interpretation on a zoning inspector is fine, this goes beyond the expertise of the zoning inspector role. Landscape plans can be very involved and include irrigation, drainage, and retaining walls. Sometimes rain gardens are proposed that serve a storm water purpose but are not well received. Mr. McCaskey said they can end up looking terrible. She recommends language be included that the Township can hire a landscape architect or design professional on retainer for consultation but paid for by the owner, when determined necessary.

Mr. Claypool these standards are outside what the Township can do and he cannot support it. Ms. Crombie said the townships are permitted to adopt reasonable landscape standards and brought up ORC 519.02 on the screen. Ms. Crombie said if standards are created, the caliper and height must be noted for the zoning inspector to know what to look for. Mr. Claypool said the Township isn’t going to have the time to do this and this is not reasonable. Mr. Bergansky asked if this is just for non-residential properties and Ms. Crombie said yes. Mr. McCaskey said the proposed language is very detailed.

Ms. Crombie noted in sub-section “f” that landscaping shall be installed no later than the time of the final inspection by the zoning inspector. This will not always work out due to the planting season. Sub-section “2” regarding replacement of plantings has language that if the season does not allow for planting, a planting schedule shall be submitted. This same language should be in sub-section 1 regarding the initial planting.

Ms. Crombie said in Section 161.24 much of the language in Subsections a, b, c, and d(1) are already

defined in Chapter 105 Definitions or the actual district regulations. She recommends the Township consider the necessity for duplication and that this section should focus on language regarding the figures that explain measurements. Ms. Cocca-Fulton agreed the duplication is not necessary and is a potential problem to ensure all references are consistent and correct.

Ms. Crombie continued to Section 173.08(g) and recommend the same comment in Chapter 105 Definitions regarding removal of "General Advertising". In subsection "m" the language related to temporary real estate signs and other sections is not content neutral and recommends the Township review the updated County Model Township Zoning Resolution as it was amended for content neutrality.

Ms. Crombie noted that in Section 173.11(c)(6) language is being added regarding menu boards. Ms. Crombie noted these structures have always been treated as signs. As content cannot be regulated, menu boards are not that dissimilar from other structures that contain advertising, such as gasoline pumps. Menu boards could be treated as accessory structures and regulated (size, etc.) similar to how other structures are regulated. Ms. Cocca-Fulton asked if the number of accessory structures are regulated per lot and Ms. Crombie so no, not always. Ms. Crombie said there is not a specific recommendation, just something for the board and Township to consider.

Mr. Bergansky asked for a motion to approve with recommendations based on the discussion and the director's review. Ms. Cocca-Fulton said regarding the landscaping section, setting reasonable standards is fine but the language is so specific. Requiring the hiring of a consultant is not reasonable as it is added cost to the applicant. Ms. Crombie said it is not dissimilar to when a township may require the hiring of a hydrologist or other professional for assistance. Mr. McCaskey said what he sees here is going more toward what cities require. Mr. Davis said this would appear to be a stretch of reasonable standards and Mr. McCaskey agreed. Mr. Neola said this is putting a lot of faith in a zoning inspector who may not have the time or expertise to enforce it. Mr. Claypool said he cannot believe the Township's assistant prosecuting attorney reviewed this language and was okay with it. He asked what our APA said, and Ms. Crombie said Ms. Wieland thought the landscaping section was too involved, but understands ORC allows for standards to be set. Ms. Cocca-Fulton said this will be adopted and it will be the natural progression of things as to whether it works. It is a lot for the applicant.

Motion by Mr. Davis to recommend approval with modifications as discussed and in the Director's review, specifically recommend reviewing the 40% maximum lot coverage, consider adding a table to list setback requirements, and the landscaping section is not reasonable. Mr. McCaskey seconded and upon a call for the vote, the motion passed unanimously.

**C. Bainbridge Township
Map Amendment Z 2025-3
Initiated May 27, 2025
By Zoning Commission**

Ms. Crombie said this is a rezoning involving two different proposals and the proposed zoning map was displayed. The first involves rezoning of approximately 40.3 acres of several R-5A residentially zoned parcels to Active Public Park (APP). The parcels are all owned by the City of Solon and the land use map was shown to visualize the adjoining uses. Ms. Crombie displayed the aerial photo showing Timberlake Park and the portion of Grantwood Golf Course that extends into Bainbridge Township.

Ms. Crombie said the second proposal involves rezoning approximately 242 acres of the Mixed Use District (MUP) to Convenience Business (CB). An aerial photo and land use map were displayed as well.

Ms. Crombie said that proposal #1 regarding rezoning to APP, per the Township's land use plan, this area has low ground water yields of less than three gallons per minute. This could be a reason to support rezoning as residential uses use a higher volume of water than parks. Also, while these properties are owned by the City of Solon, the results of the land use survey indicate trails, greenspace, and greenway corridors and needed in the township.

Ms. Crombie said that regarding proposal #2 the area has developed overtime as commercial retail and service. It is arguable this area no longer serves the purpose of the MUP district as the properties are not mixed use in nature. The area to the east, the former Geauga Lake amusement park, is the focus of mixed-use development. Mr. Davis asked if the MUP district incorporates residential and commercial and Ms. Crombie said yes. Ms. Crombie said the staff's recommendation is for approval. A recommendation though should be included that if the rezoning were to be approved, that the Township submit a text amendment to update the zoning district boundary descriptions. Mr. Davis asked for clarification and Ms. Crombie said only the proposed zoning map was submitted, not the actual text that updates the zoning district boundaries. Mr. Davis said he understands; the map is only the visual representation and more would need to be done to update the text.

Motion by Mr. Davis to recommend approval and Mr. Bergansky seconded and upon a call for vote, the motion passed unanimously. A recommendation should be noted that if the rezoning is approved, the Township submit a text amendment to update the zoning district boundary descriptions.

9. Director's Report:

New Building Lots: Ms. Crombie said there were no new building lots submitted in May.

GIS/Planning Intern Ms. Crombie introduced Richard Oliver and said Ms. Kobus has been working with Mr. Oliver regarding the buildings by type layer in the GIS. Ms. Kobus described mapping of multiple houses contained on one lot in Thompson and Montville townships. A map of Thompson Square was also shown depicting the buildings color-coded by their type (government, restaurant, retail, etc.).

Mr. Claypool asked if artificial intelligence could do this and Ms. Kobus said AI was used initially by Nearmap to identify building footprints but not specifically to know the difference between buildings based on their use, such as a restaurant versus another building.

Burton Township Land Use Plan: Ms. Crombie said Ms. Kobus prepared maps and other documents for the Township's public forum. She attended as well and answered questions at the census data station.

Leadership Geauga Youth Institute: Ms. Crombie said the Youth Institute's Government Day will be on June 23 from 9:00am-10:30am, but time spent will be less than that as participants only need to locate the Planning Commission (and other departments) within that time, find the director, and ask basic questions.

Amish Safety Day: Ms. Crombie said due to staff vacation schedules, participation will not be possible this year. The Commission can decide later if it should be a goal for next year.

Hazard Mitigation Plan: Ms. Crombie said she met with Austin Rice from the County's Department of Emergency Services and advised that the existing language related to planning and economic development not be included in the plan update. He contacted his state emergency representative and was told some of it had to remain to satisfy state requirements.

Commercial Construction Activity: Ms. Crombie said one building permit was issued in Burton Township off of Kinsman Road for an office/warehouse.

Legislative Updates: Ms. Crombie briefly summarized the new House and Senate Bills that impact Planning and Zoning, particularly SB 206 and 208. SB 206 allows for property tax reduction for certain owner occupied housing and there are age restrictions. SB 208 allows for use of funds collected through an increase in conveyance fees to be allocated for county-specific housing programs.

Work Summary and Comprehensive Planning 2025: Ms. Crombie said the work level was similar to the past couple of months. The staff helped Burton Township with the land use public forum as well as Huntsburg Township as they were applying for a grant to change/upgrade their tennis courts to pickle ball.

10. Correspondence:

A. Request for Land Use Plan Assistance from Chester Township Board of Trustees

Ms. Crombie displayed the letter from the Chester Township Board of Trustees requesting land use plan assistance for map preparation and general consultation. Ms. Crombie said the township set up their own land use committee and is leading the charge but still require assistance from the staff. Ms. Crombie noted the projects the staff is and will be working on (Claridon land use plan, Thompson land use plan, Burton Township land use plan, County Farmland Preservation Plan). Claridon's will be finished soon and Thompson's likely in the next six months, but the farmland plan will take into next year. There is time available for assistance, but it will have to fit in as staff time permits.

Mr. McCaskey said Munson Township started their land use process as well, but quotes are coming in high from the consultants. Mr. Claypool said this may be an opportunity for the Commission to have a consultant on retainer, should we need it, that could be shared with the Townships, if it serves the county's interest. He said it is something to think about it.

Motion by Mr. Neola to accept the request for assistance from Chester Township Board of Trustees for land use plan assistance as noted. Seconded by Mr. Bergansky and upon a call for the vote, the motion passed unanimously.

11. Old Business:

A. Farmland Preservation Plan Update:

Ms. Crombie said the letters were mailed to the people selected to be on the task force. Reminder letters were also mailed to those that did not respond. Two people recently contacted the office to say they were interested in participating: Joe Greene from Auburn Township (Hilltop Herefords) and Dee Belew (Messenger Century Farm). Ms. Crombie also noted she received a voice mail from a representative from Legacy Equestrian Center and while they cannot commit, if there are any questions, they could possibly help.

Motion by Ms. Cocca-Fulton to approve the appointment of Joe Greene and Dee Belew to the Farmland Preservation Plan, seconded by Mr. Bergansky and upon a call for the vote, the motion passed unanimously.

Mr. McCaskey mentioned he was volunteered to be the Planning Commission liaison to the task force at the last meeting. He unfortunately does not have the time. Ms. Crombie said this can wait for another meeting for full complement of the board and it can be decided then.

12. New Business:

A. Model Zoning

Ms. Cocca-Fulton said she prepared definitions related to electronic vehicles. She emailed them to Ms. Crombie for display. Ms. Cocca-Fulton said she knows there was not time to review the definitions, and they can be discussed next month. Ms. Crombie said she can include these in the next packet.

Ms. Cocca-Fulton said the Model does not contain language regarding substantially similar uses. Ms. Crombie said it does not and that is why the townships in the county do not have it. She said the township resolutions do have the language that if a use is not listed, it is prohibited. The intent of the substantially similar use is to allow a use if it is similar to a listed permitted use. This allows for a certain amount of discretion of the zoning inspector part as they are hired to enforce the zoning. If a proposed use is determined not to be substantially similar, the applicant could appeal to the board of zoning appeals. Ms. Cocca-Fulton said she will do what she can regarding this before the next meeting.

Mr. Claypool asked what the point is of adding electronic vehicle language to the Model and Ms. Cocca-Fulton said to have standard language to reference.

13. Adjournment:

Motion by Mr. Claypool to adjourn the meeting, seconded by Ms. Cocca-Fulton and upon a call for the vote, the motion passed unanimously. Meeting adjourned at 9:22 a.m.



Nicholas Gorris, Chairman

Gary Neola, Secretary/Treasurer

COUNTY PLANNING COMMISSION FINANCIAL REPORT
Summary

Budget – Prepared June 3, 2025



<u>Account</u>	<u>Annual Appropriation</u>	<u>Year to Date Expenditure</u>	<u>Balance</u>
Salaries	\$177,354.00	\$72,243.26	\$105,110.74
Supplies	\$2,000.00	\$266.58	\$1,733.42
Hosp.	\$28,550.00	\$12,865.90	\$15,684.10
Medicare	\$2,480.00	\$1,029.64	\$1,450.36
OPERS	\$23,670.00	\$9,968.05	\$13,701.95
Worker's Comp.	\$100.00	\$0.00	\$100.00
Other Expenses	\$4,700.00	\$191.80	4,508.20
Equipment	\$2,500.00	\$0.00	\$2,500.00
Contracted Services	\$0.00	\$0.00	\$0.00
Covid -19 Expenses	\$0.00	\$0.00	\$0.00
Copier Usage Services	\$800.00	\$115.69	\$684.31
Travel	\$5,000.00	\$926.49	\$4,073.51
Advertising	\$325.00	\$0.00	\$325.00
Training	\$700.00	\$20.00	\$680.00
Member, Dues, Lic. Sub	\$3,200.00	\$3,043.00	\$157.00
Total	\$251,379.00	\$100,670.41	\$150,708.59

<u>Planning Commission Revenues</u>	<u>Year to Date Balance:</u>
January	\$317.40
February	\$1,392.50
March	\$150.00
April	\$1,100.00
May	\$684.83
	Yearly Total: \$3,644.73

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

Mr. Davis MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Ms. Cocca-Fulton.

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 JUNE 10, 2025 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>
1159	COPIER USAGE	5/6	DEX IMAGING - Copier Usage 3/22/25 TO 4/21/25	\$44.39
1162	Material & Supplies	5/6	STAPLES Office Supplies	\$140.96
1172	Training	5/13	Ohio Township Association - Zoning Inspectors Webinar/GIS Mapping For Zoning Personnel - Allyson Kobus	\$20.00
2022	Dues, Subs, Licenses	5/20	Linda Crombie - Reimbursement for American Planning Association Dues - Ohio Chapter Dues, County Planning Dues, and Zoning Practice Subscription	\$683.00
1165	OTHER	5/20	Linda Crombie - Reimbursement - Employee Luncheon/Public Service Recognition	\$44.07
1166	Travel	5/20	Allyson Kobus - Mileage Reimbursement - Thompson Land Use - March - Geauga Township Quarterly Dinner/Munson - Thompson Land Use - May	\$44.38
1166	Travel	5/20	Linda Crombie - Mileage Reimbursement - Thompson Land Use - March - Geauga Township Quarterly Dinner/Munson	\$24.92
1166	Travel	5/29	Geauga Township Association - Member Quarterly Dinner/Chester Township - Allyson Kobus	\$35.00



~~Nick Gorris, Chairman~~

DENNIS BERGANSKY

VICE CHAIRMAN



Gary Neola, Secretary/Treasurer

TOTAL

\$1,036.72