

Geauga County Planning Commission

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

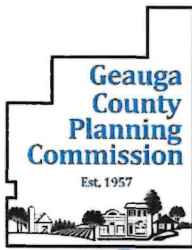
GEAUGA COUNTY PLANNING COMMISSION AGENDA
September 9, 2025 REGULAR MEETING
12611 Ravenwood Drive
Conference Room A334, 3rd Floor
7:30 A.M.

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes:
 - A. August 12, 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. Church Subdivision
Replat of Sublot 12 & Part of Sublots 11 & 13
Bainbridge Township
Final Plat
8. Township Zoning Amendments to be Reviewed:
 - A. Munson Township
Text Amendment 2025-01
Initiated August 13, 2025
By Zoning Commission
 - B. Russell Township
Text Amendment ZC 2025-1
Initiated August 27, 2025
By Zoning Commission
9. Director's Report:
10. Correspondence: None
11. Old Business:
 - A. Farmland Preservation Plan Update
12. New Business: None

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

13. Adjournment

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



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SEPTEMBER 9, 2025 MEETING MINUTES

1. Pledge of Allegiance

Chairman Nick Gorris called the September 9, 2025 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 present. Roll call was taken by Ms. Irizarry, and the following members were present:

2. Roll Call

Members present: Nick Gorris, Phillip Miller, Enzo Perfetto, Jim McCaskey, Dennis Bergansky, and Commissioner Carolyn Brakey.

Members absent: Commissioner Spidaleri, Commissioner Dvorak, Caterina Cocca-Fulton, Gary Neola and Matt Johnson.

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

3. Approval of Minutes for the August 12, 2025 Regular Meeting

Commissioner Brakey said under item number 1, a quorum was obtained, should be a "quorum was present", under item 3, Approval of Minutes, Mr. Neola abstained, so it should have been "motion passes 10-1". On page 5, the 3rd paragraph, where Chairman Gorris closed the public hearing, there is a second word "closes", this needs to be removed. On page 10, under 11 Correspondence, item A, Norfolk Railway Abandonment Letter from Surface Transportation Board, there is a typo, the word "form" should be "from" and there are two (2) items listed as number 13. Ms. Irizarry said Adjournment should be listed as number 14.

Motion made by Commissioner Brakey to approve the August 12, 2025, regular meeting minutes as amended, and Mr. McCaskey seconded the motion. Upon a call for the vote, the motion passes unanimously.

4. Approval of Agenda/Addendum Items:

Commissioner Brakey made the motion to approve the agenda as presented, and Mr. McCaskey seconded, and upon a call for the vote, the motion passes unanimously.

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

Ms. Irizarry said she created a new financial report to add a column that reflects the monthly expenditures per the request of Mr. Davis, and the Expense report is higher this month due to Ms. Kobus getting her reimbursement for the ESRI GIS User Conference back in July. Mr. Gorris said the new report looks good.

Mr. Bergansky made a motion to approve the financial report, and the summary of expenses for August 2025. Mr. McCaskey seconded, and upon a call for the vote, the motion passes unanimously.

6. Other Business: None

7. Major Subdivisions to be reviewed:

A. Church Subdivision

Replat of Sublot 12 & Part of Sublots 11 & 13

Bainbridge Township

Final Plat

Ms. Crombie said the homeowner owns Sublot 12 and parts of Sublot 11 and 13 of the Church Subdivision and has applied to consolidate the lots to create Sublot 12R. Ms. Crombie said the zoning inspector requires consolidation if a use is proposed. Mr. Perfetto asked if Township approval is contingent upon what Planning Commission decides. Ms. Crombie responded to ensure the new lots comply with all the regulations, it is required. She recommends board approval.

Motion made by Mr. Bergansky to approve Church Subdivision Replat of Sublot 12 and Part of Sublots 11 and 13 to create Sublot 12R, and seconded by Mr. McCaskey, and upon a call for the vote, the motion passes unanimously.

8. Township Zoning Amendments to be Reviewed:

A. Munson Township

Text Amendment 2025-01

Initiated August 13, 2025

By Zoning Commission

Storage Container: Ms. Crombie said this definition is being added and includes shipping containers, and under section 611, storage containers are prohibited as the township does not want to allow shipping containers. Ms. Crombie recommends that this be reviewed by the Township due to the first part of the sentence being too general and could affect any type of storage, like plastic storage buildings, which is not the intent. Commissioner Brakey asked if this can be temporary, like PODS. Ms. Crombie said most Townships allow those as a temporary use.

407.2 Permitted Uses and Structures: Ms. Crombie said the language “including similar” is being added to indicate similar uses are allowed. The Zoning Inspector can make a judgment of what is a similar use. She recommends the sentence be modified to “The following uses and structures, including those determined to be similar, shall be...” and other parts of zoning resolution be reviewed for future reference.

Section 611 Storage Container: Ms. Crombie said, “storage containers”, as defined under Definitions, are listed as a prohibited use, and is meant to be all encompassing to not allow such containers or others that are not originally designed or intended for storage of personal property. Mr. Perfetto asked if this is only in the residential district. Ms. Crombie said it is for all districts. Mr. Bergansky asked if we could reconsider the commercial district, maybe have a side yard setback, some look good, but others do not. Ms. Crombie said for the long-term use, a metal building is better than a container. Mr. McCaskey explained that some are used as part of a breezeway. Mr. Perfetto said he knew in Munson Township some are used as storage, he recommends the board revisit the industrial and commercial district.

Chairman Gorris asked Ms. Crombie for her recommendation. She recommends approval with modifications, but if the board would like they can make a recommendation to allow it in the industrial and commercial districts. The members agreed.

Mr. Perfetto said he has business property in Munson Township and asked if he should abstain. Commissioner Brakey explained he should abstain before the discussion.

Mr. Bergansky asked if any townships prohibit shipping containers. Ms. Crombie said Bainbridge and Parkman are the ones she knows of.

Commissioner Brakey asked about the definition of “Breezeway” and the board agreed that the language in the Model should be followed.

Motion made by Mr. Bergansky to approve with modifications, the Munson Township Text Amendment 2025-01, and seconded by Commissioner Brakey, and upon a call for the vote, the motion passes unanimously.

**B. Russell Township
Text Amendment ZC 2025-1
Initiated August 27, 2025
By Zoning Commission**

Ms. Crombie said Russell Township submitted Text Amendment ZC 2025-1 that impacts all twelve (12) sections of their zoning amendment. The Township has been working on this for the past two (2) years. It was recently submitted on August 28, which is why her comments were submitted to the board yesterday. She and the Prosecutor’s office worked on this together. Ms. Crombie said she will go over only the sections on which there are comments.

Section 2 Definition of Terms:

Economically Significant Wind Farm: Ms. Crombie said this definition is being added, but the proposed resolution does not include definitions of “small wind farm” and “small solar farm”, which the Township can choose to define and prohibit, or define and regulate. She recommends the Township consider what they want to do in terms of regulating or prohibiting these two (2) types of alternative energy. Commissioner Brakey said she thought it was 50 megawatts for the Township to regulate. Ms. Crombie said the Township can regulate less than 50 megawatts of solar energy and less than five (5) megawatts for wind energy. Large scale can be restricted by the Board of County Commissioners.

Family: Ms. Crombie said the Township allows up to five (5) unrelated persons living as a single housekeeping unit but are proposing to change this to two (2). Two (2) unrelated persons is per the Model Zoning Resolution, but this might be too restrictive. She recommends keeping this at five (5) persons, per ORC 5119.341(A), which is likely where the Township’s five (5) persons originated from.

Glare: Ms. Crombie said she recommends the Township format it to include the word “five” while the measurement of the horizontal distance away is not provided. What distance from a sign, as an example, is the Zoning Inspector going to take the measurement? She recommends this be reconsidered regarding enforcement as well as training and calibration of the light meter. She also recommends a maximum average foot candle level be established.

Licensed Residential Facility: Ms. Crombie said this contains a typo as ORC 5123.19(a) is referenced and it should be "(A)". Mr. Bergansky asked is it better to say as per the Ohio Revised Code, than to put the main section number down. Commissioner Brakey said there could be more than one definition in the ORC so it is better to reference the specific section.

Lot Line, Front or Frontage: Ms. Crombie said "Lot Line, Front or Frontage" is per the Model Zoning. As "Lot, Frontage" is already defined, she recommends removing the definition from above. Chairman Gorris asked which is the true front yard on a corner lot. Ms. Crombie said whichever is the narrowest frontage is the best way versus leaving it up to the property owner to decide.

Permanent Parcel Number (PPN): Ms. Crombie said the words "permanent parcel number" should not be in the definition. It should be something related to the identification number for taxing purposes. She recommends the Township consult the Auditor's Office.

Public Utility: Ms. Crombie said this definition has "Zoning Inspector" in bold. She recommends removing the bold font and will explain more later.

Recreational Areas, Private or Commercial: Ms. Crombie said uses are being struck out here as they are being struck out as permitted uses elsewhere in the resolution.

Story: Ms. Crombie recommends grammar correction. Insert "a" between "be" and "story".

Use: Ms. Crombie said Permitted use, Conditional use, and Prohibited use are defined separately. This definition of Use is too general. She recommends the Township consider rewording to "An activity permitted by right, conditionally, or prohibited within..."

2.2 Interpretation of Terms or Words C: In regard to the language about the terms defined in this section are displayed with "bold" font throughout the Resolution, Ms. Crombie said it may be too distracting to "bold" all defined terms in the resolution. She recommends this be reconsidered. Commissioner Brakey said it is standard to capitalize a defined term.

Section 3 Establishment of Zoning Districts and Official Zoning Map: In Section 3.1 "zones" should be struck out as it is being stuck out in the title and elsewhere, so Ms. Crombie recommends this be changed to "district". Also, recommend removal of the plural form of "Districts" for all districts listed, and the "bold" font be removed. She noted "Passive Park District Zoning Districts" is awkward. She recommends changing to "Passive Park Zoning District".

Section 4 General Provisions:

4.1 (C) (A): Ms. Crombie recommends indentation be corrected.

4.2 Applicability of Regulations: Ms. Crombie said to refer to comment in section 2.2 (c), regarding "bold" words. This comment applies throughout the resolution.

(D): Ms. Crombie said maintenance is a necessary part of any use, and this type of language is common in zoning regulations. Health and safety is what is enforceable. She cautions the extent that these can be realistically enforced, such as trimming the landscaping. Chairman Gorris said it is not their job.

(G): Ms. Crombie said language in first sentence seems unnecessary as the following language specifies where parking and loading/unloading spaces can be located. She recommends revising.

(L): The last sentence reads “A driveway shall be a minimum of ten (10) feet in width”. Ms. Crombie said the Township previously did not have a driveway setback requirement but one is proposed with this amendment. She recommends the Township consider a lesser setback for smaller lots, similar to how the Township has smaller building setback exceptions for lots under three (3) acres.

4.5 Cul-de-sac Provisions (A): Ms. Crombie said the language “whether public or private” has been added for clarification purposes, but “A” in general relates to subdivision road design standards, not zoning. The 120 feet dimension is incorrect. She recommends the Township refer to the standard specifications document required by the Geauga County Engineer’s Office. Chairman Gorris agreed with this recommendation. Mr. McCaskey said to take this out as it is an overreach. Ms. Crombie said this part could be reconsidered altogether as the subdivision design criteria is enforced by the county.

(Z)(ee): Ms. Crombie said language is added “for the purpose of transporting persons or property”, limits the ability to prohibit uses that are only transportation related, which would not include a construction trailer or dumpsters. A mobile home is also listed but it is not meant to transport persons or property. She recommends this subsection be reviewed again to cover all scenarios.

4.10 Agriculture, Public Utilities, and Powers Not Conferred by Chapter 519 of the Ohio Revised Code or this Resolution (A): Ms. Crombie said language in (A) does not prohibit agricultural uses, but a township can regulate it, under certain circumstances according to ORC 519.21(B). In platted subdivisions or in areas where there are fifteen lots approved under ORC 711.131 townships can regulate agriculture on lots under one (1) acre, and building setback, height and size on lots between one (1) to five (5) acres but no authority on lots over five (5) acres. She said the last sentence in this section established that agricultural buildings and structures must comply with the minimum setback regulations, which is fine since this is permitted.

Ms. Crombie said concern lies with the language “However this resolution does regulate the use of land for agricultural purposes...” The impression is given that there are regulations, but none are stated in this section or anywhere else in the resolution. She recommends this be looked at again to clarify the intent to regulate agriculture in platted subdivisions and the 15-lot criteria. Does the Township want to prohibit agricultural uses altogether on lots less than one acre? She recommends Bainbridge and Auburn zoning resolutions be reviewed. The Prosecutor’s office thought the language on lots less than one (1) acre is too open ended.

Commissioner Brakey asked how many lots in the Township are less than one (1) acre. Ms. Crombie said she does not know off the top of her head, but it would not be a large amount. She said as an example people choose to live in a platted subdivision as they do not want barnyard animals in the neighborhood.

4.11 Signs F. Signs Permitted in All Districts Not Requiring a Zoning Certificate: (1): Ms. Crombie said she recommends a maximum sign height be established. 5: Ms. Crombie said one (1) temporary sign for each lot may be erected. She feels this is too restrictive and recommends the Township consider allowing the number of signs based on lot width and to refer to the Model. Commissioner Brakey said election season is upon us and lots of signs will be up.

G. Signs Permitted in a Residential Zoning District Requiring a Zoning Certificate: (1)(c): Ms. Crombie said this refers to home occupations and bulletin boards and there is general concern about regulating free speech because you must read the sign to know what type of sign it is. Section (F)(1) states all lots may have one (1) sixteen (16) square feet sign per sign face, which is fine. In item “c” sixteen square feet though conflicts with language in (b) that states professional signs for home occupations shall have a maximum of four (4) square feet per sign face. She recommends this be corrected and to revise “b”, and both “c” and “c” formatting.

H. Signs Permitted in the Commercial (C-S-1 and C-S-2), Office Building (OB) and Limited Business (LB) Zoning Districts, (2): Ms. Crombie said this includes allowing one (1) pylon sign on premises. Pylon signs are in the Model Zoning, but the Township does not have to allow it. She recommends the Township remove the reference to pylon.

O. Changeable Copy Signs: (2): Ms. Crombie said the language reads electronic display shall be for a minimum of three (3) minutes. Ms. Crombie felt this is too long and the board members agreed. She recommends the Township reconsider a more reasonable display time, but no less than ten (10) seconds. Mr. McCaskey said this is zoning, why is this in here? Ms. Crombie said for safety reasons, it could be distracting when driving.

4.13 Water Management and Sediment Control, A. Requirements and Application Procedures, (1): Ms. Crombie said the Township worked with the Director of the Soil and Water Conservation District, and per the Director, much of the language is struck through. Certain Townships including Russell Township require sediment control plans when disturbance occurs over 300 square feet. Ms. Crombie said she will work with Soil and Water for necessary amendments to the Model.

4.14 Exterior Lighting (E)(1): Language reads “No more than 1.0 foot-candles is measured on a vertical plane located at the property line of the adjacent property. Ms. Crombie recommends changing the word “is” to “as” and creating a height at which the measurement is taken. Chairman Gorris said leave it to the professionals who have the equipment to calibrate.

4.17 Alternative Energy: Regulations are being added regarding solar energy as an accessory use.

C: Language reads “Solar Facilities of 50 megawatts or greater are exempt from this Zoning Resolution and are regulated by the State of Ohio”. Ms. Crombie said she recommends removing “State of Ohio” and leave in 50 megawatt facilities or greater.

Section 5 Zoning and Overlay District Regulations: 5.2 Residential Zoning Districts: A. Use regulations applicable to all residential zoning districts:

1. Permitted Uses: Ms. Crombie said the reference to “such single one family dwelling” is duplicative and not necessary and she recommends removing it. 2. Accessory Uses: (d): Language reads “The area within an accessory dwelling unit shall not include space for cooking facilities”. Ms. Crombie said if cooking facilities are not permitted, then it is a residential addition that includes a living room, bedroom, and bathroom, which makes this section irrelevant. She recommends this section be reconsidered.

(f): Ms. Crombie said this refers to enforcement of who lives in a single-family dwelling unit. Ms. Crombie said this will be impossible to monitor and enforce.

5.9 WTO – Wireless Telecommunications Tower Overlay Zoning District: B. Conditional Use, (1): Language reads “A wireless telecommunications tower facility may be permitted in a CS-Commercial Services Zoning District or OB-Building Zoning District as a conditional use..”. Ms. Crombie said ORC 519.211 allows for review of cell towers in residentially zoned areas and not specifically in commercial or industrial zoning districts. She recommends the Township review the language with their APA.

Section 6 Conditional Use Regulations:6.1 Conditional Zoning Certificate Required: B. Contents of Application for a Conditional Zoning Certificate: Language reads that specific information shall be included on the Zoning Application. Ms. Crombie recommends the Township state the application form be the most current version as approved by the Board of Township Trustees. This will clarify which form was used as the form will be updated from time to time.

6.3 Revocation of Conditional Zoning Certificate: E. Any of the conditions set forth in the conditional zoning certificate are voided: Language is being changed from “Board of Zoning Appeals” to “Zoning Inspector” shall notify the holder of the conditional zoning certificate of his intent to revoke said certificate and the holder’s right to a hearing before the Board of Zoning Appeals. Ms. Crombie said the Zoning Inspector does not have the authority to revoke a conditional use permit. She recommends the Township speak with their APA about revising this section as the Prosecutor’s Office will be drafting an amendment to the Model.

6.5 Standards and Requirements: 6.5 (B) Parochial and Private Schools, and Institutions, (14): Language reads “a report from a hydrologist regarding the available groundwater supply for the subject property and adjacent properties...”. Ms. Crombie said her general concern is that private and parochial schools are being held to a higher standard than public schools and similar uses should be treated similarly. She recommends this be reconsidered and to review it for treating similar uses similarly. (15): Ms. Crombie said indentation needs to be corrected here.

Section 6 Conditional Use Regulations, 6.5 (D) Private or Commercial Recreation Areas, (2): Ms. Crombie said language related to golf courses is being removed as the use is not permitted per this amendment.

6.5 (K): Mobile Food Units: Ms. Crombie said ORC 519.02 is for the purposes of public health and safety only, which regulates the location/size/use of buildings and uses of land. Since a “Mobile Food Unit” is not a building, structure, or use of land, but a vehicle, trailer, cart or the like, staff recommends the Township follow ORC 505.94, which is registration and regulation of transient vendors.

Section 7 Non-Conformance, 7.4 Non-Conforming Buildings and Structures, A. Expansion (3): Ms. Crombie recommends removing italics

7.5 Substitution: Proposed language reads “a lawful non-conforming use may be substituted for a lawful non-conforming use, with prior approval of the Board of Zoning Appeals, provided that such use is of the same kind and character...”. Ms. Crombie recommends reference to the zoning inspector be added as the zoning inspector makes the decision, which could be appealed to the Board of Zoning Appeals if the applicant claims zoning inspector error.

Section 9 Board of Zoning Appeals, 9.13 Appeals: Ms. Crombie said she recommends the comments in Section 6 Conditional Use Regulations regarding application forms.

Section 10 Conformance and Enforcement, 10.5 Information Required for a Zoning Certificate and Action by Zoning Inspector, (A): Ms. Crombie said she recommends the comments in Section 6 Conditional Use Regulations regarding application forms.

Section 11 Amendments, 11.9 Effective Date of Amendment: Ms. Crombie said on September 30, 2025 portions of HB 96, will become effective, which increases the amount of signatures required for a zoning referendum to 35%. She recommends this be factored into the amendment.

Chairman Gorris said based on staff recommendations, he would like to entertain a motion to approve with modification the Russell Township Text Amendment ZC 2025-1.

Motion made by Mr. McCaskey to approve with modifications, the Russell Twp Text Amendment ZC 2025-1, and seconded by Mr. Bergansky, and upon a call for the vote, the motion passes unanimously.

9. Director's Report:

Ms. Crombie said August had ten (10) new building lot proposals submitted, four (4) in Burton, four (4) in Huntsburg, one (1) in Montville, and one (1) in Parkman. Regarding land use plan updates, there were no updates for Claridon and Burton Township, but staff spent one (1) hour working on Thompson's.

Ms. Crombie said per Mr. Davis's request at the last meeting, Ms. Irizarry added an additional column titled "Monthly Expenditure" to the Financial Report. Ms. Crombie said the Timmonses' were sent a letter notifying them of the action on appeal #2025-1 that took place at the August 12, 2025 meeting. So far, no appeals have been submitted.

Mr. Davis inquired about an annexation in Chardon Township at last month's meeting and Ms. Crombie provided a general summary: Redwood Apartment Neighborhoods is interested in building a 117-unit development on Ravenna Road, property located in the City of Chardon is involved and a 10-acre lot is proposed to be annexed from Chardon Township. She will look more into this and keep the board updated. Commissioner Brakey said it is still in the preliminary stage.

Ms. Crombie said staff does not have a subscription to any local newspapers. She would like to request permission if the board approves to subscribe to The Maple Leaf for \$55.00 per year. This would allow a paper copy and online access. The board agreed.

Ms. Crombie said she attended a meeting at the Ohio Dept. of Agriculture to learn about the LAEPP program (Local Agricultural Easement Purchase Program) and the Agricultural Security Area (ASA).

Ms. Crombie said at last month's meeting, alternate member Mr. Claypool, advised the board of NOACA's efforts to support carbon capture and sequestration in the region. This is a process to extract carbon dioxide (CO₂) from the atmosphere and then transport and inject it into deep rock formations for storage. She said after last month's meeting, Mr. Claypool provided various links and information for the board's review. Ms. Crombie provided the link to NOACA's draft Comprehensive Climate Action Plan (CCAP), which includes how the primary use of carbon dioxide is for enhanced oil and gas recovery, and utility scale solar generation as a potential measure to reduce greenhouse gas emissions. Per the draft, the target audience are local communities. Comments can be submitted online, and no in-person meetings are listed on NOACA's website. She also noted the plan indicates that 450 MW could be produced on 1,800 acres of land to support public utilities by 2050, but there was no indication provided of where those acres may be located.

Ms. Crombie said there were two (2) significant commercial building projects in the County: one in Auburn Township, on Gottschalk Parkway, which is a new office warehouse, and the other in Burton

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

Mr. Beersley MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. McNulty.

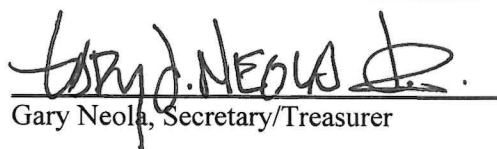
WHEREAS, THE EXPENSES LISTED HEREIN HAVE BEEN INCURRED BY THE GEAUGA COUNTY PLANNING COMMISSION IN ORDER FOR THE COMMISSION TO PERFORM ITS DUTIES; AND

WHEREAS, THESE EXPENSES HAVE BEEN REVIEWED BY THE MEMBERS OF THE COMMISSION AT ITS SEPTEMBER 9, 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	8/5	DEX IMAGING - Copier Usage 6/22/25 to 7/21/25	\$21.33
1706	TRAVEL EXPENSE	8/5	ALLYSON KOBUS - ESRI GIS User Conference - July 2025 San Diego Reimbursements - Hotel Reimbursement - Uber travel reimbursement – San Diego - Back and forth between hotel and conference - Cleveland Long term parking reimbursement - Allyson Kobus car - Food reimbursement	\$1,741.60
1166	TRAVEL	8/5	ALLYSON KOBUS - Mileage Reimbursement - Geauga County Township Meeting	\$22.54
1168	ADVERTISING	8/19	21 ST CENTURY MEDIA/NEWS HERALD - Legal Ad - Public notice for Timmons variance	\$69.00
1162	SUPPLIES	8/28	STAPLES Office Supplies	\$128.53
1172	TRAINING	8/28	GEAUGA GROWTH PARTNERSHIP - Linda Crombie - Intro to Excel Course 2025 - Dates: September 12th and 19th	\$349.00
TOTAL				\$2,332.00


Nick Gorris, Chairman


Gary Neola, Secretary/Treasurer

<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
June	\$4,267.42
July	\$450.00
August	\$1,700.00
	Yearly Total: \$10,062.15

COUNTY PLANNING COMMISSION FINANCIAL REPORT SUMMARY

BUDGET - PREPARED

2-Sep-25

<u>Account</u>	<u>Annual Appropriation</u>	<u>Monthly Expenditure</u>	<u>Year to Date Expenditure</u>	<u>Balance</u>
Salaries	\$177,354.00	-\$15,282.96	\$118,677.90	\$58,676.10
Supplies	\$2,000.00	-\$128.53	\$395.11	\$1,604.89
Hospitalization	\$31,010.00	-\$2,573.18	\$20,585.44	\$10,424.56
Medicare	\$2,480.00	-\$217.86	\$1,691.71	\$788.29
OPERS	\$23,670.00	-\$2,204.83	\$16,233.72	\$7,436.28
Worker's Comp.	\$100.00	\$0.00	\$0.00	\$100.00
Other Expenses	\$4,700.00	\$0.00	\$246.80	\$4,453.20
Equipment	\$2,500.00	\$0.00	\$0.00	\$2,500.00
Contracted Services	\$0.00	\$0.00	\$0.00	\$0.00
Covid -19 Expenses	\$0.00	\$0.00	\$0.00	\$0.00
Copier Usage Services	\$800.00	-\$21.33	\$221.33	\$578.67
Travel	\$5,000.00	-\$1,764.14	\$2,803.23	\$2,196.77
Advertising	\$325.00	-\$69.00	\$69.00	\$256.00
Training	\$700.00	-\$349.00	\$369.00	\$331.00
Member, Dues, Lic. Sub	\$3,200.00	\$0.00	\$3,043.00	\$157.00
Total	\$253,839.00	-\$22,610.83	\$164,336.24	\$89,502.76

Hospitalization Account

*Supplemental Appropriation of \$2,460.00 to cover increase in Hospitalization

Nick Gorris, Chairman


Gary Neola, Secretary/Treasurer

West Center Street, which is a diesel mechanic school. Ms. Crombie also briefly summarized House and Senate Bills that impact Planning and Zoning.

Regarding the monthly work summary, Ms. Crombie said in August there were 31 lot splits, subdivisions, easements, and amendments as compared to June and July, which both had 23. The staff referred to the General Plan one (1) time in August. Also, the Buildings by Type GIS layer created by Ms. Kobus and the GIS Planning Intern, was forwarded to the Chester Township Zoning department for their review and use. Staff will work to include the Buildings by Type data into the Thompson Township Land Use Plan as well. Ms. Crombie said Ms. Kobus has started her Master's degree program.

10. Correspondence: None

11. Old Business:

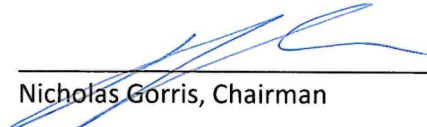
A. Farmland Preservation Plan Update:

Ms. Crombie said the Farmland Preservation Plan held its first meeting on 8/21/25. Almost everyone on the task force attended. She highlighted topics discussed such as agriculture and land development patterns in the county, common themes to the Ice Breaker Survey, and the SWOT analysis responses. Ms. Crombie said Ms. Kobus mentioned the possibility of the Farmland HUB page, which she created, being added to the Planning Commission's website to keep the public informed of the farmland plan progress. The board felt it was a good idea. Mr. McCaskey asked if this should go onto the BOCC's website. Commissioner Brakey said typically no.

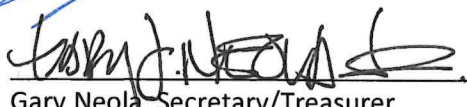
12. New Business: None

13. Adjournment:

Motion by Commissioner Brakey to adjourn the meeting, seconded by Mr. Bergansky and upon a call for the vote, the motion passes. Meeting adjourned at 9:01 a.m.



Nicholas Gorris, Chairman



Gary Neola, Secretary/Treasurer