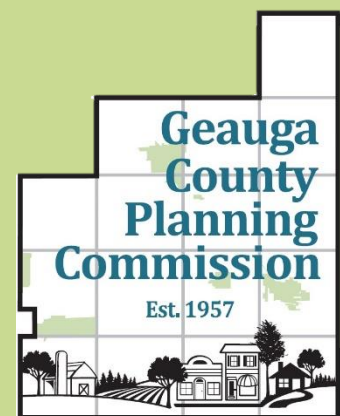


# Year End Report 2025



GEAUGA COUNTY  
PLANNING COMMISSION  
12611 Ravenwood Dr. Suite #380  
Chardon, Ohio 44024

---

# Geauga County Planning Commission

Carolyn Brakey, County Commissioner  
James Dvorak, County Commissioner  
Ralph Spidalieri, County Commissioner  
Nick Gorris, Chairman  
Dennis John Bergansky, Vice-Chairman  
Gary Neola, Jr., Secretary/Treasurer  
Caterina Cocca-Fulton  
Matt Johnson  
James McCaskey  
Philip Miller  
Enzo Perfetto

County Commissioner Alternates:  
Skip Claypool, Dane Davis, Dave Fabig

Prepared by

Linda M. Crombie, AICP, Planning Director  
Allyson Kobus, Planner II/GIS Coordinator  
Pamela Irizarry, Administrative Assistant  
Oliver Richard, GIS/Planning Intern

February 9, 2026

---

## Table of Contents

<b><u>Part 1: Introduction and Overview of Yearly Activities</u></b>	Page 4
<b><u>Part 2: Comprehensive Planning and Zoning</u></b>	Page 4
a. General Plan	
b. Model Township Zoning Resolution	
c. County Land Use Map	
d. Township Assistance	
<b><u>Part 3: Planning Administration</u></b>	Pages 4-8
a. Subdivision Activity	
• Minor Subdivisions	
• Large Lot Splits	
• Exempt Divisions of Land	
• Lot Consolidations	
• Re-plats	
• Major Subdivisions	
b. Township Zoning Text/Map Amendments	
c. Easements	
<b><u>Part 4: GIS</u></b>	Page 8
a. Mapping projects	
b. Networking	
<b><u>Part 5: Special Projects</u></b>	Pages 8-11
a. Farmland Preservation Plan Update	
b. Township Land Use Plan Assistance	
c. New Residential Developments Within the Last Five Years	
d. Buildings by Type, Census Data Book, Conservation Easement Value Tracking	
e. Standard Operating Procedures Manual	
f. Report on Mining Operations in Geauga County	
<b><u>Part 6: Miscellaneous</u></b>	Page 11-16
a. Info Sheet Series	
b. Public Officials Directory	
c. Planning Commission Bylaws update	
d. NE Ohio Planning and Zoning Workshop	
e. Single Family Housing Starts	
f. Boundary and Annexation Survey	
g. County Loss Prevention Team	
h. Personnel Policy and Procedure Manual	

- 
- i. Commercial Construction Activity
  - j. Zoning Matrix
  - k. Letter to BOCC regarding NOACA
  - l. Legislative updates

**Part 7: Staff Related/Training**

Page 16

**Part 8: Fiscal**

Page 17

**Part 9: Conclusion**

Page 17

---

## **Part 1: Introduction and Overview of Yearly Activities**

2025 was significant as it marked the initial steps to begin the update of the 2008 Geauga County Farmland Preservation Plan. Work continued for special projects including Thompson’s land use plan, keeping track of various housing developments within the municipalities, and the first ever Report on Mining Operations in Geauga County.

Workload was consistent with the previous three years. One preliminary plan for a new major subdivision was proposed but it did not progress to the final plat stage. Lot splits on existing streets to create new building sites totaled 54, down slightly from 59 in 2024, and slightly slower than the five-year average of 55. Lot splits over 20 acres in size were notably less with only 2 in 2025. Zoning assistance to townships remained steady while easements increased.

Commercial construction activity remained consistent with last year while new housing starts decreased by approximately 9%. More significant projects include Meijer (not yet started) and Chipotle in the City of Chardon and a 747,000 square foot warehouse in the Village of Middlefield.

## **Part 2: Comprehensive Planning and Zoning**

a. **General Plan:**

October 2025 marked the fourth year the Geauga County General Plan (“Plan”) has been in use. The annual review was conducted, the purpose of which is to ensure the staff and Commission actively use the Plan, make observations as to how it is used, and discuss potential items to add, delete, correct, or modify during the major five-year update (scheduled to commence at the end of 2026 or 2027). The staff referred to the Plan twenty-six times, up one from twenty-five in 2024.

b. **Model Township Zoning Resolution:**

In December, language was added regarding electric vehicles definitions, determining similar uses, and updates regarding township public notifications requirements to use their websites and social media.

c. **Township Assistance:**

The staff assisted the townships approximately eighty (80) times (ninety in 2024 and eighty-seven in 2023) with various questions including informal and formal amendments, zoning amendment process, lot splits/plats, various uses, project mapping assistance, zoning/variances, easements, storm water, township land use plan, and demographics.

## **Part 3: Planning Administration**

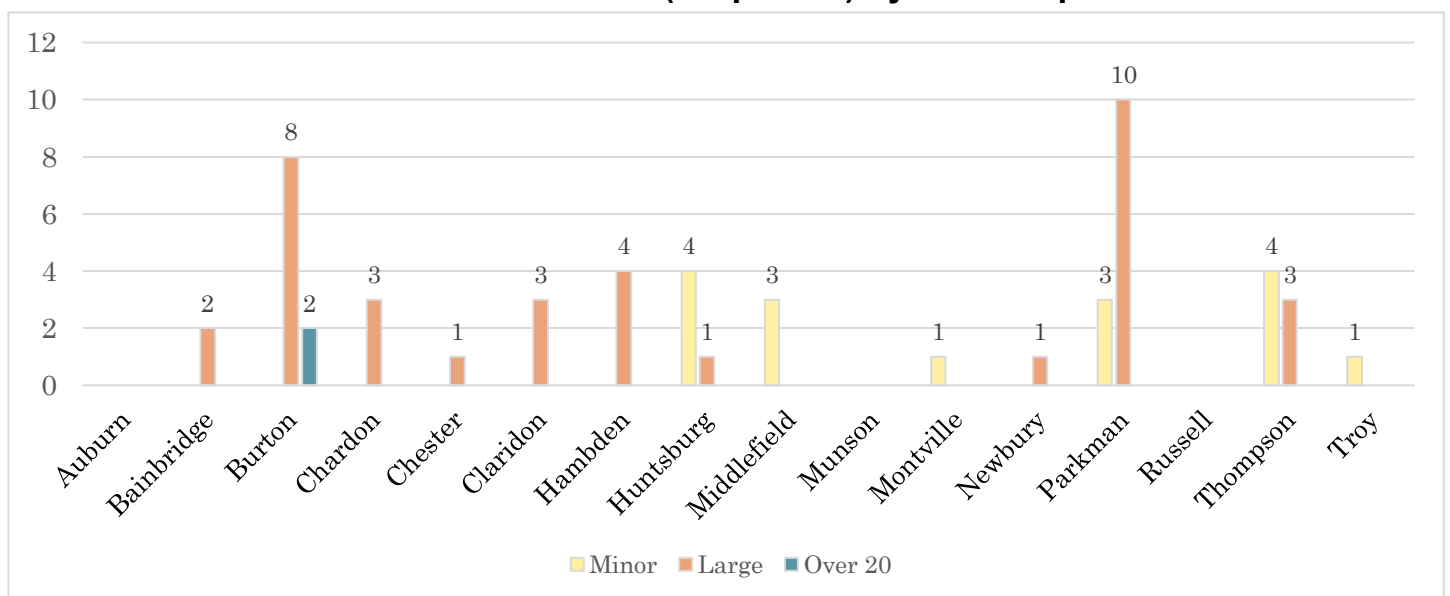
a. **Subdivision Activity, Zoning Assistance:**

The following chart is a breakdown of the lot splits, easements, and other subdivision activity as well as the number of text/map amendment reviews.

Activity	2022 # Reviewed	2023 # Reviewed	2024 # Reviewed	2025 # Reviewed	4-Year Total
Lot Splits/Subdivisions					
Re-plat	3	5	5	7	20
Major Subdivision	2 (informally)	2	0	2 (1 informal)	6
Minor Subdivisions (5 acres and less)	16	15	13	16	60
Large Lot Subdivisions (Between 5-20 acres)	21	36	39	36	132
Exempt Lots (Transfer to Adjacent Owner)	60	62	84	65	271
Exempt Lots (Over 20 acres)	8	12	7	2	29
Lot consolidations	90	75	88	79	332
	<b>200</b>	<b>207</b>	<b>236</b>	<b>207</b>	<b>850 Total</b>
Zoning					
Informal text or map amendment reviews	8	7	12	18	45
Formal text or map amendment reviews	19	6	23	27	75
General zoning assistance	95	87	90	80	352
	<b>122</b>	<b>100</b>	<b>125</b>	<b>125</b>	<b>472 Total</b>
Miscellaneous					
Easements (roadway, septic, utility...)	46	80	47	55	173 Total
	<b>368</b>	<b>387</b>	<b>401</b>	<b>387</b>	<b>1,543 Grand Total</b>

The map on Page 6 illustrates the general location of the minor, large lot, and lots over 20-acres contained in the table above. Fifty-four (54) new building lots located on existing roads were approved in 2025, compared to 59 in 2024, 63 in 2023, 45 in 2022, 54 in 2021 and 38 in 2020. Large lots were the most common type of lot split. The chart below depicts this same information by township. Parkman Township experienced the most with in 2025 while in 2024 most splits occurred in Huntsburg Township.

### New Buildable Lots (Un-platted) by Township



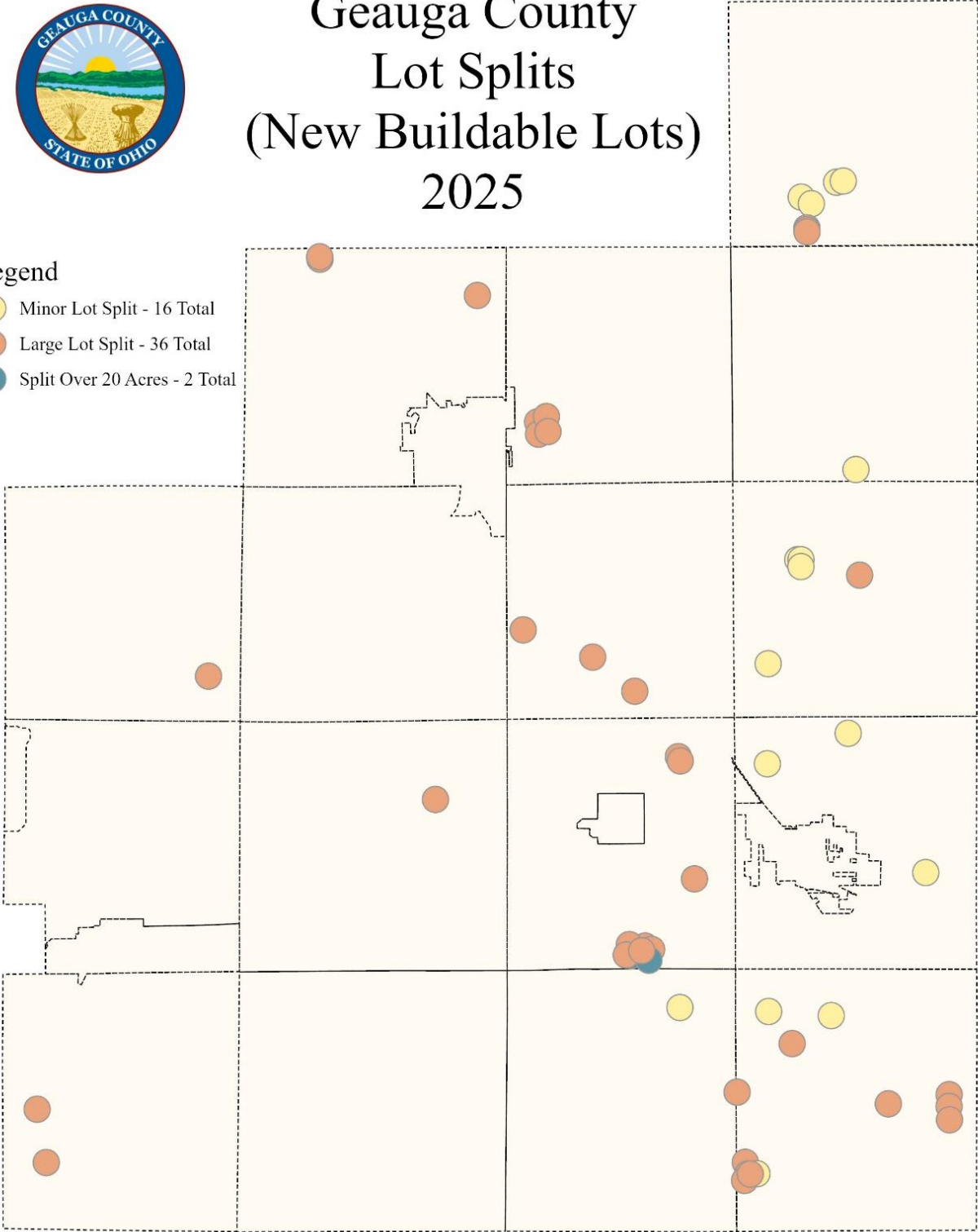
**New Buildable Lots (Un-platted) (54 total new lots).**



# Geauga County Lot Splits (New Buildable Lots) 2025

**Legend**

- Minor Lot Split - 16 Total
- Large Lot Split - 36 Total
- Split Over 20 Acres - 2 Total

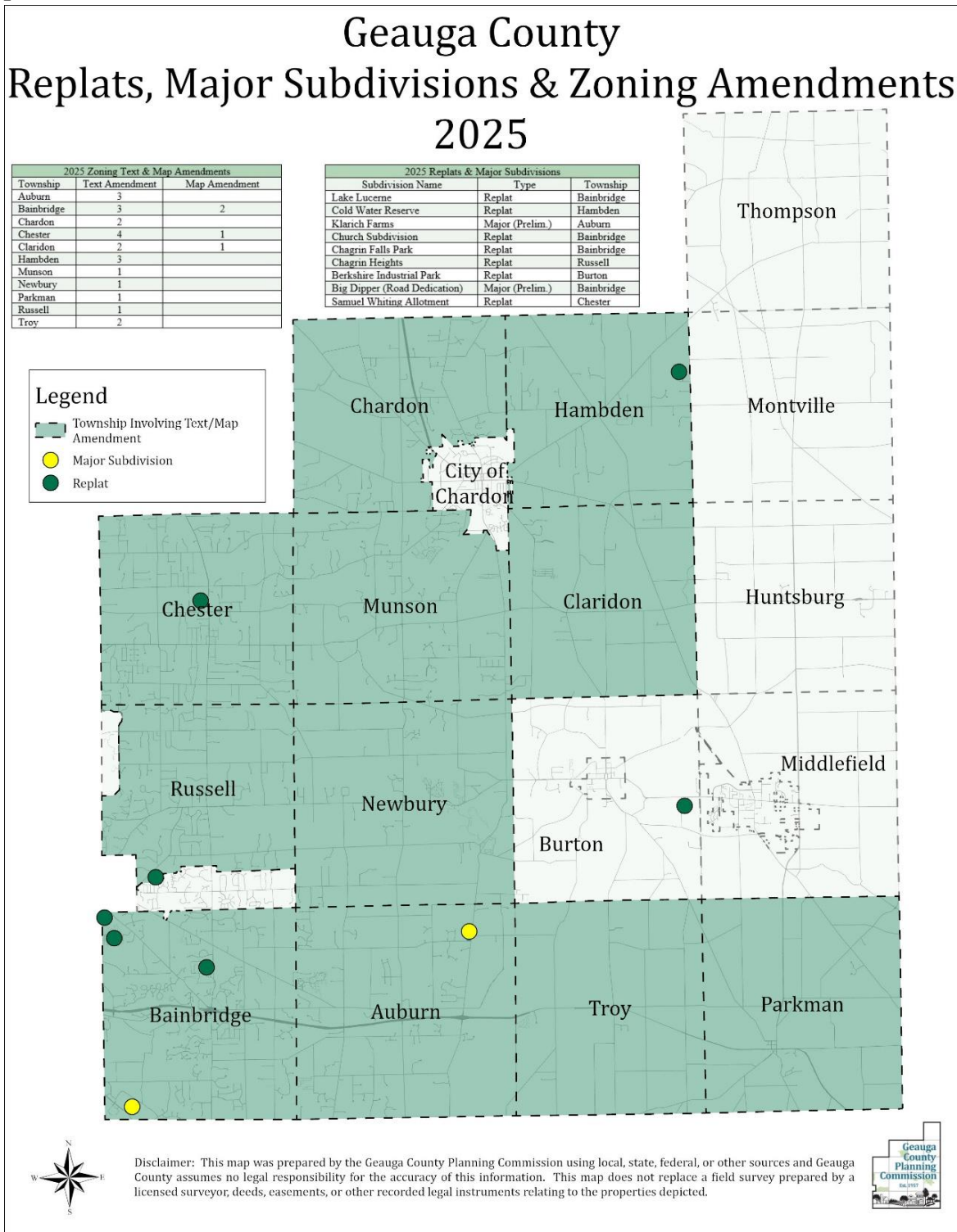


Disclaimer: This map was prepared by the Geauga County Planning Commission using local, state, federal, or other sources and Geauga County assumes no legal responsibility for the accuracy of this information. This map does not replace a field survey prepared by a licensed surveyor, deeds, easements, or other recorded legal instruments relating to the properties depicted.



b. Township Zoning Text/Map Amendments:

Township zoning amendment submittals were higher in 2025 at twenty-seven, compared to 23 in 2024, 6 in 2023, 19 in 2022, 17 in 2021, and 15 in 2020. All were initiated by the township zoning commissions except one by a property owner. See the map below. Four of the twenty-seven were map amendments.



---

c. Easements

Fifty-five (55) easements were reviewed in 2025, higher than the 47 in 2024. Previous years: 80 in 2023, 46 in 2022, 93 in 2021, and 131 in 2020. Easements are generally for utilities, storm water, conservation, septic systems or highway purposes. Utility and highway easements are the most common. There were four conservation easements totaling 253.5 acres in 2025 but none in 2024.

## **Part 4: GIS**

- a. Mapping Projects: Many maps serving various purposes were created including the following:
1. New Housing Starts and New Commercial Builds,
  2. Lot split Activity (monthly dashboard presented to the Planning Commission),
  3. Munson Township Points of Interest,
  4. Maps for Huntsburg Township for their ODNR NatureWorks Grant,
  5. Zoning maps for Burton Village, Chester Township and Claridon Township,
  6. Newbury Township Cemetery map,
  7. Maps for Munson and Burton Townships Land Use Plan Update Public Forum,
  8. Webpage HUB for the Farmland Preservation Plan Update
- b. Miscellaneous:
1. Presented at the July 2025 County User Group meeting regarding the ESRI User Conference.
  2. Worked with intern on the Buildings by Type map and the Census Data Book
  3. GIS for Zoning Webinar
- c. Networking: Attended the ESRI User Conference in San Diego, County GIS user group meetings, and the County Auditor's GIS Day

## **Part 5: Special Projects**

a. Farmland Preservation Plan Update

The beginning phases to update the 2008 Farmland Preservation Plan commenced with the Commission creating a Farmland Preservation Task Force. The 18-member task force met four times in 2025 to discuss various agriculture issues. They completed an ice breaker survey with various questions about agriculture including but not limited to how long they have been in the industry, what they like most and least, concerns/challenges, and what the goals should be for the next 5-10 years. They also identified strengths, opportunities, weaknesses, and threats (SWOT) to agriculture. Notably, a webpage was created to keep not only the Planning Commission and task force members up to date but the public as well.

b. Land Use Plan Assistance

- i. Burton Township: The staff attended the Burton Township public forum held on May 29 (see photos below) and provided guidance on the layout of the space, prepared maps, land use, zoning, and census data information, and answered questions. Hours of assistance in 2025: 11.5 (22 hours total overall).



- ii. Thompson Township: The staff attended four land use committee meetings as well as the public forum held on February 6 (see photos below), and prepared all maps and data, tended to the various stations with different land use and zoning information, and answered questions. Hours of assistance in 2025: 83 (168 total overall).



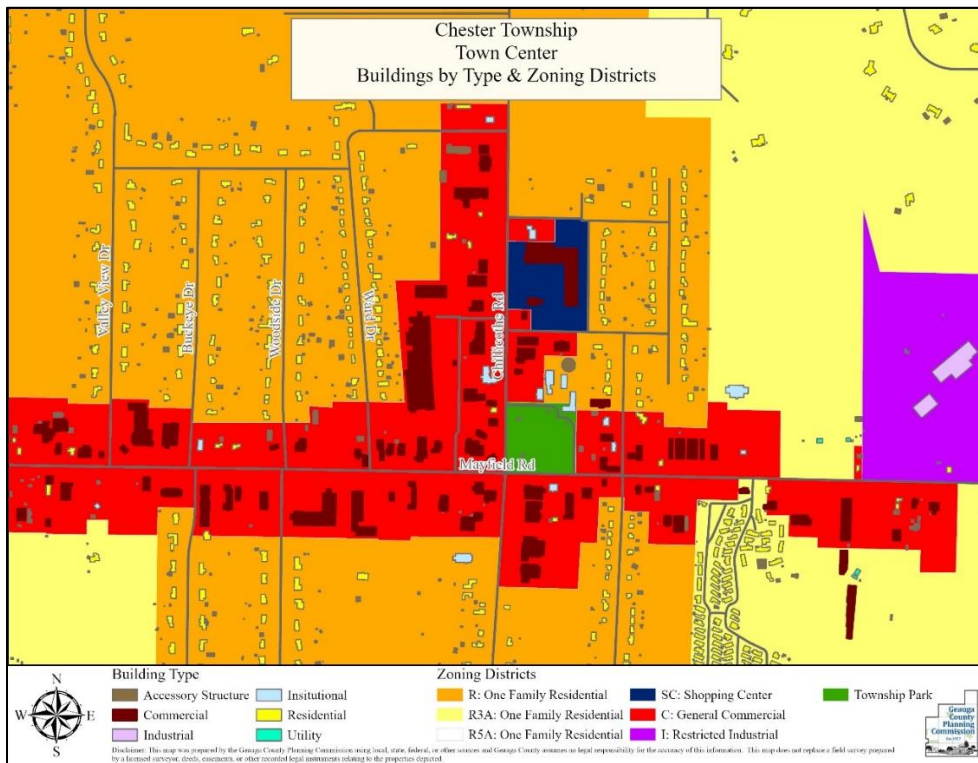
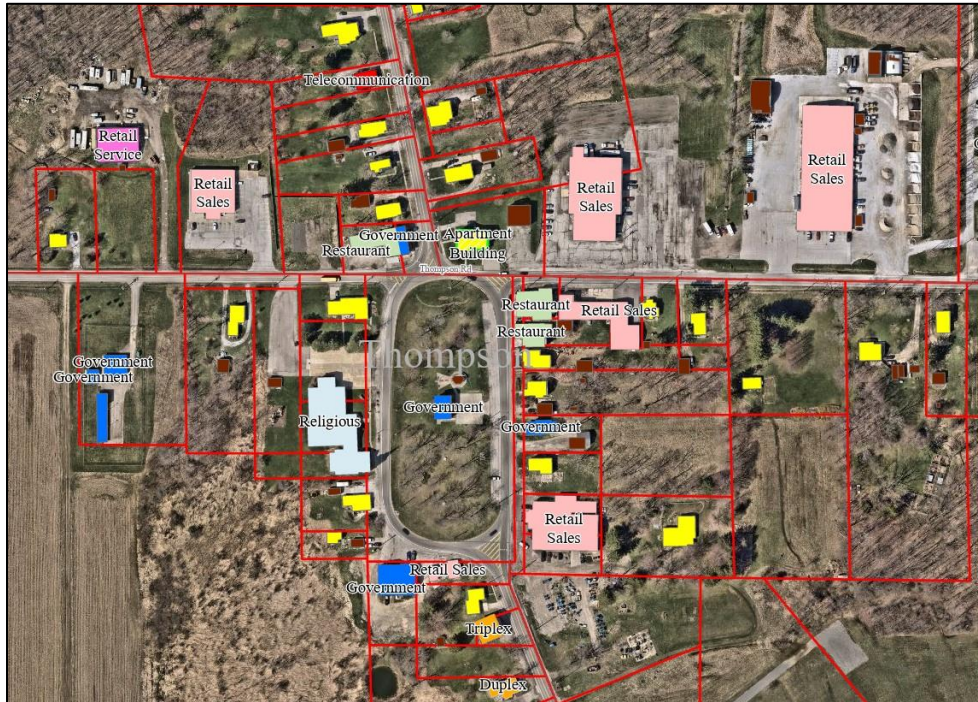
c. New Residential Developments Within the Past 5 Years

Presented at the November 14, 2025 meeting, this project provides a summary of all new residential subdivisions in the townships and municipalities that have occurred over the past year. This is part of the staff's ongoing practice of keeping the board informed of developments.

d. Buildings by Type, Census Data Book, Conservation Easement Value Tracking

The GIS/Planning Intern began a lengthy project to map principal buildings within the county by their type. Thompson, Hambden, Montville, and Chester Townships were completed. The project involves multiple categories whereby the main category is identified followed by several subcategories: Example: Commercial (main category), Single Tenant or Multi Tenant (subcategory 1), and then either Retail Sales, Retail Service, Restaurant, Office, Hospitality/Hotel, and Other (subcategory 2). Mapping examples are included on Page 10.

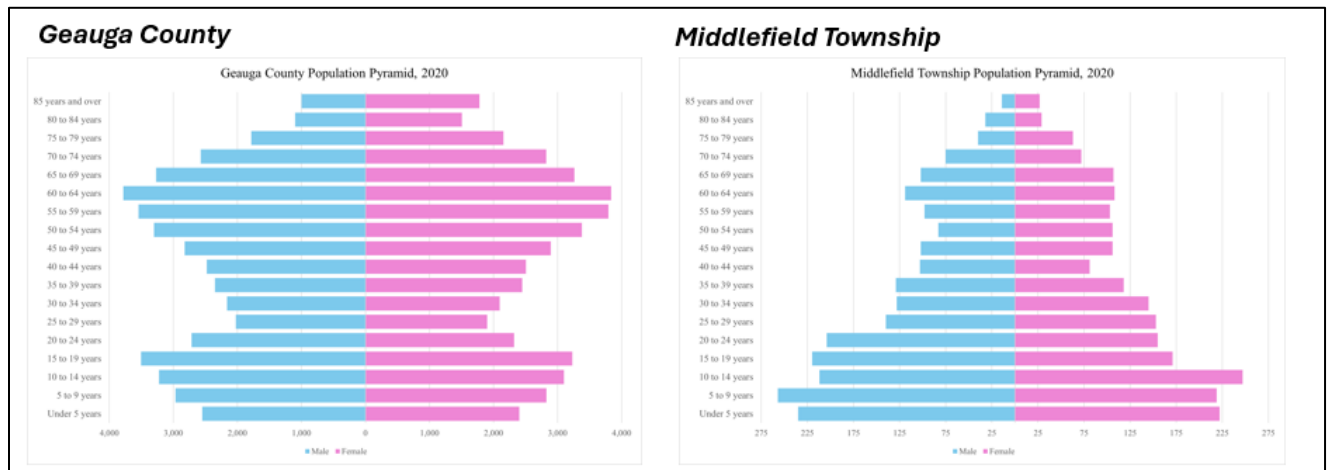
## Buildings by Type Examples



The map above contains the zoning district layer.

Population pyramids for the county and each community were also created for the census data book. Portrayal of age and sex data is commonly shown in this manner but had never been done before by staff. See example on Page 11. A spreadsheet was also begun to track how property taxes and property value change once a conservation easement is recorded on a property.

## Population Pyramid Examples



### e. Standard Operating Procedures Manual Update

The Standard Operating Procedures Manual that details how to perform the various office processes and tasks was updated as needed to document processes not yet included or to provide more detail on existing processes. This document will continue to be a work in progress and serves as an asset to the staff.

### f. Report on Mining Operations Geauga County

This new and unique project highlights the various surface mining operations within the County. The GIS/Planning intern worked on it 2024 and it was completed by staff in 2025. It contains maps of each mining operation based upon its permit issued through ODNR, data on what is mined (primary stone and sand), and more.

## **Part 6: Miscellaneous**

### a. Info Sheet Series

The staff worked on the info sheets for *The A to Z's of Agriculture and Zoning* and the *Roles of Various Government Offices*. The info sheet series continues to be an important source of information for residents and businesses related to planning and zoning topics.

### b. Directory of Public Officials:

Updates were made as needed to the Directory of Public Officials to account for new officials, retirements, etc. There were several changes to various officials throughout the year, and updates were posted more frequently than in years past.

c. Planning Commission Bylaws Update

The Bylaws were updated regarding distribution of meeting packets to all alternates.

d. Northeast Ohio Planning and Zoning Workshop

The staff attended the workshop held in Niles, Ohio and summary was provided to the Commission of the various sessions. This continues to be valuable staff training.

e. Single-Family Housing Starts:

Housing starts in 2025 total 196, lower than the 216 in 2024, but still higher than 145 in 2023, 160 in 2022 and 189 in 2021. See the table on Page 10. The 2021-2025 five-year average increased to 181, up from the previous five-year average of 168.

The map on Page 13 illustrates that new housing starts were, in general, spread out over the entire county, as compared to the New Building Lots map on Page 6 that illustrates new lot splits are primarily located on the east side of the county. The top three townships regarding new housing starts were Bainbridge (29), Huntsburg (15), and Middlefield (9)

**Housing Starts, 11 Years 2015-2025**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Aquilla Village	0	1	1	0	0	0	0	0	0	0	N/A
Auburn Twp.	15	18	10	11	10	10	18	17	3	11	7
Bainbridge Twp.	30	26	35	33	23	26	31	22	20	32	29
Burton Twp.	3	5	1	6	6	3	5	6	2	4	4
Burton Village	2	0	1	0	0	0	1	0	0	1	1
Chardon Twp.	9	6	7	1	8	6	11	5	5	0	3
City of Chardon	11	8	11	8	4	2	5	11	11	38	45
Chester Twp.	3	5	5	8	12	6	9	9	2	7	5
Claridon Twp	4	0	6	10	9	1	9	3	2	8	5
Hambden Twp.	7	11	13	6	9	7	13	11	6	7	3
Huntsburg Twp	6	10	9	4	6	3	7	6	9	12	15
Middlefield Twp.	4	5	5	3	4	9	8	10	10	9	9
Middlefield Village	1	3	8	7	5	7	11	6	17	40	32
Montville Twp.	0	2	3	5	3	3	2	2	6	4	2
Munson Twp.	10	13	13	11	11	17	15	20	8	7	4
Newbury Twp.	5	3	8	6	8	5	10	14	9	7	6
Parkman Twp.	10	13	15	7	12	8	13	9	14	13	8
Russell Twp.	5	6	6	10	14	9	9	3	8	8	5
Thompson Twp.	2	2	5	5	5	5	6	2	8	1	6
Troy Twp.	3	4	2	4	4	4	6	4	5	7	7
<b>TOTAL</b>	130	141	164	145	153	131	189	160	145	216	196

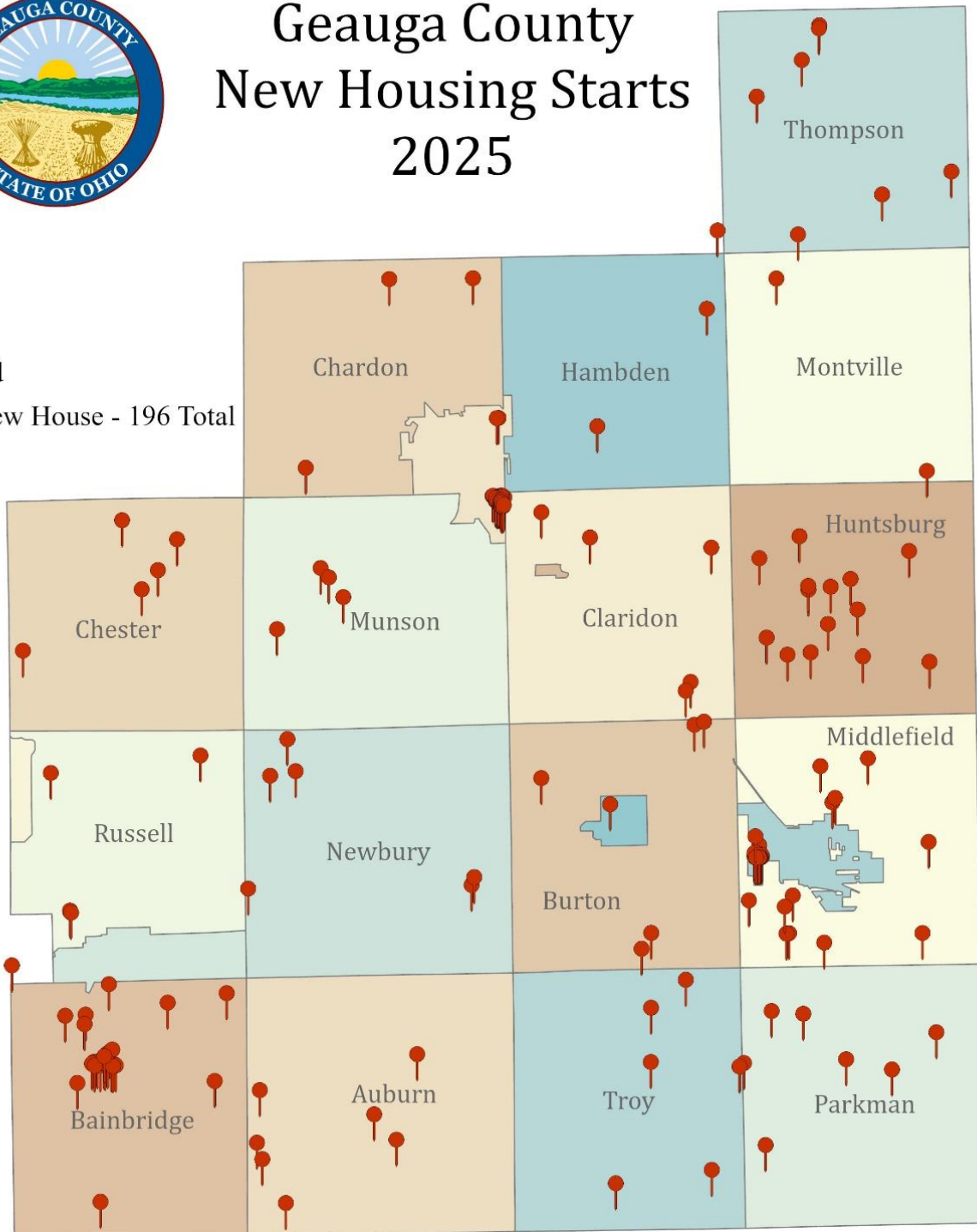
No Data for South Russel or Hunting Valley  
 Aquilla Village Dissolved November 2024 and is now part of Claridon Township



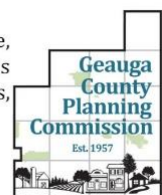
# Geauga County New Housing Starts 2025

## Legend

 New House - 196 Total



Disclaimer: This map was prepared by the Geauga County Planning Commission using local, state, federal, or other sources and Geauga County assumes no legal responsibility for the accuracy of this information. This map does not replace a field survey prepared by a licensed surveyor, deeds, easements, or other recorded legal instruments relating to the properties depicted.



f. Boundary and Annexation Survey

As Aquilla Village was dissolved as government entity, the staff updated the Census Bureau’s maps through its Boundary and Annexation Survey program.

g. County’s Loss Prevention Safety Team

Staff attended the County Loss Prevention Safety Team meetings. This group meets to ensure measures are in place for a safe and hazard-free workplace.

h. Personnel Policy and Procedure Manual

Notations were made where the manual needs updating. A draft of an improved Application for Leave request form was created.

i. Commercial Construction Activity

The following is a list of the more significant new buildings, accessory buildings/uses, additions, and alterations that received permit approval from the County Building Department in 2025. A map is provided on Page 15 depicting the general location.

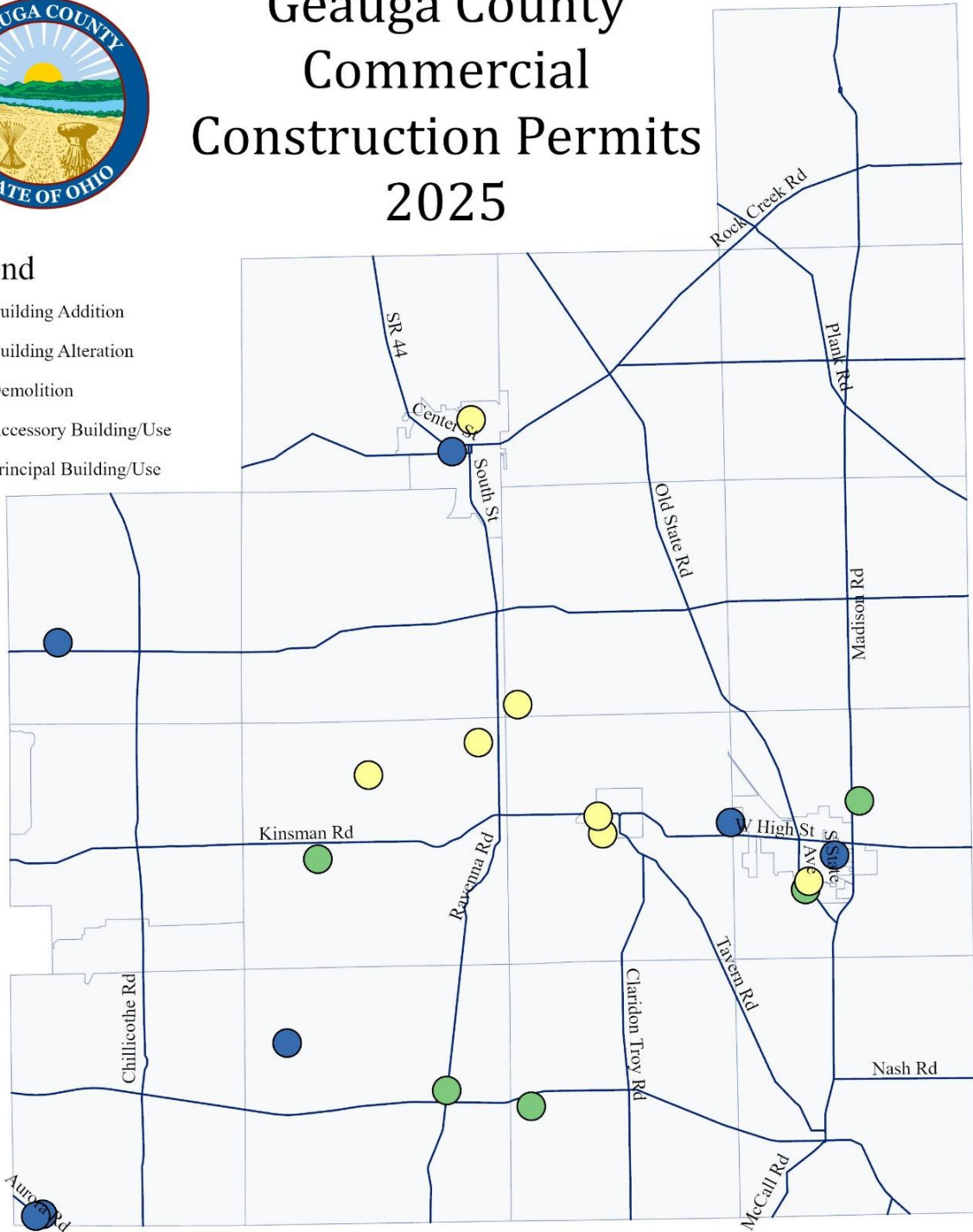
Construction Type	Owner or Business	Community	Square Feet
<b>Principal Building/Use</b>			
Warehouse and offices	New Vista Real Estate	Chester	Not listed
Warehouse	Bonner Ohio	Middlefield Vill.	747,000
Restaurant	Chipotle	City of Chardon	2,370
Office-Warehouse	Rickelman Properties	Burton	13,525
Retail/Grocery	Meijer	City of Chardon	157,978
Office-Warehouse	10185 GOTT Ltd	Auburn	10,000
Retail Service Carwash	CMT Group LLC	Bainbridge	5,860
<b>Accessory Building/Use</b>			
Wireless Cellular Tower	S. Burlingame	Newbury	n/a
Burton Township garage	Burton Township Trustees	Burton	4,615
Cabins	Camp Ho Mida Coda	Newbury	1,280
Garage	Preston Educational Garage	Burton Village	2,827
Airport hangar	Geauga Bd. of Commissioners	Middlefield Twp.	12,266
Tennis courts	Chardon Board of Education	City of Chardon	n/a
Salt storage building	Geauga Bd. of Commissioners	Claridon	10,752
<b>Building Addition</b>			
Medical	DDC Clinic	Middlefield Twp.	2,524
Medical	Precision Orthopedics	Auburn	4,070
Office-production	Electrolock Incorp.	Troy	71,424
Storage	Kalo Enterprises	Middlefield Twp.	27,432
Fabrication, Warehouse, office	Ralston Realty	Newbury	9,138
<b>Alteration</b>			
None			



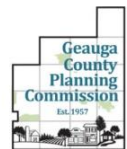
# Geauga County Commercial Construction Permits 2025

## Legend

- Building Addition
- Building Alteration
- Demolition
- Accessory Building/Use
- Principal Building/Use



Disclaimer: This map was prepared by the Geauga County Planning Commission using local, state, federal, or other sources and Geauga County assumes no legal responsibility for the accuracy of this information. This map does not replace a field survey prepared by a licensed surveyor; deeds, easements, or other recorded legal instruments relating to the properties depicted. This map does not contain all non residential structure activity. Larger projects were selected for mapping purposes only.



---

j. Zoning Matrix

Updates were made to the zoning matrix to include which communities allow shipping containers, conservation developments, accessory dwelling units, and surface mining.

k. Letter to BOCC regarding NOACA

The Commission finalized a letter to the Board of County Commissioners (BOCC) expressing concern with staying within NOACA (Northeast Ohio Areawide Coordinating Agency) and offered potential options to either leave the metropolitan planning organization (MPO) and form an MPO with Lake County or leave and pursue non-MPO funds through ODOT (Ohio Department of Transportation).

l. Legislative Updates: Numerous pieces of legislation were introduced in 2025, the first half of the General Assembly's 136<sup>th</sup> Session (2025-2026). Some relate to planning and zoning and are still pending while the following two passed:

- a. HB 65: *Agriculture Appreciation Act*, effective 9/30/2025. It, among other things, establishes an FFA week each February, October 12 of each year as "Farmers Day", a National Farmer's Market week in August.
- b. HB 96: This was the state operating budget but included a provision to increase the percentage required for a zoning referendum vote from 15% to 35%, effective September 30, 2025.

## **Part 7: Staff Related/Training**

Staff participated in numerous educational webinars or meetings as listed below, organized by topic.

### Planning and Zoning

1) Northeast Ohio Planning and Zoning Workshop (June); 2) Geauga County Township Association meetings; 3) Ohio Department of Agriculture (discuss LAEPP Local Agricultural Easement Purchase Program and the Agricultural Security Areas program; 4) multiple webinars for Director's AICP continuing education certification.

### GIS

1) ESRI User Conference in San Diego, California; 2) County GIS User Group meetings 3) County Auditor's GIS Day; GIS for Zoning webinar

### Employee Training

1) CORSA's Defensive Driving, 2) CORSA annual training; 3) County Loss Preventions meetings; 4) multiple online cybersecurity training; 5) Ethics training; 6) Security awareness, 7) Introduction to Excel.

---

## **Part 8: Fiscal**

The Planning Commission's 2025 amended budget was \$253,839.00 and \$251,335.52 was spent, a usage of 99%, up from 90% in 2024.

Revenues received through the collection of lot split and platting fees totaled \$16,662.15 in 2025, up from \$10,193.00 in 2024 but down from \$22,770.00 in 2023. The chart below provides the last eight years of revenue. Fluctuations can largely be attributed to major subdivisions and replats, which have the highest review fees.

<b>Year</b>	<b>Total Revenues</b>
2018	\$25,932.50
2019	\$7,950.00
2020	\$23,200.00
2021	\$19,800.00
2022	\$7,380.00
2023	\$22,770.00
2024	\$10,193.00
2025	\$16,662.15

## **Part 9: Conclusion**

The year 2025 was heavily focused on beginning the process to update the Farmland Preservation Plan. Township land use plan assistance and special projects such as the Report on Mining Operations in Geauga County were highlights as well. Updating the Geauga County Farmland Preservation Plan will continue to be the focus for 2026 when public engagement and writing of the plan will begin.