

# Geauga County Planning Commission

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

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

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

***March 10, 2026 REGULAR MEETING***

***12611 Ravenwood Drive***

***Conference Room B167-168, 1st Floor***

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

***Revised 3/6/26***

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes:
  - A. February 10, 2026 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. Chagrin Falls Park  
Replat of Sublots 1037 Thru 1044  
Bainbridge Township  
Final Plat
  - B. Frank W. Stanton's Riverdale Estates  
Replat of Sublot 7 and part of Sublot 8  
Russell Township  
Final Plat
8. Township Zoning Amendments to be Reviewed:
  - A. Parkman Township  
Text Amendment 2026-01  
Initiated January 28, 2026  
By Zoning Commission
  - B. Parkman Township  
Text Amendment 2026-02  
Initiated February 25, 2026  
By Zoning Commission
9. Director's Report:
10. Correspondence:
  - A. Letter of Support Request from City of Aurora regarding redevelopment of former SeaWorld Ohio
11. Old Business:

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

A. Ohio Department of Agriculture Grant

12. New Business:

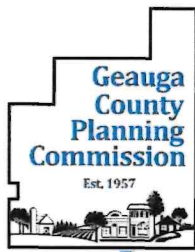
A. Executive Session: Employee performance evaluations; to consider compensation of a public employee, pursuant to O.R.C. 121.22 (G)(1)

B. Draft 2027 Budget Request

C. GIS Planning Intern Position

D. 2025 Year End Report

13. Adjournment



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March 10, 2026 MEETING MINUTES

## 1. Pledge of Allegiance

Chairman Gorris called the March 10, 2026, regular meeting of the Geauga County Planning Commission to order at 7:30 a.m. at 12611 Ravenwood Drive, Suite B167 & B168, Chardon, Ohio. A quorum was present. Roll call was taken by Ms. Crombie, and the following members were present:

## 2. Roll Call

Members present: Nick Gorris, Philip Miller, Dennis Bergansky, Enzo Perfetto, Lee Imhof, Matthew Mesok, Matt Johnson, Alternate Dave Fabig for Commissioner Dvorak, and Alternate Dane Davis for Commissioner Carolyn Brakey

Members absent: Bob Rogish Jr. and Commissioner Ralph Spidalieri.

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

Guests: Kristina Port (Russel Township Trustee) and Denise Villers (Parkman Township Fiscal Officer).

## 3. Approval of Minutes:

### A. February 10, 2026 Regular Meeting Minutes

Motion made by Mr. Davis to approve the February 10, 2026 regular meeting minutes as presented. Mr. Bergansky seconded the motion and upon a call for the vote, the motion passed unanimously.

## 4. Approval of Agenda/Addendum Items:

Motion made by Mr. Bergansky to approve the agenda as presented and Mr. Davis seconded, and upon a call for the vote, the motion passed unanimously.

## 5. Financial Report and Approval of Expenses: (February 2026)

Ms. Crombie presented the financial report. She noted Expert IT, LLC, which totaled \$1,800, was for our Microsoft 365 subscription. This is a yearly payment. Ms. Crombie also noted the Salaries, Medicare, Hospitalization, and OPERS Accounts were higher due to action made by the Board of County Commissioners (BOCC) for Budget Adjustments made to original appropriations to cover wage increases.

Motion made by Mr. Bergansky to approve the financial report and the summary of expenses for February 2026 as submitted and Mr. Davis seconded, and upon a call for the vote, the motion passed unanimously.

## 6. Other Business: None

**7. Major Subdivisions to be reviewed:**

**A. Chagrin Falls Park  
Replat of Sublots 1037 Thru 1044  
Bainbridge Township  
Final Plat**

Ms. Crombie said the applicant wants to consolidate sublots 1037 – 1044 in the Chagrin Falls Park Subdivision. The combined acreage will be 0.36 acres. Mr. Davis asked why the lots in this subdivision are small. Ms. Crombie replied that the subdivision is old and most subdivisions during that time were platted very similarly. The small lots were initially intended to be seasonal vacation homes that transitioned into full time housing. Chairman Gorris compared this subdivision to the old Aquilla Village that also has very narrow lots.

Motion made by Mr. Bergansky to recommend approval of the replat of Sublots 1037 – 1044 in the Chagrin Falls Park Subdivision, creating Sublot 1037-R. Mr. Davis seconded, and upon a call for the vote, the motion passed unanimously.

**B. Frank W. Stanton’s Riverdale Estates  
Replat of Sublot 7 and part of Sublot 8  
Russell Township  
Final Plat**

Ms. Crombie said the applicant wants to consolidate subplot 7 and part of subplot 8 to create subplot 7-R totaling 7.125 acres in the Frank W. Stanton’s Riverdale Estates subdivision. The applicant would like to consolidate the lots to build an accessory use.

Motion made by Mr. Bergansky to recommend approval of the replat of subplot 7 and part of subplot 8 in the Frank W. Stanton’s Riverdale Estates subdivision, creating subplot 7-R. Mr. Miller seconded, and upon a call for the vote, the motion passed unanimously.

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

**A. Parkman Township  
Text Amendment 2026-01  
Initiated January 28, 2026  
By Zoning Commission**

Ms. Crombie said Parkman Township Zoning Commission submitted zoning amendment 2026-1 that impacts two (2) articles; Article 2: Definitions and Article 4: District Regulations. The township is adding a definition of Human Healthcare Professional. Ms. Crombie explained the definition is broad and the intent appears to be to provide healthcare services in addition to traditional medical practice (doctors, dentists, etc.) but still require a license from the state of Ohio. The township is also removing the definition of Massage Therapy and Ms. Crombie mentioned that removing this is fine, as no other medical or healthcare procedure is described in detail in their resolution.

Ms. Crombie said the Township proposes to also remove massage therapy from the list of allowable home occupations and replace it with *Medical doctor, dentist, chiropractor, or human healthcare professional holding a valid license issued by the State of Ohio*. Ms. Crombie said by requiring a license

this would not allow treatments such as salt therapy and others that do not require a license, but which would likely not otherwise be objectionable in terms of use related to traffic, noise, number of employees, etc. She recommends the Township consider this in their review. She also added that listing “chiropractor” is unnecessary as they are a medical doctor. If chiropractors are listed, all other doctors should be listed, which is unnecessary. Ms. Crombie said the staff’s recommendation is for approval with the modifications as noted in the staff’s review comments under “Items to consider”.

Motion made by Mr. Bergansky to recommend approval with modifications per staff review, Parkman Township Text Amendment 2026-01, and seconded by Mr. Fabig, and upon a call for the vote, the motion passed unanimously.

**B. Parkman Township**  
**Text Amendment 2026-02**  
**Initiated February 25, 2026**  
**By Zoning Commission**

Ms. Crombie said Parkman Township Zoning Commission submitted zoning amendment 2026-2 that impacts two (2) articles; Article 2: Definitions and Article 4: District Regulations. Townships have had the ability to prohibit medical marijuana since 2016 with the passage of HB 523. All townships in the county prohibited the use. Recreational marijuana became allowable per a citizen-initiated statute amendment in November 2023, but the Ohio General Assembly has been analyzing since then.

Ms. Crombie said several bills were proposed afterward with SB 56 being introduced in early 2025. It recently passed in December 2025 and will be effective March 20, 2026. The bill eliminated reference to “medical” in ORC Section 519.21(D), thus allowing townships to prohibit or limit marijuana cultivation, processors, dispensary, etc..

Ms. Crombie said the staff’s recommendation is for approval with modifications as it is recommended the reference in O.R.C. Section 519.21 be “519.21(D)”.

Motion made by Mr. Bergansky to recommend approval with modifications as noted, Parkman Township Text Amendment 2026-02, and seconded by Mr. Davis, and upon a call for the vote, the motion passed unanimously.

**9. Director’s Report:**

Ms. Crombie said three new building lot proposals were submitted in February.

Ms. Crombie said Ms. Irizarry completed the department office inventory reports as well as year-end reports required by the County Auditor’s Office (e.g., vacation and sick time usage, uniform, etc.)

Ms. Crombie mentioned three applications were received for the GIS/Planning Intern position. She will discuss in more detail on agenda Item 12C later in the meeting.

Ms. Crombie discussed an article in the 2/19/26 Maple Leaf that indicated the county planning commission approved an annexation from Middlefield Township to the Village, in approximately 1999 for the property located at 15511 W. High Street. She mentioned staff has not received any inquiries

about it but are researching the matter. Chairman Gorris added that he has directed staff to investigate the matter to ensure preparedness for public inquiry.

Ms. Crombie said March 21<sup>st</sup> is designated as “Agriculture Day” per the Agriculture Appreciation Act, effective 9/30/2025. Other days and weeks throughout the year are designated for other agriculture topics (e.g., 4-H, FFA, farmers markets, etc.). March was also previously designated in 2015 as Ohio Maple Syrup Products Month per SB 272. Ms. Crombie mentioned this could be an opportunity for the Planning Commission to discuss what it can do to support awareness already done by local agricultural entities, such as the Northeast Ohio Maple Syrup Producers.

Ms. Crombie said there were no permits issued in February for new commercial buildings or accessory uses. Ms. Crombie said the work summary for January and February are a little lower than in previous months. She added this was typical and workflow typically ebbs and flows each month.

Regarding Legislative updates, Ms. Crombie said moving forward she can just provide the links to the legislative updates on the legislatures website as providing the detail can be quite laborious.

She mentioned the updates to HB 646, 692, and 733. She added that HB 733 was regarding adding Maple Syrup and Maple Products as an agricultural use in the Ohio Revised Code, as this is not listed and has proven difficult for maple producers to apply for CAUV on their properties. This bill was introduced by Representatives Sarah Fowler-Arthur and David Thomas through discussions with the Geauga and Ashtabula County Farm Bureaus. She added the Planning Commission should write a letter of support and submit it as testimony to this bill.

Chairman Gorris asked if there was a timeline to submit for testimony and if a draft can be brought forward at the April meeting. Ms. Crombie said she is not aware of a timeline, but some bills move more quickly than others. She will draft a letter and reach out to Planning Commission member Bob Rogish for his input as he is president of the Geauga Farm Bureau.

Ms. Crombie read the updates to Senate Bills 56 regarding marijuana and 361 regarding prohibiting eminent domain for recreational trails. She also mentioned updates to Senate Joint Resolution 7. This joint resolution relates to property taxes and proposes that taxes be based solely upon land and not improvements.

## **10. Correspondence:**

### **A. Letter of Support Request from City of Aurora regarding redevelopment of former SeaWorld Ohio**

Ms. Crombie said the City of Aurora’s Planning Director, Ms. Denise Januska, reached out for a letter of support from the Geauga County Planning Commission. She explained the city owns the lake itself as well as a couple of parcels on the southeast portion of the lake, where the former SeaWorld was located. They are building the park in phases and are seeking federal funding for phase 2a. Mr. Davis asked what kind of park this will be. Ms. Crombie was not sure of all the details but noted it would be for a beach and swimming area. Chairman Gorris added that the city has been posting updates on their social media page regarding their plans. Mr. Bergansky asked if this park will be maintained by the City

of Aurora. Ms. Crombie replied yes. She explained two sample letters of support were provided to her and Mr. Davis said a blend of two would be better.

Motion made by Mr. Davis for the Director to write a letter of support for the City of Aurora using language from both sample letters and seconded by Mr. Bergansky. Upon further discussion, Chairman Gorris mentioned that Ms. Crombie will sign the letter on behalf of the Planning Commission and upon a call for the vote, the motion passed unanimously.

**11. Old Business:**

**A. Ohio Department of Agriculture Farmland Grant:**

Ms. Crombie said the application for the Ohio Department of Agriculture's (ODA) land use planning grant related to farmland preservation was emailed to the ODA on February 26<sup>th</sup> along with the application materials we provided for the commission for reference. She mentioned we received one hundred percent (100%) support from the townships and municipalities as all provided a letter of support. The staff is expecting to have a response by March 31, 2026. Chairman Gorris thanked the staff for their efforts in getting support from all the townships and municipalities.

**12. New Business:**

**A. Executive Session: (employee performance evaluations, to consider compensation of public employees pursuant to ORC 121.22(G)(1)):**

Chairman Gorris requested a motion to enter Executive Session.

Motion made by Mr. Bergansky at 8:05 a.m. to enter Executive Session and seconded by Mr. Fabig and upon a call for the vote, the motion passed unanimously.

The Commission exited Executive Session at 8:45 a.m.

Chairman Gorris made a motion to accept the employee evaluations and approve wage increases, setting Ms. Crombie at \$45.00 per hour, Ms. Kobus at \$28.65 per hour, and Ms. Irizarry at \$19.37 per hour effective March 2, 2026, and seconded by Mr. Bergansky. The motion passed with nine votes in favor and one opposed, with Mr. Perfetto casting the dissenting vote.

**B. Draft 2027 Budget Request:**

Ms. Crombie said Planning Commission's 2027 final budget request will be due in April but the Board of County Commissioners has not yet released their guidance regarding budget preparation and submission. She presented the draft budget proposal to the board at the February 10, 2026 meeting and the Commission requested she create a list of job duties of the two Planner II positions. She presented the two lists noting both Planner II positions will handle lot split proposals. Ms. Kobus will focus more on GIS related work, and the proposed new Planner II/Farmland Coordinator will focus on farmland preservation related work but both will work on township land use plans and other special projects. Ms. Kobus will also handle more of the replats, which will allow Ms. Crombie to focus on creating more info sheets and updates to the Subdivision Regulations and Model Zoning Resolution. Chairman Gorris asked if we needed to act on this today. Ms. Crombie replied yes as the budget is due in April but the exact date has not been announced yet and it may be before the next Planning Commission meeting.

Mr. Davis asked if after the Farmland Preservation Plan is completed, will the Planner II/Farmland Coordinator position continue. Ms. Crombie responded yes. Mr. Mesok asked when the Planner II/Farmland Coordinator would be hired as there are discussions about county budgets being reduced due to the potential of property taxes being eliminated. Ms. Crombie replied sometime in 2027 and Chairman Gorris added this is a budget request that still has to be presented to the County Commissioners. It does not mean we have to hire someone, but it is fair to add it to the budget request.

Motion made by Chairman Gorris to approve the 2027 Budget Request as discussed and seconded by Mr. Fabig, and upon a call for the vote, the motion passed unanimously.

**C. GIS/Planning Intern Position**

Ms. Crombie said she budgeted last year for hiring a Summer Intern in 2026. The job was posted on the County website and three applicants responded. Ms. Crombie would like to offer the position to Mr. Oliver Richard, who was the GIS/Planning Intern last year. If he declines, it could be offered to the other candidate. Mr. Bergansky asked Ms. Crombie if Mr. Richard is graduating this year and she replied no. Mr. Gorris said to wait to see if Mr. Richard accepts before offering to any other candidate. Mr. Mesok asked if the position is posted for a certain amount of time. Mr. Gorris said it stays posted on the County's website until the position is filled. Ms. Crombie noted it will only be posted on Lakeland's site until mid-March.

7.14.2026  
Community College's

Motion made by Mr. Davis to offer the GIS/Planning Intern position to Mr. Oliver Richard and seconded by Mr. Bergansky, and upon a call for the vote, the motion passed unanimously.

**D. 2025 Year End Report:**

Ms. Crombie said this report was given to the board the day before the previous meeting and is bringing it to the board for approval.

Motion made by Mr. Davis to accept the 2025 Year End Report as presented and seconded by Mr. Johnson. Upon further discussion, Chairman Gorris asked if the staff will submit this report to the BOCC and Ms. Crombie replied she has never done that in the past. Upon a call for the vote, the motion passed unanimously.

**13. Adjournment:**

Motion by Mr. Bergansky to adjourn the meeting, seconded by Mr. Johnson and upon a call for the vote, the motion passed. Meeting adjourned at 9:03 a.m.



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Nick Gorris, Chairman

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Enzo Perfetto, Secretary/Treasurer

**GEAUGA COUNTY PLANNING COMMISSION**  
**FINANCIAL REPORT SUMMARY: Month of February 2026**  
**BUDGET - PREPARED**      **3-Mar-26**

<u>Account</u>	<u>Annual Appropriation</u>	<u>Monthly Expenditure</u>	<u>Year to Date Expenditure</u>	<u>Balance</u>
Salaries	\$187,375.00	-\$13,242.96	\$26,485.92	\$160,889.08
Supplies	\$1,500.00	\$0.00	\$0.00	\$1,500.00
Hospitalization	\$48,089.00	-\$4,007.28	\$8,014.56	\$40,074.44
Medicare	\$2,750.00	-\$186.22	\$372.45	\$2,377.55
OPERS	\$26,280.00	\$2,781.03	\$4,635.05	\$21,644.95
Worker's Comp.	\$90.00	\$0.00	\$0.00	\$90.00
Other Expenses	\$2,700.00	\$0.00	\$0.00	\$2,700.00
Equipment	\$0.00	0.00	\$0.00	\$0.00
Contracted Services	\$0.00	0.00	\$0.00	\$0.00
Covid -19 Expenses	\$0.00	0.00	\$0.00	\$0.00
Copier Usage Services	\$600.00	0.00	\$0.00	\$600.00
Travel	\$3,860.00	0.00	\$0.00	\$3,860.00
Advertising	\$325.00	0.00	\$0.00	\$325.00
Training	\$400.00	\$0.00	\$0.00	\$400.00
Member, Dues, Lic. Sub	\$4,100.00	\$623.06	\$623.06	\$3,476.94
<b>Total</b>	<b>\$278,069.00</b>	<b>-\$14,032.37</b>	<b>\$40,131.04</b>	<b>\$237,937.96</b>

**Salaries, Medicare, Hospitalization, and OPERS Accounts:** Per BOCC action: Budget Adjustments made to original appropriations to cover wage increases

  
 Nick Carrisi, Chairman  
  
 Enzo Perfetto, Secretary/Treasurer

**EXHIBIT "A"**

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

Mo. Begorshy MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,  
WHICH MOTION WAS SECONDED BY Mo. Davis.

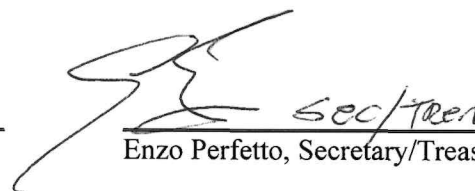
WHEREAS, THE EXPENSES LISTED HEREIN HAVE BEEN INCURRED BY THE GEAUGA COUNTY PLANNING COMMISSION IN ORDER FOR THE COMMISSION TO PERFORM ITS DUTIES; AND

WHEREAS, THESE EXPENSES HAVE BEEN REVIEWED BY THE MEMBERS OF THE COMMISSION AT ITS MARCH 10, 2026 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>
1165 OTHER		2/3	EXPERT IT, LLC <ul style="list-style-type: none"><li>• <i>Microsoft 365 G3 Annual Renewal</i><ul style="list-style-type: none"><li>○ <i>2025 Carryover Account</i><ul style="list-style-type: none"><li>▪ <i>Split payment</i></li></ul></li></ul></li></ul>	\$1,087.94
2022 MEMBER DUES		2/3	EXPERT IT, LLC <ul style="list-style-type: none"><li>• <i>Microsoft 365 G3 Annual Renewal</i><ul style="list-style-type: none"><li>○ <i>2025 Carryover Account</i><ul style="list-style-type: none"><li>▪ <i>Split payment</i></li></ul></li></ul></li></ul>	\$102.00
0374 MEMBER DUES		2/3	EXPERT IT, LLC <ul style="list-style-type: none"><li>• <i>Microsoft 365 G3 Annual Renewal</i><ul style="list-style-type: none"><li>○ <i>2026 Account</i><ul style="list-style-type: none"><li>▪ <i>Split payment</i></li></ul></li></ul></li></ul>	\$538.06
0374 MEMBER DUES		2/13	COUNTY COMMISSONERS ASSOCIATON OF OHIO <ul style="list-style-type: none"><li>• <i>Linda Crombie</i></li></ul>	\$85.00
			<b>TOTAL</b>	\$1,813.00

  
\_\_\_\_\_  
Nick Gorris, Chairman

  
\_\_\_\_\_  
Enzo Perfetto, Secretary/Treasurer

<u>Planning Commission Revenues</u>	<u>Year to Date Balance:</u>
January	\$432.55
February	\$1,300.00
	<b>Yearly Total: \$1732.55</b>