

Geauga County Planning Commission

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

GEAUGA COUNTY PLANNING COMMISSION AGENDA

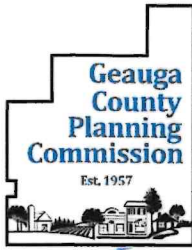
March 17, 2026 SPECIAL MEETING

12611 Ravenwood Drive

Conference Room B167-168, 1st Floor

7:30 A.M.

1. Pledge of Allegiance
2. Roll Call
3. Major Subdivision to be reviewed:
 - A. Big Dipper Road Dedication
Bainbridge Township
Final Plat
4. Adjournment



Geauga County Planning Commission

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

March 17, 2026 SPECIAL MEETING MINUTES

1. Pledge of Allegiance

Chairman Gorris called the March 17, 2026, special 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. Irizarry, and the following members were present:

2. Roll Call

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

Members absent: Commissioner Ralph Spidalieri.

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

Guests: Jeff Martin, Industrial Commercial Properties (ICP).

Mr. Rogish arrived at 7:31 a.m.

3. Major Subdivisions to be reviewed:

A. Big Dipper Road Dedication **Bainbridge Township** **Final Plat**

Ms. Crombie said the revised Preliminary Plan for this project was approved at the December 9, 2025 Planning Commission meeting conditional upon the developer submitting a Declaration of Restrictive Covenants regarding the inspection and maintenance of the storm water ponds currently along Big Dipper Road. The project was originally approved in 2021 and road construction was started in 2022. The Ohio Department of Transportation (ODOT) approved the project and the developer coordinated with them regarding widening of Aurora Road. The developer could not obtain all the required signatures before the March 10, 2026 Planning Commission meeting so they requested a special meeting. Required notice was provided.

Ms. Crombie noted that Mr. Jeff Martin applied for approval of the revised Final Plat for the Big Dipper Road Dedication on behalf of ICP, Menards, Meijer, and Aurora Apartments because they are granting various easements to complete this project.

Ms. Crombie went over the Final Plat review comments from Planning Commission, Bainbridge Township, Geauga County Engineer's Office, Geauga County Tax Map, Geauga County Sanitary Engineer, City of Aurora, and Geauga Soil and Water Conservation District.

Ms. Crombie said staff recommends approval based upon the following contingencies: 1) Per Geauga Soil and Water Conservation District, a restrictive covenant for storm water inspection and maintenance shall be recorded prior to approval by the Board of County Commissioners (BOCC) regarding acceptance and dedication of the road. 2) Per Bainbridge Township: "Language can be left on the Big Dipper Road Dedication Final Plat granting the sewer and stormwater easements as well as the acceptance of the City of Aurora. After the plat is recorded, then record separate easement instruments that will refer to the plat of record. Please forward those easements for our review before they are recorded." 3) Per the Geauga County Engineer, "This approval is explicitly contingent upon full compliance with the Standard Specifications and Procedures for the Design and Construction of Subdivision Roads in Geauga County, and the completion of all outstanding punch list items to the satisfaction of the Geauga County Engineer. Any additional deficiencies identified prior to final approval shall also be corrected to the satisfaction of the Geauga County Engineer."

Chairman Gorris asked what the timeframe is once Planning Commission approves and before it goes to the BOCC. Ms. Crombie said normally the Commission would not put a time contingency on road construction itself but there are other items, such as the easements, that must not be left unaddressed. The developer is in a time crunch with pending developments including Meijer opening in May. She said the Commission could approve contingent upon the three items noted being completed in ninety days. Mr. Martin said he felt that can be done.

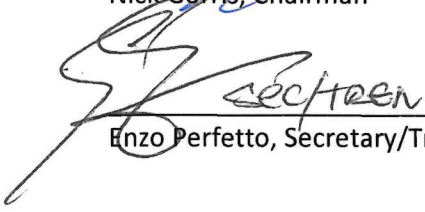
Mr. Davis asked why this has been delayed. Is this the normal timeframe? Ms. Crombie said ODOT can take a while and the developer cannot move forward with finishing the project without final plat approval. Chairman Gorris said this project is different as it is not a residential subdivision. Looking at this from the commercial side, there have been quite a few changes with the stormwater easements, parcels fronting on State Route 43, and ODOT coordination. There are multiple agencies involved in getting this completed. Mr. Martin said this project has been in the works for two and a half years, and with Meijer opening on May 6, 2026 the contractor's scope of work remaining is three weeks.

Motion made by Mr. Bergansky to approve the Big Dipper Road Dedication Final Plat contingent upon the three items discussed and seconded by Mr. Johnson. Upon a call for the vote, the motion passed with nine votes in favor and one opposed with Mr. Davis casting the dissenting vote.

4. Adjournment:

Motion by Mr. Bergansky to adjourn the meeting, seconded by Mr. Davis and upon a call for the vote, the motion passed. Meeting adjourned at 8:05 a.m.



Nick Gorris, Chairman

Enzo Perfetto, Secretary/Treasurer