

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

May 12, 2026 REGULAR MEETING

12611 Ravenwood Drive

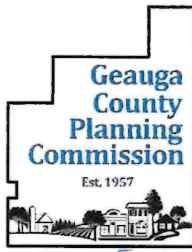
Conference Room A334, 3rd Floor

7:30 A.M.

Revised 5/7/2026

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes:
 - A. April 14, 2026 Regular Meeting Minutes
 - B. March 17, 2026 Special Meeting Minutes - Amended
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 691 thru 694
Bainbridge Township
Final Plat
 - B. Klarich Farms Subdivision
Auburn Township
Preliminary Plan
8. Township Zoning Amendments to be Reviewed: None
9. Director's Report:
10. Correspondence: None
11. Old Business:
 - A. Farmland Preservation Plan Update
 - B. House Bill 733 Draft letter of support from Planning Commission board members
12. New Business:
 - A. Determination of injurious affect (ORC 711.24), Walden Oaks Subdivision No. 3, Sublot 45
 - B. Housing Start History
 - C. Review of Geauga County Zoning Regulations – Data Centers
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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MAY 12, 2026 MEETING MINUTES

1. Pledge of Allegiance

Chairman Gorris called the May 12, 2026, 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, Philip Miller, Dennis Bergansky, Enzo Perfetto, Bob Rogish Jr., Lee Imhof, Matt Johnson, Matthew Mesok, Alternate Dave Fabig for Commissioner Dvorak, and Alternate Walter Claypool for Commissioner Spidaleri.

Members absent: Commissioner Carolyn Brakey.

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

Guests: Frank Klarich, Klarich Farms Subdivision and Dan Lark, Geauga Public Health.

Mr. Imhof left at 9:00 a.m.

3. Approval of Minutes:

A. April 14, 2026 Regular Meeting Minutes

Chairman Gorris said Commissioner Carolyn Brakey left the April 14, 2026 meeting at 8:38 a.m. Ms. Irizarry said she would modify the minutes to reflect the time.

Motion made by Mr. Bergansky to approve the April 14, 2026 regular meeting minutes as modified. Mr. Imhof seconded the motion and upon a call for the vote, the motion passed unanimously.

B. March 17, 2026 Special Meeting Minutes

Motion made by Mr. Bergansky to approve the March 17, 2026 Special Meeting Minutes as amended, and Mr. Rogish seconded the motion, and upon a call for the vote, the motion passed unanimously.

4. Approval of Agenda/Addendum Items:

Chairman Gorris said he would like to modify the agenda to add another item under New Business as item 12D regarding the Commission's fee schedule.

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

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

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

Mr. Rogish asked how the Ohio Department of Agriculture's (ODA) grant will be spent. Chairman Gorris said staff will be utilizing a tracking and reimbursement spreadsheet that will get rolled into next year.

6. Other Business: None

7. Major Subdivisions to be reviewed:

**A. Chagrin Falls Park
Replat of Sublots 691 thru 694
Bainbridge Township
Final Plat**

Ms. Crombie said the applicants want to consolidate sublots 691, 692, 693, and 694 to create subplot 691-R in the Chagrin Falls Park. The combined acreage will be 0.1837 acres.

Motion made by Mr. Bergansky to recommend approval of the replat of Sublots 691 thru 694 in Chagrin Falls Park, creating Sublot 691-R. Mr. Miller seconded, and upon a call for the vote, the motion passed unanimously.

**B. Klarich Farms Subdivision
Auburn Township
Revised Preliminary Plan**

Ms. Crombie said the board previously approved the Preliminary Plan on July 8, 2025, conditional upon compliance with storm water management requirements through Geauga Soil and Water Conservation District and the County Engineer. Ms. Crombie said after working with both agencies, a revised preliminary plan was required, and she provided the following summary:

Both the conditionally approved Preliminary Plan from July 8, 2025, and the proposed revised Preliminary Plan were presented. Ms. Crombie said ten lots are proposed instead of twelve as former Sublot 9 was removed from the subdivision and one subplot off Stafford Road was eliminated. Three stormwater ponds were added along with drainage swales and access easements to those ponds.

Ms. Crombie reviewed the soil types and topography, two prime farmland soil types, groundwater availability, riparian area, access to roads, and drainage maintenance district (DMD) easements. Mr. Bergansky asked if the County Engineer or the homeowner is responsible for property maintenance. Chairman Gorris said the County Engineer maintains certain areas for drainage only. Mr. Klarich said the swale on each property is maintained by the homeowner day to day.

Ms. Crombie said the staff recommendation is for approval contingent upon the driveway for Sublot 1 being located off Stafford Road in compliance with applicable local zoning and Ohio Department of Transportation (ODOT) requirements, and the driveway for Sublot 4 to line up with the centerline of Stafford Road. Both sublots are subject to a restrictive covenant being recorded per Section 502(A) of the County Subdivision Regulations. Ms. Crombie said the other recommendation is compliance with the drainage maintenance district (DMD) requirements per the County Engineer's Office and Geauga Soil and Water Conservation District. Chairman Gorris told Mr. Klarich he appreciated his efforts.

Motion made by Mr. Bergansky to recommend approval of the Klarich Farms Subdivision Revised Preliminary Plan contingent upon the staff recommendations, and Mr. Fabig seconded, and upon a call for the vote, the motion passed unanimously.

8. Township Zoning Amendments to be Reviewed: None

9. Director's Report:

Ms. Crombie said nine new building lot proposals were submitted in April. Ms. Crombie said she forgot to mention at last month's meeting she attended the Geauga County Farm Bureau's *Cultivating Strong Futures Ag Conference*, which was held on March 28, 2026. There were various information sessions with topics such as Property Taxes and Farmland, Boundaries and Liabilities, Local Food Opportunities and Regulations, and Legacy or Liability: Ensure the Business Doesn't Die with You. She felt these sessions were very informative and will assist with the farmland plan update.

Ms. Crombie said Ms. Irizarry updated the Directory of Public Officials 2026 and posted the information to the Planning Commission website.

Ms. Crombie informed the board about the upcoming Northeast Ohio Planning and Zoning Workshop, which is to be held on Friday, August 28, 2026, at the Lodge at Geneva State Park. Both she and Ms. Kobus plan on attending and any board member or alternate can attend as well. The program will be available one month prior to the event. She will forward this information as soon as she receives it.

Ms. Crombie said staff attended the Geauga County Township Association (GCTA) meeting held on April 8, 2026, where Ms. Amy Bevan, County Administrator, and Mr. Mark Jimison, Assistant County Administrator, provided an overview of their management plan. She also informed the attendees of receipt of the full \$25,000.00 farmland preservation grant from the Ohio Department of Agriculture (ODA) and thanked everyone for their letters of support. Ms. Crombie said a data sheet about funding prepared by the Northeast Ohio Areawide Coordinating Agency (NOACA) affecting Geauga County, was provided at the GCTA meeting and it was provided in the shared folder. It contains information on how Geauga County contributes to and benefits from the state and federal gas tax. Mr. Claypool advised the board to read this information carefully because a lot of data is distorted and inaccurate.

Ms. Crombie said the Board of County Commissioners (BOCC) and the Geauga Soil and Water Conservation District approved a conservation easement for the Reserve at Falling Water Subdivision, located in Munson Township. Mr. Claypool said if the County owns the land, they do not need an easement, no third party is needed. Ms. Crombie noted in this instance the easement was required as part of the subdivision approval.

Ms. Crombie said there were several significant commercial construction permits issued in April 2026: Parkman Township on Madison Road for a meat processing shop; Auburn Township on Munn Road for an expansion project; Bainbridge Township on Pettibone Road for an office addition; and Claridon Township on Mayfield Road for a building addition.

Regarding the work summary, Ms. Crombie said from February -April the workload has been typical for this time of year. The County Administrator was referred to the General Plan regarding the Economic Development chapter.

Ms. Crombie said with the Legislative Updates, staff will provide a brief list and the link. Mr. Claypool asked if HB 733 included other types of syrup. Mr. Rogish said it only includes maple syrup.

10. Correspondence: None

11. Old Business:

A. Farmland Preservation Plan Update:

Ms. Crombie said the Farmland Preservation Plan Task Force met on April 30, 2026 to discuss details on the public forum including the various information stations for public viewing, advertising, forum location, time, and date. Additionally, she has not yet received the Ohio Department of Agriculture's (ODA) grant agreement, once received, the agreement will be submitted to the Board of County Commissioners (BOCC) for signature.

Ms. Crombie presented the board with a draft flyer created by Ms. Kobus, which included two possible public forum dates, locations, times, a QR code, and website information.

For possible locations, it was suggested by the Task Force to hold one of the public forums at the Geauga County Fairgrounds, to which Ms. Crombie said staff would have to visit the location first to find an appropriate building. She felt the Geauga County Office Building is a good location due to accessibility and available parking, but the Fairgrounds location ties in with agriculture.

As far as advertising for the public forum, Ms. Crombie said various avenues will be utilized. Flyers will be sent to all the communities in the County to post onto their official websites, advertising in a local newspaper, having a press release, posting onto the BOCC Facebook page, and there was the suggestion of adding the flyers with the Tax bills.

The Task Force thought mid to late July would be an appropriate time to hold the public forums as to allow more time to prepare and potentially have the public forums back-to-back on consecutive days. Chairman Gorris suggested the public forum be only one day but have an open house for the first part to allow residents to view of the materials and provide comments if they cannot attend the formal forum to be held later. Ms. Crombie said the staff will gather more information and work on the forum materials and report back at the June 9, 2026 meeting. The information agreed upon will be presented to the Farmland Preservation Plan Task Force at the June 10, 2026 meeting.

Ms. Crombie presented a *Cost of Community Services Study* for Newbury Township created by Geauga County Planning Commission in 2006. This study is used by local government to compare the tax revenue generated by specific land uses against the cost of public services required for those lands. This is done by looking at local tax records, land uses, local government spending, and school district contributions. Since the ODA grant money can be used for this, Ms. Crombie asked the board if they are interested as part of the farmland plan update. If so, she could reach out to local universities. Chairman Gorris said it is something to think about. Mr. Fabig asked if this study is performed, would the information really change. Mr. Imhof said when he worked for the school district, a study was performed twenty years after the first one and the results were about the same. Chairman Gorris asked Ms. Crombie to research if the Ohio Department of Natural Resources (ODNR) has a similar study to send out to the board.

B. House Bill 733 Draft Letter of Support from Planning Commission Board Members:

Ms. Crombie said at last month's meeting staff were directed to send the draft letter again to the board members for their review and comment prior to the May 12, 2026 meeting. She presented the board with the finalized letter. Mr. Claypool asked if any other syrup should be added besides maple syrup. Chairman Gorris said this bill only referenced adding maple syrup and maple products as an agricultural use. The members agreed with the letter and Chairman Gorris asked it to be passed around for all the board members signatures and for a motion to approve the letter.

Motion made by Mr. Rogish to approval of the letter of support for House Bill 733 from the Planning Commission Board Members and seconded by Mr. Claypool, and upon a call for the vote, the motion passed unanimously.

12. New Business:

A. Determination of injurious affect (ORC 711.24) Walden Oaks Subdivision, No. 3 Sublot 45

Ms. Crombie said per the County Subdivision Regulations, no change may be made to an approved plat unless it is in accordance with Ohio Revised Code, Section 711.24, which states that "No such change shall be made if it injuriously affects any lots on the streets or alleys, or within the plat so changed, unless all the owners of the lots so affected are parties joining in making the change, or such owners give their consent in writing on the new plat."

Ms. Crombie presented a part of the Walden Oaks Subdivision No. 3 plat map highlighting the various front setbacks. Sublot 45 has a platted setback of two hundred twenty-five feet, sublots 46 and 47 are required to have a one hundred sixty-five feet, while others have an eighty-foot setback.

The homeowner proposes to build their home at a one hundred twenty-foot front setback instead of the two hundred twenty-five setback, which is one hundred five feet closer to the road. Documentation was submitted explaining how the two hundred twenty-five feet setback would affect the cost of excavating into the steeper topography and the bedrock. A septic was approved by Geauga Public Health.

Mr. Fabig said the reason for the eighty-foot setback is because of wetlands in the area. Mr. Bergansky questioned why the setbacks are different for sublots 43, 44, and 45; he said it is rare to have lots with various setbacks. Ms. Crombie said it could be due to shallow bedrock. Mr. Perfetto questioned whether the change to the setback is allowed by Munson Township zoning and is this a variance where the surrounding homeowners can complain or vote against it. Ms. Crombie said at the county level, it is a change to the plat not a variance, and the township zoning inspector did not mention a variance.

Ms. Crombie asked the board if the proposed one hundred twenty-foot setback is too far forward. Mr. Bergansky said one hundred forty feet may be better, so all the houses are more in line with each other.

Mr. Perfetto asked if the board agrees there is no injurious affect, do the homeowners need to sign something. Ms. Crombie said no. Chairman Gorris asked if the applicant owns the lot and Ms. Crombie said yes. Mr. Perfetto said the onus is on the homeowners; the home was intended to be built on a hill, and it is more costly because of the incline. Chairman Gorris said the lot was platted like this for a reason and those who bought the sublots it is their responsibility to perform research.

Mr. Fabig said he spoke with some of the owners and asked if the board finds there is an injurious affect, are signatures required from the abutting lots and Chairman Gorris said the board decides what signatures are needed. If there is no injurious affect, then no signatures are required.

Chairman Gorris said he recommends no action be taken until more information can be gathered on why the plat was done this way and how it corresponds with Munson Township's zoning. Mr. Bergansky and Mr. Perfetto agreed.

Correction P.I.
Motion made by Mr. Bergansky to table the matter until further information is gathered and seconded by Mr. Imhoff. The motion passed with nine votes in favor and one opposed, with Mr. Fabig casting the dissenting vote.

B. Housing Start History:

Ms. Crombie said at last month's meeting, Chairman Gorris requested staff create historical information of new residential housing starts year by year for the past ten years. Per the request, Ms. Kobus created a line chart and spreadsheet tracking new housing starts information since 2003 per Township, and a new housing starts map for 2022-2025.

Ms. Kobus said information was collected from the Geauga County Building Department reports. She said since 2003, there have been 4,212 new housing starts in total, with Auburn, Bainbridge, and Munson having the most. No information was able to be collected about Hunting Valley, the Village of South Russell and Aquilla Village, which no longer exist. Mr. Mesok asked if housing on a parcel previously existed and was torn down and rebuilt, is that considered a new housing start. Ms. Kobus said it would be counted as a new housing start simply based upon the building report.

C. Review of Geauga County Zoning Regulations – Data Centers:

Ms. Crombie said she received a request from Mr. Davis, alternate to Commissioner Brakey, to add data centers to the agenda. She said the Model Zoning Regulations do not specifically reference each permitted non-residential use, but data centers are considered industrial. However, they function differently as large amounts of water are needed to keep the servers cool. Electricity needs are also higher, and Ms. Crombie said the use impacts farmland as well. Chairman Gorris said no action needs to be taken today and asked if staff could gather information for the next meeting.

D. Schedule of Fees, Charges, and Expenses; and Collection Procedure: Department Fees:

Chairman Gorris said the current fees schedule has not been updated since October 2007. He asked staff to review and make recommendations on the current fee schedule.

Chairman Gorris said he will not be at the June 9, 2026 meeting and Mr. Bergansky will be overseeing the meeting.

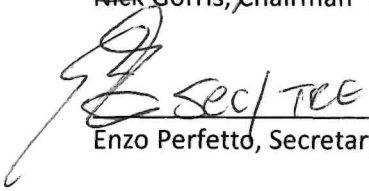
13. Adjournment:

Motion by Mr. Rogish to adjourn the meeting, seconded by Mr. Bergansky and upon a call for the vote, the motion passed. Meeting adjourned at 9:08 a.m.



Nick Gorris, Chairman

DENNIS BERGANSKY VICE - CHAIRMAN



Enzo Perfetto, Secretary/Treasurer

EXHIBIT "A"

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

Mr. Rogich MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. Benavente.

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 MAY 12, 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>
1159	COPIER USAGE	4/7	DEX IMAGING • Copier Usage ○ 2/22/26 to 3/21/26 ▪ 2025 Carryover Account	\$42.24
1159	COPIER USAGE	4/28	DEX IMAGING • Copier Usage ○ 3/22/26 to 4/21/26 ▪ 2025 Carryover Account	\$32.72
0374	MEMBER DUES/ LICENSE RENEWAL	4/28	SHI • Adobe Acrobat Pro for Teams ○ License Renewal	\$752.10
0374	MEMBER DUES/ LICENSE RENEWAL	4/28	GEAUGA COUNTY TOWNSHIP ASSOCIATION • Membership Renewal – July 1, 2026 to June 30, 2027 ○ Linda Crombie and Allyson Kobus	\$60.00
TOTAL				\$887.06


Nick Gorris, Chairman

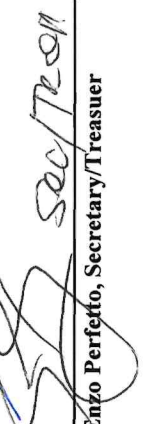

Enzo Perfetto, Secretary/Treasurer

<u>Planning Commission Revenues</u>	<u>Year to Date Balance:</u>
January	\$432.55
February	\$1,300.00
March	\$1,250.00
April	\$2,350.00
	Yearly Total: \$5,332.55

GEAUGA COUNTY PLANNING COMMISSION
FINANCIAL REPORT SUMMARY: Month of April 2026
BUDGET - PREPARED **5-May-26**

<i>Account</i>	<i>Annual Appropriation</i>	<i>Monthly Expenditure</i>	<i>Year to Date Expenditure</i>	<i>Balance</i>
Salaries	\$187,375.00	-\$13,643.52	\$53,572.68	\$133,802.32
Supplies	\$1,500.00	\$0.00	\$112.07	\$1,387.93
Hospitalization	\$48,089.00	-\$4,007.28	\$16,029.12	\$32,059.88
Medicare	\$2,750.00	-\$192.03	\$849.61	\$1,900.39
OPERS	\$26,280.00	-\$1,910.10	\$8,399.17	\$17,880.83
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	-\$812.10	\$1,435.16	\$2,664.84
Total	\$278,069.00	-\$20,565.03	\$80,397.81	\$197,671.19



Nick Gorris, Chairman


Enzo Peretto, Secretary/Treasurer