

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

June 9, 2026 REGULAR MEETING

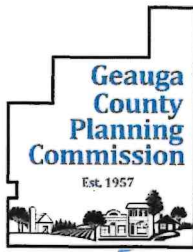
12611 Ravenwood Drive

Conference Room A334, 3rd Floor

7:30 A.M.

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes:
 - A. May 12, 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: None
8. Township Zoning Amendments to be Reviewed:
 - A. Munson Township
Text Amendment 2026-01
Initiated May 13, 2026
By Zoning Commission
 - B. Claridon Township
Text Amendment Z26-1
Initiated May 26, 2026
By Zoning Commission
9. Director's Report:
10. Correspondence: None
11. Old Business:
 - A. Farmland Preservation Plan Update
 - B. Determination of injurious affect (ORC 711.24), Walden Oaks Subdivision No. 3, Sublot 45
12. New Business:
 - A. Schedule of fees
 - B. Information on data centers
 - C. ORC Sections 519.12(H) and 519.213, Corrections
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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JUNE 9, 2026 MEETING MINUTES

1. Pledge of Allegiance

Vice-Chairman Bergansky called the June 9, 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: Commissioner Brakey, Philip Miller, Dennis Bergansky, Enzo Perfetto, Bob Rogish Jr., Lee Imhof, Matt Johnson, Matthew Mesok, Alternate Dave Fabig for Commissioner Dvorak, and Alternate Walter "Skip" Claypool for Commissioner Spidalieri.

Members absent: Nick Gorris.

Staff present: Linda Crombie (Director), Allyson Kobus-Havel (Planner II/GIS Coordinator), Pamela Irizarry (Administrative Assistant) and Oliver Richard (GIS/Planning Intern).

Guests: Daniel Corsillo, Walden Oaks Subdivision applicant.

Mr. Claypool arrived at 7:33 a.m. Commissioner Brakey left at 8:31 a.m.

3. Approval of Minutes:

A. May 12, 2026 Regular Meeting Minutes

Vice-Chairman Bergansky called for corrections or comments regarding the previous meeting minutes. Commissioner Brakey requested spelling corrections for her and Mr. Imhof's name. She also noted that Ms. Crombie's conference attendance date should be changed from May 28, 2026 to March 28, 2026.

Motion by Commissioner Brakey to approve the minutes as amended. Mr. Rogish said Mr. Claypool asked about adding other syrups to the letter of support for HB 733, not Mr. Bergansky. Following these corrections, Commissioner Brakey withdrew her original motion and Mr. Miller seconded. Ms. Irizarry said she would amend the minutes to reflect these changes.

Motion made by Commissioner Brakey to approve the May 12, 2026 regular meeting minutes as amended. Mr. Miller seconded the motion and upon a call for the vote, the motion passed with nine votes in favor and one abstention with Mr. Claypool abstaining.

4. Approval of Agenda/Addendum Items:

Ms. Crombie said she would like to modify the agenda under Old Business and have item "B" heard before item "A".

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

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

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

6. Other Business: None

7. Major Subdivisions to be reviewed: None

8. Township Zoning Amendments to be Reviewed:

**A. Munson Township
Text Amendment 2026-01
Initiated May 13, 2026
By Zoning Commission**

Ms. Crombie said Munson Township Zoning Commission submitted zoning amendment 2026-1 that impacts Article 11: Administrative Bodies and Their Duties, and Article 12: Zoning Certificates. The amendments are per the Model, and the Township is proposing changes related to zoning enforcement. Another change is proposed in Section 1204 to increase zoning violation penalty fees from \$100.00 to \$500.00 per offense, per an update in 2025 to Ohio Revised Code 519.99 ("O.R.C."), which also expands the explanation of the court process. Ms. Crombie said the staff recommends approval.

Motion made by Commissioner Brakey to recommend approval of Munson Township Text Amendment 2026-01, and seconded by Mr. Rogish, and upon a call for the vote, the motion passed unanimously.

**B. Claridon Township
Text Amendment Z26-1
Initiated May 26, 2026
By Zoning Commission**

Ms. Crombie said Claridon Township Zoning Commission submitted zoning amendment Z26-1 that impacts Article 4: Residential R-1. The Township proposes to add language from the Model regarding a compliant pool cover for in-ground pools in lieu of the required fence. She also mentioned the article, section, and sub-section numbers were not referenced in the amendment and more existing language should have been included for context. She will advise the Township on how to prepare for future amendments. Ms. Crombie said the staff recommends approval.

Motion made by Commissioner Brakey to recommend approval of Claridon Township Text Amendment Z26-1, and seconded by Mr. Imhof, 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 May 2026. She also wanted to welcome back Oliver Richard, GIS/Planning Intern. He has been working on various projects, such as a dot density map of Chester Township that can be used in the Census Data Book.

Ms. Crombie said the Planning Commission's letter of support for HB 733 was mailed to Representatives Sarah Fowler Arthur and David Thomas on May 12, 2026. She also noted Planning Commission member, Mr. Rogish, representing the Geauga County Farm Bureau, provided testimony in support of the bill on May 20, 2026. At his request, Ms. Crombie uploaded the Commission's letter on May 18, 2026 in time for

the second hearing. Mr. Rogish said HB 733 passed out of the House committee, but the Senate will not take any action until fall.

Ms. Crombie said Ms. Kobus-Havel has been working towards her master's degree and completed the Digital Image Processing for GIS and Spatial Analysis and Modeling courses in April 2026. Her courses required her to choose a topic and prepare an analysis. Ms. Kobus-Havel said since she has been actively involved in updating Farmland Preservation Plan, she decided to choose this as her topic. She chose Urban Sprawl and Loss of Prime Agricultural Soils in Bainbridge Township. The project was displayed she said she chose Bainbridge because the data is more dramatic and she gave an overview of the urban soils mapping and projections. Mr. Claypool asked if this information will be published, he feels it is useful.

Ms. Crombie said she attended the presentation on the Ohio Gateway to American Transportation 1776-2026 organized by the Geauga Park District, where Dan Rager, Railroad Historian, presented the history of ground transportation beginning with animal trails through modern times.

Ms. Crombie said there were several significant commercial construction permits issued in May 2026: Middlefield Township on Kinsman Road for Cowboy Creamery and Bainbridge Township on Washington Street for Hive on Honey Hill tent. Ms. Crombie said from March-May the workload has been less than typical for this time of year. Staff referred to the General Plan two times regarding Natural Resources, to verify if a conservation easement exists.

Ms. Crombie said she changed the format for future Legislative Updates. Bills will be categorized by topics such as Agriculture, Planning and Zoning, Taxation, Housing, Government, Miscellaneous, and Sewage, and will include direct links.

10. Correspondence: None

11. Old Business:

B. Determination of Injurious Affect (O.R.C 711.24), Walden Oaks Subdivision No. 3, Sublot 45:

Ms. Crombie said the discussion was tabled at the May 12, 2026 meeting pending additional information regarding zoning and the subdivision plat. In Munson Township, lot standards vary based on natural topography; for example, areas with steep topography require a 5-acre minimum lot size compared to the standard 2.5-acre requirement. Within this subdivision, Sublots 45, 46, and 47 are zoned R-3, requiring a 5-acre minimum, due to severe slope problems, while the remaining lots are zoned R-1, requiring a 2.5-acre minimum, with no noted physical restraints. The relevant portion of the Munson Township zoning map was provided for reference.

Ms. Crombie said Munson Township zoning resolution requires seventy-five feet of road frontage at the right-of-way for cul-de-sac lots but does not specify a minimum lot width at the building line. This is an oversight but based on this language, the Prosecutor's Office determined that only the seventy-five foot frontage requirement applies. These same regulations were in effect in 1997 when the subdivision was platted; however, the zoning inspector at that time enforced a two hundred fifty-foot lot width at the building line, measured at the chord of Sublots 45, 46, and 47. Ms. Crombie said the width should be measured along the curve of the building setback line or tangent to the curve.

Ms. Crombie said the owner submitted a revised proposal featuring a one hundred thirty-foot front setback, which is more in line with adjoining dwellings. She presented an aerial photograph illustrating

these proposed revisions. Although she did not ask, the owner obtained signatures from neighbors indicating the proposed revision would not create an injurious effect on surrounding homes. She provided scans of the signature pages for the board's reference.

Ms. Crombie said the revised proposal still requires a change to the plat to reflect the revised setback; therefore, the board needs to determine if these proposed changes would result in an injurious affect per Ohio Revised Code (O.R.C.) 711.24. Mr. Claypool said he does not see any injurious affect. Mr. Rogish said he has seen many developments with different setbacks.

Mr. Perfetto said he was not sure if he should abstain from the vote as the property owner had an initial consultation with his company. His company has not received any formal contract yet. He mentioned he stated at the last meeting that he believed there is no hardship. Mr. Claypool said if there is no contract, there is no conflict of interest. Commissioner Brakey said that is not accurate and the appearance of a conflict of interest is just as important. Mr. Perfetto asked who decides that. Vice-Chairman Bergansky said Mr. Perfetto may want to abstain, but it is up to him. Mr. Perfetto said he is a trusted member of the board and can be unbiased on potential projects.

Mr. Mesok said it is question for the Prosecutor's Office. Mr. Perfetto asked what the purpose of being on board is if he cannot vote. Commissioner Brakey said abstaining on this item, based on his relationship with the applicant, would not require him to abstain from future votes. Ms. Crombie presented the Bylaws regarding abstaining, and it is up to each member to decide, and she encouraged any member to check with the office first.

Mr. Fabig indicated that he would abstain from voting because a family member lives near the property in question.

Motion made by Commissioner Brakey determining no injurious affect for Walden Oaks, Subdivision No. 3, Sublot 45, and seconded by Mr. Johnson. Upon a call for the vote, the motion passed with nine votes in favor, and one abstention, with Mr. Fabig abstaining. Mr. Perfetto declined to abstain and voted on the motion.

A. Farmland Preservation Plan Update:

Ms. Crombie said on May 13, 2026, Ms. Kobus-Havel, Board Member Mr. Rogish and herself met with Meg Noah, Secretary of the Great Geauga County Fair, to assess the Youth and Livestock building. The panel selected this venue because of its open layout, bleacher seating, multimedia capabilities, and ample parking along the various fairground roads. The Farmland Task Force members preferred this location because of the tie in with agriculture.

Ms. Crombie said the forum will have nine information stations positioned along the perimeter for public viewing, followed by a joint question and answer session. She will first give an overview of the forum before the public views the stations. She reviewed content for TV displays and each station, such as Prime Agricultural Soil Classifications, Zoning and Land Use Data, Agricultural census data, SWOT analysis (strengths, weaknesses, opportunities, and threats) from the Task Force, their ice breaker survey questions and answers, how farmland can be lost through platted and un-platted subdivisions, common farmland preservation tools station, and future projects and goals the County should consider. Many stations will have key takeaways for ease in understanding the material. Ms. Crombie said she will send the Power Point presentation to all the board members for their viewing.

Chairman Gorris recommended last month having an open house before the forum where attendees can review the information materials related to updating the Farmland Plan if they cannot attend the forum itself. Ms. Crombie suggested it be from 2:30 p.m. to 6:30 p.m. but Mr. Rogish said that is too long and Commissioner Brakey agreed. Members agreed 4:30 p.m. to 6:30 p.m. would be better.

Ms. Crombie shared the updated public forum flyer and noted an updated map of the Fairgrounds will be added, noting that attendees will enter at Gate 4 and parking will be along the Fairground roads. Ms. Crombie said all the feedback received today will be presented to the Farmland Preservation Plan Task Force at their meeting tomorrow June 10, 2026. Once the Task Force approves the updates, she will send the flyers out to relevant agencies, townships, municipalities, and all those who submitted letters of support. Mr. Mesok said to post the flyers in local libraries.

12. New Business:

A. Schedule of Fees:

Ms. Crombie said at the May 12, 2026 meeting, she highlighted the need to update the schedule of fees, which has remained unchanged since 2007. Moving forward we cannot accommodate large printing requests and not charge a fee. As a recent example, a Township requested six 24" x 36" maps, which the current fee schedule does not require processing costs. To address this, Ms. Kobus-Havel revised and simplified it, and it is aligned with the Planning Commission Personnel Policy and Procedure Manual charge for copies. Mr. Mesok asked if anything on the fee schedule was struck out and lowered or were all the fees increased. Ms. Crombie said that can be looked into more.

B. Information on Data Centers:

During the May 12, 2026 meeting, Ms. Crombie said the Board requested updated information regarding data centers. She explained that while data centers are considered an industrial use, they differ significantly from standard industrial operations due to their extremely high water and electricity consumption. To assist with the Board's education on this topic, Ms. Crombie shared several links, highlighting the upcoming *Ohio Township Webinar: Data Centers* session, which she plans to attend.

Mr. Claypool said the way the data centers circulate water is concerning, some chemicals like anti-freeze are used as a cooling agent, will this be cleaned out before the water is recirculated. He said though that closed loop systems to cool the servers can be used. He said there are data centers in the County, but they serve individual businesses and people are generally unaware they exist.

C. O.R.C. 519.12 (H) and 519.213, corrections:

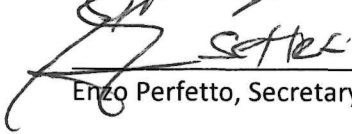
Ms. Crombie said she noticed a discrepancy in O.R.C. Section 519.12(H). While HB 96 was intended to increase the signature threshold for a township zoning referendum petition from fifteen to thirty five percent, the current text lists both percentages. This appears to be an oversight during the drafting of the bill. Also, O.R.C. Section 519.213 Township small wind farm zoning regulations were added in 2023 through HB 501, which expands township regulatory authority to include small solar facilities, but the title was never updated to reflect both wind and solar. Ms. Crombie said she could draft a letter or email to the state representatives to inform them. Vice-Chairman Bergansky said an email is fine.

13. Adjournment:

Motion by Mr. Rogish to adjourn the meeting, seconded by Mr. Claypool and upon a call for the vote, the motion passed. Meeting adjourned at 9:00 a.m.



Dennis Bergansky, Vice-Chairman



Enzo Perfetto, Secretary/Treasurer

EXHIBIT "A"

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

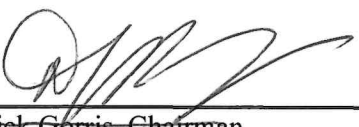
Mr. Rogish MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. Fabig.

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 JUNE 9, 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>
0335 OTHER		5/19	ALLYSON KOBUS • Spring Tuition Reimbursement – Split Payment ○ 2024 Carryover Account	\$48.04
0369 OTHER		5/19	ALLYSON KOBUS • Spring Tuition Reimbursement – Split Payment	\$1,951.96
0338 TRAVEL		5/19	ALLYSON KOBUS • Mileage Reimbursement – Split Payment ○ Geauga Township Association Meeting -Russell Township ▪ 2024 Carryover Account	\$10.24
1166 TRAVEL		5/19	ALLYSON KOBUS • Mileage Reimbursement- Split Payment ○ Geauga Township Association Meeting – Russell Township ▪ 2025 Carryover Account	\$16.88
1166 TRAVEL		5/19	LINDA CROMBIE • Mileage Reimbursement ○ Geauga Township Association Meeting -Russell Township ▪ 2025 Carryover Account	\$26.39
TOTAL				\$2,053.51



Nick Gorris, Chairman

DENNIS BERGANSKY
VICE-CHAIRMAN

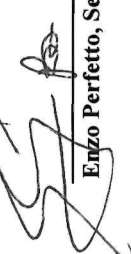


Enzo Peretto, Secretary/Treasurer

<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
May	\$610.00
	Yearly Total: \$5,942.55

GEAUGA COUNTY PLANNING COMMISSION
FINANCIAL REPORT SUMMARY: Month of May 2026
BUDGET - PREPARED **2-Jun-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	\$67,216.20	\$120,158.80
Supplies	\$1,500.00	\$0.00	\$112.07	\$1,387.93
Hospitalization	\$48,089.00	-\$4,007.28	\$20,036.40	\$28,052.60
Medicare	\$2,750.00	-\$300.22	\$1,053.82	\$1,696.18
OPERS	\$26,280.00	-\$1,910.10	\$10,309.27	\$15,970.73
Worker's Comp.	\$90.00	\$0.00	\$0.00	\$90.00
Other Expenses	\$2,700.00	-\$1,951.96	\$1,951.96	\$748.04
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	\$0.00	\$1,435.16	\$2,664.84
Total	\$278,069.00	-\$21,813.08	\$102,114.88	\$175,954.12

 **Nick Gorris, Chairman**
 **Enzo Perfetto, Secretary/Treasurer**
DENNIS BERNARDSON VICE CHAIRMAN