

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

August 11, 2026 REGULAR MEETING

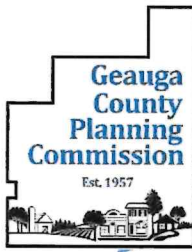
12611 Ravenwood Drive

Conference Room A334, 3rd Floor

7:30 A.M.

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes:
 - A. July 14, 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:
8. Township Zoning Amendments to be Reviewed:
 - A. Russell Township
Text Amendment ZC 2026-01
Initiated July 15, 2026
By Zoning Commission
9. Director's Report:
10. Correspondence: None
11. Old Business:
 - A. Farmland Preservation Plan Update
12. New Business:
 - A. Determination of injurious affect (ORC 711.24) Malcolm Boorn Survey, Sublot 6, Middlefield Township
 - B. Determination of injurious affect (ORC 711.24) Sunset Drive Subdivision, Sublot 26, Auburn Township
 - C. Determination of injurious affect (ORC 711.24) Frey's Subdivision, Sublot 13, Parkman Township
 - D. Mileage Reimbursement increase to \$0.76 cents per mile
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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AUGUST 11, 2026 MEETING MINUTES

1. Pledge of Allegiance

Chairman Gorris called the August 11, 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, Enzo Perfetto, Bob Rogish Jr., Matthew Mesok, and Lee Imhof.

Members absent: Commissioner Dvorak, Commissioner Brakey, Commissioner Spidaleri, Dennis Bergansky and Matt Johnson.

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

Staff absent: Oliver Richard (GIS/Planning Intern).

3. Approval of Minutes:

A. July 14, 2026 Regular Meeting Minutes

Motion made by Mr. Rogish to approve the July 14, 2026 regular meeting minutes as presented, and Mr. Miller seconded the motion and upon a call for the vote, the motion passed unanimously.

4. Approval of Agenda/Addendum Items:

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

5. Financial Reports and Approval of Expenses: (July 2026)

Ms. Irizarry presented a brief overview of the July expenses, noting the advertising costs for the Farmland Preservation Plan Public Forum. She also introduced two distinct, labeled financial reports: one for the General Fund and another for the Farmland Preservation Fund. Ms. Irizarry then provided a detailed breakdown of both accounts.

Ms. Crombie informed the Board that a remaining balance of \$14,966.35 from previous farmland preservation efforts is in the account. Ms. Irizarry noted that the County Prosecutor's Office recommended conducting further research to determine if staff can use these funds, which was done.

Mr. Rogish said a total of \$40,000.00 was in theory available for use. Chairman Gorris directed staff to accurately track their hours on timesheets for work already completed. He emphasized that grants require tracking to ensure compliance in the event of an audit by the State of Ohio. Mr. Perfetto said the more detail the better.

Motion made by Mr. Perfetto to approve the financial reports and the summary of expenses for July 2026 as submitted and Mr. Rogish 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. Russell Township
Text Amendment ZC 2026-01
Initiated July 15, 2026
By Zoning Commission**

Ms. Crombie said Section 2: Definition of Terms, the Township is removing reference to ORC 5119.34(B)(1)(b) and adding reference to ORC 5119.341(A). Ms. Crombie pointed out that the first section referenced is the definition of "licensed residential facilities", formerly known as group homes, and the second section addresses operations. Consequently, she recommends the Township consult its APA to confirm if this is advisable to remove reference to ORC 5119.34(B)(1)(b).

Section 3.2 Official Township Zoning Map, Ms. Crombie noted that the opening sentence referring to the boundaries of the zoning districts and the adoption of the map is wordy. To improve clarity, she drafted alternative language and recommends the Township consider it. Furthermore, "that's" should be amended to "that is".

Section 4.18: Electric Vehicle Charging Infrastructure is referenced under (A), but under subsection (A)(2), it is referenced here as "Charging Infrastructure". Ms. Crombie recommends standardizing the term "Electric Vehicle Charging Infrastructure" throughout to ensure consistency. Subsection (A)(2) should be amended to classify the infrastructure as a "conditional accessory use" rather than a standard "accessory use" to align with the conditional parameters established in (A)(5)(a). Regarding parking requirements in subsection (A)(3), replacing the word "above" with "in addition to" will be clearer. Subsections (A)(5)(b), (c), and (A)(7), technical regulations tied to Fire Department specifications are safety standards that fall outside the scope of zoning. It is recommended that these provisions be removed from the zoning resolution and defer to the proper fire authorities. Finally, subsection (A)(6), language requires compliance with the Ohio Fire Code. Ms. Crombie said compliance with other regulations applies without it being stated in the resolution. She recommends the Township review to make it more general.

Chairman Gorris asked if the language with the Fire Department is required per the Model Zoning to which Ms. Crombie said no, the Model currently contains only definitions. Chairman Gorris said the onus is on the Township Fire Department to review such proposals, and the Township should require a permit from the Fire Department before installation. Mr. Rogish recommends taking reference to the Fire Department out.

Motion made by Mr. Rogish to recommend approval with modifications of the Russell Township Text Amendment ZC 2026-1 as noted in the staff review and seconded by Mr. Miller and upon a call for the vote, the motion passed unanimously.

9. Director's Report:

Ms. Crombie highlighted the following:

- One new building lot proposal was submitted in July 2026.
- The annual Northeast Ohio Planning and Zoning Workshop will take place on Friday, August 28, 2026 at the Lodge at Geneva-on-the Lake. She and Ms. Kobus-Havel plan to attend, and if any members of the board are interested let her know.
- The 2027 Budget request was approved but the additional Farmland Coordinator position was not, but she can still budget for an intern next year.
- The Ohio Department of Agriculture (ODA) 2025 Annual Report was released, which highlighted the preservation of the Hope Farm in Thompson Township through the Local Agricultural Easement Purchase Program (LAEPP).
- The GIS/Planning Intern, Mr. Richard, prepared maps for and assisted with the Farmland Preservation Public Forum. He also continues to work on the buildings by type layer and population density maps.
- She and Ms. Kobus-Havel attended the July 8, 2026 Geauga County Township Association Quarterly Meeting (GCTA), where Bainbridge Township zoning advised the group of their efforts to propose changes to Ohio Revised Code 519.
- Two significant commercial construction permits issued in July: City of Chardon at 501 Water Street and Burton Township at 15010 Berkshire Industrial Parkway.
- The workload for July was less than compared to June.
- Staff referred to the General Plan one time regarding Land Use, to verify square miles of Middlefield Township agricultural soil, and ag districts.
- House Bills related to data centers and zoning referendum.

10. Correspondence: None

11. Old Business:

A. Farmland Preservation Plan Update:

Ms. Crombie noted that under the Ohio Department of Agriculture (ODA) grant agreement, the County must conduct outreach to Middlefield Township due to its lack of zoning. To satisfy this requirement, Ms. Crombie, Mr. Rogish, and Ms. Kobus-Havel attended the Middlefield Township Board of Trustees meeting on July 13, 2026. During this session, staff outlined the scope of the Farmland Preservation Plan update and previewed the presentations scheduled for the July 15, 2026, public forum.

Ms. Crombie said the Farmland Preservation Plan Public Forum held on July 15, 2026, at the Geauga County Fairgrounds was a success with an attendance of 85-90 people between the open house and the public forum. Members from the Farmland Preservation Task Force and Planning Commission attended.

Ms. Crombie said attendees initially designated the community where they live on a map of Geauga County. A brief overview was provided and participants then viewed various information stations including Strengths, Weaknesses, Opportunities, and Threats (SWOT) impacting local agriculture. The key SWOT findings showed Strengths: Common goal for farmland to stay farmland, Weaknesses: Lack of younger farmers, Opportunities: Buying local/eating local (less processed), and Threats: Loss of farmland through lot splits, subdivisions, and development. When polled on future priorities for Geauga County officials and agricultural leadership, participants ranked the following as the top choices: hiring a farmland coordinator county planner, ensuring elected officials are informed and engaged on agricultural issues, and expanding youth agricultural education programs. Ms. Crombie noted several write in recommendations from attendees, which will be considered when writing the plan.

Mr. Perfetto said the public forum was well done and Ms. Crombie said she was pleased. She explained the report does not reflect the expenses of all “in kind” work or hours so far.

Chairman Gorris asked when the Farmland Preservation Plan update is done, how will staff get the information out to all the townships and farmers. Ms. Crombie said a chapter on Implementation Strategies, will include outreach efforts, info sheets, and a Story Map. Mr. Imhof said the County Fairgrounds could be utilized for a farmers’ market. Ms. Crombie said it could be part of an Ag Expo, which was a Task Force recommendation. Mr. Perfetto suggested having a booth available at the fair and Chairman Gorris said the Planning Commission could partner up with Farm Bureau.

12. New Business:

A. Determination of Injurious affect (ORC 711.24) Malcom Boorn Survey, Sublot 6, Middlefield Township:

Ms. Crombie reported that the owner of Sublot 6 within the Malcolm Boorn Survey proposes a lot line adjustment to split 1.4 acres from an adjacent, non-platted parcel and consolidate it into Sublot 6. Ms. Crombie requested the board review to determine if there is an injurious affect that would require the owner of Sublot 6 to obtain signatures from other subplot owners to ensure all affected parties formally agree to the boundary change.

Mr. Rogish said he is concerned how the proposed 1.4 acre split could affect the other property owners, will this allow the homeowner to do anything they want behind the house. Mr. Imhof asked if there was a site plan to which Ms. Crombie responded no. Mr. Perfetto said since Middlefield Township has no zoning, can they object to this. Chairman Gorris asked if the 1.4 acres will be landlocked and Ms. Crombie said no because it is required to be consolidated with Sublot 6. Mr. Rogish feels there is a possible injurious affect partially due to the lack of zoning. Ms. Crombie also mentioned adjacent Sublot 5 was vacated, which allowed it to be removed from the subdivision and create the existing irregular lot design. The board agreed that subplot owners of Sublots 7- 12 will be affected.

Motion made by Mr. Rogish determining that there is an injurious affect for the Malcom Boorn Survey, Sublot 6, requiring signatures from owners of Sublots 7-12, and seconded by Mr. Mesok, and upon the call for the vote, the motion passed unanimously.

B. Determination of injurious affect, (ORC 711.24) Sunset Drive Subdivision, Sublot 26, Auburn Township:

Ms. Crombie reported that the owner of Sublot 26 within the Sunset Drive Subdivision proposes a lot split to create an additional buildable parcel, resulting in one 2.9 acre lot and one 3.0 acre lot. Originally platted with 34 sublots, the subdivision has undergone several lot splits and subplot vacations over the years. Ms. Crombie presented the original plat alongside the current tax map to illustrate these modifications, outlining the previously altered parcels. Ms. Crombie requested the board determine if there is an injurious affect that would require the owner of Sublot 26 to obtain signatures from other subplot owners to formally agree to the change. She noted that the Auburn Township Board of Zoning Appeals (BZA) granted a minimum lot area variance for the 2.9 acre parcel, as the zoning resolution requires 3.0 acres exclusive of the road right-of-way. Ms. Crombie clarified that while the boundary of the subdivision remains unchanged, the internal reconfiguration alters the recorded subdivision plat, thereby requiring a formal replat process.

Motion made by Mr. Perfetto determining no injurious affect for Sunset Drive Subdivision, Sublot 26, and seconded by Mr. Imhof, and upon the call for the vote, the motion passed unanimously.

C. Determination of injurious affect, (ORC 711.24) Frey's Subdivision, Sublot 13, Parkman Township:

Ms. Crombie reported that the owner of Sublot 13 in the Frey's Subdivision proposes to split 1.0 acre of land from an adjacent, un-platted parcel, and consolidate it with Sublot 13. Ms. Crombie presented the Frey's Subdivision, which is an older, platted subdivision consisting of 30 sublots across two streets. She explained that this adjustment will resolve an existing encroachment issue involving part of an accessory building and pavement.

Ms. Crombie requested the board to determine if there is an injurious affect, which would require the owner of Sublot 13 to obtain signatures from other subplot owners to ensure all affected parties formally agree to the boundary change.

Mr. Rogish said when looking at the frontage, there will be enough for the remaining parcel noting that Parkman Township allows flag lots.

Motion made by Mr. Rogish determining no injurious affect for Frey's Subdivision, Sublot 13, and seconded by Mr. Miller, and upon the call for the vote, the motion passed unanimously.

D. Mileage Reimbursement increase to \$0.76 cents per mile:

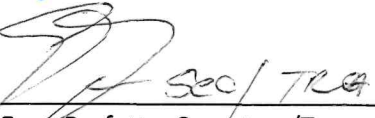
Ms. Crombie said the mileage reimbursement rate is currently at \$0.725 cents per mile, and in accordance with the revised Internal Revenue Service (IRS) 2026 Standard mileage rates, the rate has increased to \$0.76 cents per mile for the period of July 1, 2026 through December 31, 2026.

Motion made by Mr. Rogish to approve the IRS mileage reimbursement rate increase of \$0.76 cents per mile for the period of July 1, 2026 through December 31, 2026, seconded by Mr. Miller, and upon the call for the vote, the motion passed unanimously.

13. Adjournment:

Motion made by Mr. Rogish to adjourn the meeting, and seconded by Mr. Miller, and upon the call for the vote, the motion passed unanimously. Meeting adjourned at 8:36 a.m.



Nick Gorris, Chairman

Enzo Perfetto, Secretary/Treasurer

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

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

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 AUGUST 11, 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>
0370	TRAVEL	7/7	ALLYSON KOBUS - Mileage Reimbursement - Fairground meeting with Fair Board Secretary - Farmland Task Force meeting - Meeting with GIS Dept and City of Chardon	\$29.00
0370	TRAVEL	7/7	LINDA CROMBIE - Mileage Reimbursement - Meeting at Prosecutor's Office - Fairground meeting with Fair Board Secretary - Farmland Task Force meeting	\$28.71
0368	SUPPLIES	7/21	STAPLES Office Supplies	\$239.41
1168	ADVERTISING	7/21	SPIRIT OF BAINBRIDGE -Split payment ½ page advertisement – Farmland Public Forum 2025 Carryover	\$81.00
0371	ADVERTISING	7/21	SPIRIT OF BAINBRIDGE -Split payment ½ page advertisement – Farmland Public Forum	\$80.00
2676	ADVERTISING	7/21	SPIRIT OF BAINBRIDGE – Split payment ½ page advertisement – Farmland Public Forum	\$178.00
0368	SUPPLIES	7/28	ALLWAYS FLASHER, LLC. Supplies for Public Forum – Plastic signs	\$70.00
0374	MEMBER DUES	7/28	GOOD NEWS Advertisement – Farmland Public Forum	\$365.00
0374	MEMBER DUES	7/28	KARLOVEC MEDIA - Advertisement – Farmland Public Forum - Middlefield Post - Maple Leaf - Chesterland News	\$1,025.00
0374	MEMBER DUES	7/28	GEAUGA AMISH POST LLC/PHILIP KURTZ ½ page advertisement – Farmland Public Forum	\$263.00
			TOTAL	\$2,359.12


Nick Gorris, Chairman


Enzo Peretto, Secretary/Treasurer

<u>Planning Commission Revenues</u>	<u>Year to Date Balance:</u>
Account: 1001 - General Fund	
January	\$432.55
February	\$1,300.00
March	\$1,250.00
April	\$2,350.00
May	\$610.00
June	\$900.00
July	\$150.00
	Yearly Total: \$6,992.55

<u>Ohio Department of Agriculture (ODA) Grant Revenues</u>	<u>Year to Date Balance:</u>
Account: 2044 - Farmland Preservation	
July	\$5,000.00
	Yearly Total: \$5,000.00

GEAUGA COUNTY PLANNING COMMISSION
FINANCIAL REPORT SUMMARY: GENERAL FUND: Month of July 2026
BUDGET - PREPARED **4-Aug-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	-\$16,203.52	\$107,081.00	\$80,294.00
Supplies	\$1,500.00	-\$309.41	\$421.48	\$1,078.52
Hospitalization	\$48,089.00	-\$4,007.28	\$28,050.96	\$20,038.04
Medicare	\$2,750.00	-\$229.14	\$1,512.06	\$1,237.94
OPERS	\$26,280.00	-\$2,267.94	\$14,576.91	\$11,703.09
Worker's Comp.	\$90.00	\$0.00	\$0.00	\$90.00
Other Expenses	\$3,300.00	\$0.00	\$2,008.96	\$1,291.04
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	\$70.67	\$529.33
Travel	\$3,860.00	-\$57.71	\$98.90	\$3,761.10
Advertising	\$325.00	-\$13.00	\$258.00	\$67.00
Training	\$400.00	\$0.00	\$0.00	\$400.00
Member, Dues, Lic. Sub	\$6,100.00	-\$1,653.00	\$3,088.16	\$3,011.84
Total	\$280,669.00	-\$24,741.00	\$157,167.10	\$123,501.90

Supplemental Appropriations/Budget Adjustment: for encumbrances related to Farmland Public Forum:
Other Account: \$600.00
Membership Dues, Licenses, Subscriptions Account: \$2,000.00

Nick Garris, Chairman

Enzo Perfetto, Secretary/Treasurer

GEAUGA COUNTY PLANNING COMMISSION

FINANCIAL REPORT SUMMARY: FARMLAND PRESERVATION : Month of July 2026

BUDGET - PREPARED

4-Aug-26

<i>Account</i>	<i>Annual Appropriation</i>	<i>Monthly Expenditure</i>	<i>Year to Date Expenditure</i>	<i>Balance</i>
Supplies	\$250.00	\$0.00	\$0.00	\$250.00
Other Expenses	\$14,000.00	\$0.00	\$0.00	\$14,000.00
Travel	\$250.00	\$0.00	\$0.00	\$250.00
<i>Total</i>	<i>\$14,500.00</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$14,500.00</i>

Nick Corbis, Chairman

Enzo Perfetto, Secretary/Treasurer