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***
***Thursday – October 15, 2026 REGULAR MEETING***
***12611 Ravenwood Drive***
***Conference Room B167-B168, 1st Floor***
***7:30 A.M.***

1. Pledge of Allegiance
2. Roll Call
3. Approval of Minutes:
   A. September 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. Frey's Subdivision
      Replat of Sublot 13
      Parkman Township
      Final Plat
   B. Chagrin Falls Park
      Replat of Sublots 135 thru 138
      Bainbridge Township
      Final Plat
   C. Bass Lake Investment Company Subdivision
      Replat of Sublots 184, 185 and 186
      Munson Township
      Final Plat
   D. Sunset Drive Subdivision
      Replat of Sublot 26
      Auburn Township
      Final Plat
8. Township Zoning Amendments to be Reviewed: None
9. Director's Report:
10. Correspondence: None
11. Old Business:
    A. Farmland Preservation Plan Update

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

12. New Business:

    A. General Plan Annual Review

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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OCTOBER 15, 2026 MEETING MINUTES

1. **Pledge of Allegiance**

Chairman Gorris called the October 15 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: Alternate Dane Davis for Commissioner Brakey, Nick Gorris, Alternate Walter Claypool for Commissioner Spidalieri, Philip Miller, Enzo Perfetto, Bob Rogish Jr., Matt Johnson, Dennis Bergansky, Matthew Mesok, and Lee Imhof.

Members absent: Commissioner Dvorak.

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

3. **Approval of Minutes:**

A. **September 10, 2026 Regular Meeting Minutes**

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

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

Chairman Gorris thanked the staff for the amended disclaimer language in the Financial Report and felt it was satisfactory.

Mr. Mesok inquired about the year-end unspent account funds. Ms. Crombie and Ms. Irizarry clarified that remaining balances revert to the general fund. However, Ms. Crombie noted that a portion is carried forward into the subsequent fiscal year to satisfy invoices incurred in December.

Motion made by Bergansky to approve the financial report and the summary of expenses for September 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. Frey's Subdivision**
**Replat of Sublot 13**
**Parkman Township**
**Final Plat**

Ms. Crombie said the applicants request to split 1.0012 acre of land from an adjacent, un-platted parcel in the Frey's Subdivision, and consolidate it with sublot 13, creating sublot 13-R, located on the east side of Hosmer Road, south of State Route 608. The combined acreage will be 3.0356 acres. She noted that this matter was before the board in August 2026, and it was determined the proposal did not cause an injurious affect per Ohio Revised Code 711.24.

Motion made by Mr. Davis to recommend approval of the replat and consolidation of sublot 13 of Frey's Subdivision, creating sublot 13-R. Mr. Rogish seconded, and upon a call for the vote, the motion passed unanimously.

**B. Chagrin Falls Park**
**Replat of Sublots 135 thru 138**
**Bainbridge Township**
**Final Plat**

Ms. Crombie said the applicant is requesting to consolidate sublots 135, 136, 137, and 138 in Chagrin Falls Park, creating sublot 135-R, located on the west side of Bedford Street north of Woodland Avenue. The combined acreage will be 0.1837 acres.

Motion made by Mr. Bergansky to recommend approval of the replat and consolidation of sublots 135 thru 138 of Chagrin Falls Park, creating sublot 135-R. Mr. Johnson seconded, and upon a call for the vote, the motion passed unanimously.

**C. Bass Lake Investment Company Subdivision**
**Replat of Sublots 184, 185, and 186**
**Munson Township**
**Final Plat**

Ms. Crombie said the applicants request to consolidate sublots 184, 185, and 186 in Bass Lake Investment Company Subdivision, creating sublot 184-R, located on the south side of Basswood Drive west of Brookside Road.

Motion made by Mr. Rogish to recommend approval of the replat and consolidation of sublots 184, 185, and 186 of Bass Lake Investment Company Subdivision, creating sublot 184-R. Mr. Bergansky seconded, and upon a call for the vote, the motion passed unanimously.

**D. Sunset Drive Subdivision**
**Replat of Sublot 26**
**Auburn Township**
**Final Plat**

Ms. Crombie said the applicant is requesting to subdivide sublot 26 of Sunset Drive Subdivision, creating sublot 26-R1, 3.0000 acres, and 26-R2, 2.9239 acres. The parcels are located on the west side of Sunset

Drive north of Bartholomew Road and a minor lot area variance was previously approved by the Township. She noted that this matter was before the board in August 2026, and it was determined the proposal did not cause an injurious affect per Ohio Revised Code 711.24.

Motion made by Mr. Johnson to recommend approval of the replat to subdivide sublot 26 of the Sunset Drive Subdivision, creating sublot 26-R1 and sublot 26-R2. Mr. Bergansky seconded the motion, and upon a call for the vote, the motion passed unanimously.

**9. Director's Report:**

Ms. Crombie highlighted the following:

- Two new building lot proposals were submitted in September 2026.
- The Ohio Department of Agriculture (ODA) offers an online interactive map called the *Agricultural Easement Viewer*. This tool displays all pending and approved farmland easements under the Local Agricultural Easement Purchase Program (LAEPP) and also provides simple details for each property: location, easement number, acreage, and aerial photos.
- Data Centers: Staff are drafting a standard definition and conditions, per the board's request. Planning Commission's APA will review, and staff will present it back to the board at the November meeting. Ms. Crombie said not all data centers are alike, and she suggests townships review zoning resolutions, specifically the district purpose statement, and Land Use Plans. Mr. Davis asked if there were any known data centers in the County and Ms. Crombie said yes and that they are associated with local businesses. Mr. Bergansky asked if data centers can create their own power plants. Ms. Crombie said yes, but townships have no control in that instance (public utility). Ms. Crombie said there are about ten proposed bills at the State Legislature containing data center definitions. She will take one that is a good fit. Mr. Claypool said data centers are a business, how do you regulate them by their characteristics? Mr. Rogish said it is common to regulate in such a manner. Ms. Crombie said she understands the question but similar uses should be treated similarly and it has been demonstrated that some data centers are dissimilar in terms of impact, including water usage and noise.
- 3rd Quarter Activity 2026: There were 47 New Housing starts
- Comprehensive Planning Efforts:
    - Property Mapping: Ms. Kobus-Havel created a draft spreadsheet and map of all County owned properties for the County Administrator.
    - Newbury Township Zoning meeting: Ms. Crombie attended to meet new members and discuss agriculture, data centers, in law suites, and riparian setbacks.
    - Geauga County Farm Bureau meeting: Ms. Crombie attended the September 30, 2026 meeting where members are allowed to suggest agricultural policy ideas. Ms. Crombie explained there is no number limit on the number of lot splits between 5-20 and recommended that efforts to support limiting the number in a reasonable manner be explored.

**10. Correspondence: None**

**11. Old Business:**

**A. Farmland Preservation Plan Update:**

Ms. Crombie said the staff focused on drafting individual chapters for the *Geauga County Farmland Agriculture Rural Master Plan: A Plan for Preservation*. She reviewed the Ohio Department of Agriculture's (ODA) quarterly reporting criteria, which encompass expenses, outreach, project narratives,

GIS development, and challenges. She noted that the ODA conducts periodic evaluations to ensure the project remains aligned with the grant's objectives and milestones.

Additionally, Ms. Crombie presented the plan's preliminary layout and content including a table of contents, a cover page featuring agricultural photos, an introduction section to provide historical context, such as the importance of agriculture, and a snapshot of farmland loss at the national, state, and county level. Draft goals, the Geauga County profile, Agricultural Census data, preservation tools, recommendations, and implementation strategies were briefly reviewed. Ms. Crombie emphasized that this initial draft is evolving and will be refined throughout the development process.

Mr. Davis said the data shows Geauga County has more farms, but smaller in size, to which Ms. Crombie said yes. Mr. Mesok said it was a nice presentation and asked if the goals will be followed up on and Chairman Gorris said at the first annual review the goals that were achieved could be highlighted.

**12. New Business:**

**A. General Plan Annual Review:**

Ms. Crombie reported that following the adoption of the General Plan in October 2021, the mandatory annual review has been conducted each October. This marks the fifth year since adoption. Per the Executive Summary of the Geauga County General Plan, the board must perform major plan updates at five-year intervals. While the project has reached this five-year milestone, staff are focused on updating the Farmland Preservation Plan. Consequently, she will likely request that the board postpone the major General Plan update which can be discussed further with the board during review of 2027 department goals during the December and January meetings.

Additionally, Ms. Crombie noted that the General Plan was referenced 20 times over the past year, compared to 27 instances in 2025. The Natural Resources and Land Use chapters continue to be the most frequently utilized sections.

**13. Adjournment:**

Motion made by Mr. Bergansky to adjourn the meeting, and seconded by Mr. Rogish, and upon the call for the vote, the motion passed unanimously. Meeting adjourned at 8:24 a.m.

Nick Gorris, Chairman

Enzo Perfetto, Secretary/Treasurer

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

Mr. Bergansky MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION, WHICH MOTION WAS SECONDED BY Mr. 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 OCTOBER 15, 2026 MEETING.

NOW THEREFORE, BE IT RESOLVED, THAT THE GEAUGA COUNTY PLANNING COMMISSION HEREBY APPROVES THE FOLLOWING PAYMENTS AS PROCESSED AND REPORTED BY STAFF.

| P.O. | ACCOUNT | DATE | VENDOR | AMOUNT |
|---|---|---|---|---|
| 0367 | COPIER USAGE | 9/3 | DEX IMAGING<br>• *Copier Usage*<br>○ *7/22/26 to 8/21/26* | $163.47 |
| 0374 | MEMBER DUES | 9/3 | LINDA CROMBIE<br>• *APA and AICP*<br>○ *Membership and Zoning Practice Subscription* | $699.00 |
| 0370 | TRAVEL | 9/3 | LINDA CROMBIE<br>• *Mileage Reimbursement*<br>○ *Township Association Quarterly Dinner*<br>○ *Township Trustee Meeting – Middlefield Township*<br>○ *Set up for Farmland Public Forum*<br>○ *Farmland Public Forum* | $44.69 |
| 0370 | TRAVEL | 9/3 | ALLYSON KOBUS-HAVEL<br>• *Mileage Reimbursement*<br>○ *Township Association Quarterly Dinner*<br>○ *Township Trustee Meeting – Middlefield Township*<br>○ *Set up for Farmland Public Forum*<br>○ *Farmland Public Forum* | $42.71 |
| 0370 | TRAVEL | 9/10 | GEAUGA TOWNSHIP ASSOCIATION<br>• *Quarterly Dinner – October 14, 2026, Middlefield Township*<br>○ *Allyson Kobus-Havel*<br>○ *Linda Crombie* | $46.54 |
| | | | **TOTAL** | **$996.41** |

Nick Gorris, Chairman

Sec/Treas
Enzo Perfetto, Secretary/Treasurer

| Planning Commission Revenues | Year to Date Balance: |
|---|---|
| **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 |
| August | $955.00 |
| September | $2,908.00 |
| | **Yearly Total: $10,855.55** |

## GEAUGA COUNTY PLANNING COMMISSION

## FINANCIAL REPORT SUMMARY: GENERAL FUND: Month of September 2026

**BUDGET - PREPARED** 8-Oct-26

| *Account* | *Annual Appropriation* | *Monthly Expenditure* | *Year to Date Expenditure* | *Balance* |
|---|---|---|---|---|
| Salaries | $187,375.00 | -$13,643.52 | $142,589.80 | $44,785.20 |
| Supplies | $1,500.00 | $0.00 | $809.44 | $690.56 |
| Hospitalization | $48,089.00 | -$4,007.28 | $36,065.52 | $12,023.48 |
| Medicare | $2,750.00 | $192.04 | $1,916.44 | $833.56 |
| OPERS | $26,280.00 | -$3,061.15 | $19,906.56 | $6,373.44 |
| 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 | -$163.47 | $358.66 | $241.34 |
| Travel | $3,860.00 | -$133.94 | $634.38 | $3,225.62 |
| Advertising | $325.00 | $0.00 | $258.00 | $67.00 |
| Training | $400.00 | $0.00 | $0.00 | $400.00 |
| Member, Dues, Lic. Sub | $6,100.00 | -$699.00 | $3,787.16 | $2,312.84 |
| | | | | |
| ***Total*** | ***$280,669.00*** | ***-$21,708.36*** | ***$208,334.92*** | ***$72,334.08*** |

**Nick Gorris, Chairman**

**Enzo Perfetto, Secretary/Treasuer**