

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

July 11, 2023 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. JUNE 13, 2023 REGULAR MEETING MINUTES
4. FINANCIAL REPORT AND APPROVAL OF EXPENSES
5. DIRECTOR'S REPORT:
6. OTHER BUSINESS: —None
7. MAJOR SUBDIVISIONS TO BE REVIEWED: - None
8. TOWNSHIP ZONING AMENDMENTS TO BE REVIEWED:
 - A. MUNSON TOWNSHIP
TEXT AMENDMENT 2023-01
INITIATED JUNE 14, 2023
BY ZONING COMMISSION
9. CORRESPONDENCE: - None
10. OLD BUSINESS:
 - A. INFO SHEET--APPROVALS FOR NEW HOME
 - B. INFO SHEET – TEXT/MAP AMENDMENTS
11. NEW BUSINESS:
 - A. EXECUTIVE SESSION: EMPLOYEE COMPENSATION
12. 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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JULY 11, 2023 MEETING MINUTES

1. Pledge of Allegiance

Chairman John Oros called the July 11, 2023, regular meeting of the Geauga County Planning Commission to order at 7:33 a.m. at 12611 Ravenwood Drive, Suite A334, Chardon, Ohio. A quorum was obtained. Roll call was called by Ms. Irizarry, and the following members were present:

2. Roll Call

Members present: Gary Neola, Commissioner Lennon, Commissioner Dvorak, Nick Gorris, Dan Miller, Dennis Bergansky, Jim McCaskey, Walter Claypool and John Oros.

Members absent: Commissioner Ralph Spidalieiri, Caterina Cocca-Fulton, and Allyson Kobus (Planner II)

Staff present: Linda Crombie (Director) and Pamela Irizarry (Administrative Assistant).

3. Approval of Minutes for the June 13, 2023 Regular Meeting

Commissioner Dvorak made a motion to approve the June 13, 2023 regular meeting minutes, and Mr. McCaskey seconded the motion, and upon a call for the vote, the motion passes.

4. Financial Report and Approval of Expenses

Ms. Irizarry provided the financial report as of July 10, 2023 attached hereto and the expenses marked as Exhibit "A" totaling \$1,179.00. She noted there was a typo on one of the dates listed but it will be corrected.

Mr. Neola made a motion to approve the financial report and the summary of expenses, marked exhibit "A" totaling \$1,179.00. Mr. Bergansky seconded the motion, and upon a call for the vote, the motion passes.

5. Director's Report

1. New Building Lots: Ms. Crombie said there were four (4) new building lot proposals submitted in June, one each in Claridon and Auburn, and two in Parkman.

2. Growth Study of Senior Housing Needs: Ms. Crombie said the Director of the Department on Aging was advised to contact the Ohio Department of Development, a university, or consultant for assistance on population projections at the township level for those 60 and older but that Planning staff can assist with other mapping and any statistical data. Mr. Claypool wanted to know what does "housing needs" mean as when you get older, your housing doesn't always change. Ms. Crombie said the study's title is misleading as it is more of a statistical analysis but advised she was not sure how the Department on Aging would title the updated document. Mr. Neola asked where did the category "60 and older" come from and Ms. Crombie replied it is the age threshold used by the County Department on Aging as they serve residents 60 and over.

3. Legislative Updates:

House Bill 33: Ms. Crombie said HB 33 has changed and information was added beyond items related to the state operating budget and she reviewed the following:

Property tax exemption of residential development groups for up to 8 years: the Ohio Township Association requested this to be vetoed by the Governor.

Zoning referendum: changes to 519.02 affects petitions to place a zoning amendment on the ballot; currently required 8% of the votes was proposed to be increased to 25%, but now it is 15% for residents to submit a referendum.

Township capital improvements: Ms. Crombie said this was not previously discussed, but this bill contains grant money of \$50,000,00.00 to be used for development of infrastructure and capital projects. She contacted the County Department of Development to let them know.

CAUV three-year average calculation change: Ms. Crombie said this is a tax change the Farm Bureau pushed for. CAUV values will be averaged over a three (3) period, which the Farm Bureau believes will result in a lower tax bill.

Addition of new section R.C. 519.26 relating to res judicata: Ms. Crombie said new language relates to res judicata; which prevents continual litigation, meaning you cannot keep coming back to the courts and must present every possible relief in the first action. This new addition would allow property owners to submit claims they would otherwise not be able to. The Prosecutor's Office was surprised by this addition and Mr. McCaskey expressed his amazement at how all these items were added to HB33.

Protecting Ohio Farmland: Ms. Crombie said she found a provision added to Section 5301.256 concerning agricultural land in the state. It prohibits foreign advisories from owning agricultural land in Ohio and acquiring property within a twenty-five-mile radius of any military base but there are some exceptions.

Ms. Crombie noted there were 44 line item vetoes issued in a letter from Governor Dewine regarding this bill.

House Bill 211: Ms. Crombie said this bill was introduced in June 2023 and deals with public comment that proposes every public body shall permit the public to comment, and every public body shall establish reasonable restrictions on time limits for public comment. Ms. Crombie presented a section from the Ohio Sunshine Laws 2022, which does not provide or prohibit public comment at meetings.

House Bill 197: Ms. Crombie said this bill was introduced in June 2023 and deals with community solar energy. She was made aware of this bill at the NEO Planning and Zoning Workshop she attended on June 30. The bill would allow for community solar facilities, which are less than 20 megawatts and are subscriber based. Since this bill was just introduced, she will keep the board update but she let the board know that she and Ms. Cocca-Fulton are working on language for the Model Zoning Resolution for small solar energy.

4. NEO Planning and Zoning Workshop Kent, Ohio: Ms. Crombie said she and Ms. Kobus attended various sessions and helped with the workshop. Some of the session topics included solar energy, interactive mapping, housing trends, Street Smart & Street View as a Planning & Zoning Tool, using GIS to map housing conditions, and interactive mapping. She briefly went over information acquired from various sessions, such as solar panels being guaranteed for 25 years, but can last 40 years, and how Ohio

State University College of Food, Agriculture and Environmental Science are hearing interest in community solar in Northeast Ohio. She also mentioned how one session discussed how entire single-family subdivisions are being built as rentals. Mr. Bergansky commented Redwood does that.

5. Construction Activity, Non-Residential and Residential, June 2023 and 1st half of 2023: Ms. Crombie said new commercial construction occurring in Bainbridge, Middlefield and Troy Townships is for accessory buildings, but a permit in the City of Chardon is for a principal building for a new bank. Middlefield Township has one (1) commercial addition, and one (1) commercial alteration. Ms. Crombie presented maps that Ms. Kobus prepared; one showed the commercial construction from January to June 2023 and the other showed the New Housing Starts from April to June 2023.

6. nearmap: Ms. Crombie said Geauga County Auditor's Office switched from using Pictometry for aerial and oblique imagery to nearmap. There were mixed views from the board on whether they liked this version of viewing maps versus the old one.

7. Model Zoning Update: Small Solar Facilities: Ms. Crombie said that she and Ms. Cocca-Fulton are working on a draft amendment to present to the board in August.

8. Subdivision Regulations Update, Article I, General Provisions: Ms. Crombie said that Ms. Kobus has been working on drafting the Major Thoroughfare Plan to show the requested changes from last month's meeting such as buggy lanes. Mr. Gorris recommended the location of 4 foot shoulders be added.

9. Census Data Update: Ms. Crombie said she and Ms. Kobus have been working on various maps, tables, and charts showing the recently released age and housing data.

10. Work Summary, June 2023 and 1st half of 2023:

a. Planning/Zoning/Subdivision Administration: Ms. Crombie presented a chart of the total lot splits/consolidations, easements, and formal amendment reviews over the past six (6) months and said the numbers have been consistent.

b. Comprehensive Planning Efforts: Ms. Crombie mentioned staff referred the General Plan nine (9) times in June regarding senior housing, agriculture, broadband, air quality, ODOT Amish Travel Study and farm size. Mr. Claypool commented how technology is rapidly changing and we have not come out with high-speed internet in rural areas. He suggested looking into Patriot Mobile that works the same way mobile devices do from the cell phone towers, but it is for your home. Ms. Crombie said the General Plan is reviewed yearly and the board can visit this issue at some point. Mr. Claypool said we need to bring in outside experts in technology to help us out and he also wanted to know why air quality was listed. Ms. Crombie said this is part of the Director's Report to show the board how the General Plan is being used each month.

c. Continuing Education:

i. Webinar on Noise Resolution (hosted by the Ohio Township Association): Ms. Crombie said this webinar described the regulation of noise through O.R.C. 505.172(A). Mr. McCaskey asked if Ms. Crombie could share this webinar with him and she said yes. He also asked if agritourism noise could be regulated and Ms. Crombie said according to the attorney who presented the information, no.

ii. Webinar on Affordable Housing (hosted by the Ohio Township Association): Ms. Crombie said this webinar was presented by a private development firm, Pennrose, which discussed the topics of market

rate housing, workforce housing, and affordable housing and how they are developed and funding through a developer's point of view.

iii. Ohio Farm Bureau Podcast on the Beginning Farmers Tax Credit: Ms. Crombie said this tax credit, which is 3.99%, is to get young people into farming and to keep cost down for new farmers. This credit is also available to existing farmers who sell or rent farmland, livestock, equipment, or buildings to beginner farmers. Ohio State University is offering an online course on how to apply to receive the tax credit.

iv. Ohio EPA Webinar on Brownfield Funding Sources: Ms. Crombie mentioned this was another webinar she attended.

v. Ohio Farm Bureau, Risk/Rewards for Solar Leasing: Ms. Crombie discussed there is a link on Ohio Farm Bureau website for those interested in learning about leasing land to solar companies.

8. Township Zoning Amendments to be Reviewed:

- A. Munson Township
Text Amendment 2023-01
Initiated June 14, 2023
By Zoning Commission

Mr. McCaskey recused himself and left the meeting.

Ms. Crombie said Munson Township submitted a text amendment that affects six (6) articles, and she will only highlight the ones with recommendations. She presented the township's zoning map for reference.

Section 202, Definitions; Ms. Crombie said there were four (4) new items, three (3) of which were related to Electric Vehicles (EV). She recommended under "Electric Vehicle Charging Station (EVCS) Space", defining "designated charging area" or remove this language.

Section 407, Permitted Uses and Structures; Ms. Crombie said "Commercial recreational facilities, indoor and outdoor" are being removed from the permitted uses as they are already a conditional use under Section 805. She discussed how the first paragraph under 407.2, there is a reference to "Flood Plain (FP)". A flood plan is not the same thing as the Township's "Flood Prone District" She recommends they review the zoning resolution and map for consistency throughout and submit a separate amendment later.

Section 509, Accessory Structures 509.2: Ms. Crombie said some minor word changes were proposed; "free-standing" is being added to clarify that certain structures are not allowed in the front yard.

Section 529, Electric Vehicle Charging Station (EVCS): Ms. Crombie recommended language read "shall be a permitted accessory use in the...". She also recommended that in item "e", the sign size could be three (3) square feet instead of four (4).

Section 801.2, Conditional Use Standards, Zoning Certificate: Ms. Crombie said the language "within the Flood Prone District" is being removed and relocated to after "single family dwelling". This is being done as "Places of Worship", or the Township's regulations, do not have to renew their Zoning Certificate, regardless of the zoning district.

Section 1001, Signs – Intent and Purpose: Ms. Crombie said the Township added language from the Model Zoning resolution, as the Commission revised it in 2022.

Section 1002, Zoning Certificate: Ms. Crombie said “Section 1001 (a)” was added before the other sections listed and this relates to businesses, institutions, and individuals’ right to exercise free speech. Adding this reference means those types of signs do not require a zoning certificate.

Section 1202, Appeals and Variances, 1202.4 Granting Variances: Ms. Crombie said the Township added language from the Model Zoning resolution, as the Commission revised it in 2022.

Mr. Claypool said he had a comment about Section 529, Electric Vehicle Charging Stations (EVCS); there are many rules proposed and why is residential included in the (EVCS) as a conditional use? If someone wants to put an EVCS at their home, why comply with all these rules? Ms. Crombie replied that language refers to conditional uses, such as ski resorts, that are in residential districts.

Mr. Gorris asked if the language for the electric vehicles should be added to all townships. Ms. Crombie said this is something to consider as the industry is tending in that direction and charging stations are considered a structure.

Mr. Oros asked if there were any other questions before obtaining a motion to approve with modifications as described by the Planning Director.

Motion made by Mr. Bergansky to approve with modifications the Munson Township text amendment 2023-01 as noted, and seconded by Commissioner Lennon, and upon a call for the vote, the motion passes.

Mr. McCaskey returned to the meeting.

10. Old Business:

A. Info Sheet - Approvals for New Home:

Ms. Crombie said the Info Sheet: *What Approvals Do I Need for a New Home?*, was discussed at last month’s meeting and Ms. Shale from Geauga Soil and Water asked if Troy Township could be added to item “C”. The reference will be added to the final version. Mr. Bergansky wanted to know if the puzzle pieces would be some type of copyright infringement due to it being like the logo used for Autism Awareness. Ms. Crombie looked up the logo for the board to view, and Commission members agreed the puzzle pieces color, shape, and design are different.

Motion made by Mr. Gorris to approve Info Sheet: *What Approvals Do I Need for a New Home?*, and seconded by Mr. Bergansky, and upon a call for the vote, the motion passes.

B. Info Sheet – Text/Map Amendments:

Ms. Crombie said she has not received any comments from the other departments regarding the Info Sheet – *Text/Map Amendments*. Mr. Gorris commented how he like the section “Did You Know?” on the first page and asked if the color of this statement could be changed to stand out more or make it another paragraph.

Motion made by Mr. Bergansky to approve with modifications Info Sheet – *How Do I File a Zoning Text or Map Amendment?* and seconded by Commissioner Dvorak, and upon a call for the vote, the motion passes.

11. New Business:

A. Executive Session: Employee Compensation:

Motion made by Commissioner Dvorak to enter Executive Session at 8:30 a.m. and seconded by Mr. McCaskey and Mr. Oros asked Ms. Irizarry for a roll call vote, and upon a call for the vote, the motion passes.

Commissioner Dvorak – yes
Commissioner Spidalieri – absent
Commissioner Lennon- yes
Ms. Cocca-Fulton – absent
Mr. Neola – yes
Mr. Oros – yes
Mr. McCaskey – yes
Mr. Miller – yes
Mr. Gorris – yes
Mr. Claypool – yes
Mr. Bergansky- yes

The Commission exited Executive Session at 9:02 a.m. Mr. Oros requested motions for wage increases to begin next pay period.

Motion made by Mr. McCaskey to grant Ms. Crombie a 5% wage increase and seconded by Commissioner Dvorak, and upon a call for the vote, the motion passes.


Motion made by Mr. McCaskey to grant Ms. Kobus a 5% wage increase, and a 2% merit increase and seconded by Commissioner Lennon, and upon a call for the vote, the motion passes.

Motion made by Mr. McCaskey to grant Ms. Irizarry a 5% wage increase and seconded by Commissioner Dvorak, and upon a call for the vote, the motion passes.

12. Adjournment:

Motion made by Mr. Gorris to adjourn meeting, and seconded by Mr. Bergansky, and upon a call for the vote, the motion passes.

Meeting adjourned 9:04 a.m.



John Oros, Chairman



Gary Neola, Secretary/Treasurer

COUNTY PLANNING COMMISSION FINANCIAL REPORT
Summary

Budget – July 10, 2023



<u>Account</u>	<u>Appropriation</u>	<u>Expenditure</u>	<u>Balance</u>
Salaries	\$151,581.00	\$74,070.44	\$77,510.56
Supplies	\$2,500.00	\$292.14	\$2,207.86
Hosp.	\$25,604.00	\$13,154.52	\$12,449.48
Medicare	\$2,120.00	\$1,054.80	\$1,065.20
OPERS	\$20,220.00	\$10,325.63	\$9,894.37
Worker's Comp.	\$100.00	\$0.00	\$100.00
Other Expenses	\$2,300.00	\$800.00	1,500.00
Equipment	\$0.00	\$0.00	\$0.00
Contracted Services	\$0.00	\$0.00	\$0.00
Covid -19 Expenses	\$0.00	\$0.00	\$0.00
Copier Usage Services	\$1,000.00	\$128.07	\$871.93
Travel	\$3,500.00	\$752.30	\$2,747.70
Advertising	\$325.00	\$0.00	\$325.00
Training	\$700.00	\$90.00	\$610.00
Member, Dues, Lic. Sub	\$1,300.00	\$790.00	\$510.00
Total	\$211,250.00	\$101,457.90	\$109,792.10

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

Mr. Neola MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. Beagostny.

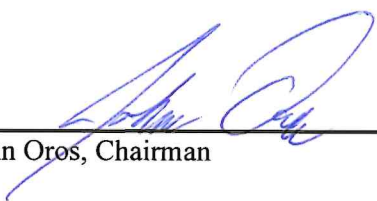
WHEREAS, THE EXPENSES LISTED HEREIN HAVE BEEN INCURRED BY THE GEOUGA COUNTY PLANNING COMMISSION IN ORDER FOR THE COMMISSION TO PERFORM ITS DUTIES; AND

WHEREAS, THESE EXPENSES HAVE BEEN REVIEWED BY THE MEMBERS OF THE COMMISSION AT ITS JULY 11, 2023, MEETING.

NOW THEREFORE, BE IT RESOLVED, THAT THE GEOUGA 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>
1055	TRAVEL	6/13	LINDA CROMBIE (MILEAGE REIMBURSEMENT)	7.99
1055	TRAVEL	6/13	PAMELA IRIZARRY (MILEAGE REIMBURSEMENT)	63.93
1051	SUPPLIES	6/13	STAPLES	55.97
1051	SUPPLIES	6/13	STAPLES	38.04
1060	MEMBER DUES	6/22	LINDA CROMBIE (AMERICAN PLANNING ASSOCIATION DUES)	665.00
1050	COPIER USAGE	7/6	DEX IMAGING (5/22/23 TO 6/21/23)	23.07
2805	TRAVEL EXPENSE	7/6	ALLYSON KOBUS – REGISTRATION FEE (GIS PRO CONFERENCE 10/16/23 TO 10/19/23)	325.00
TOTAL				<u>\$ 1,179.00</u>

P.I.
DN
FO


John Oros, Chairman


Gary Neola, Secretary/Treasurer