

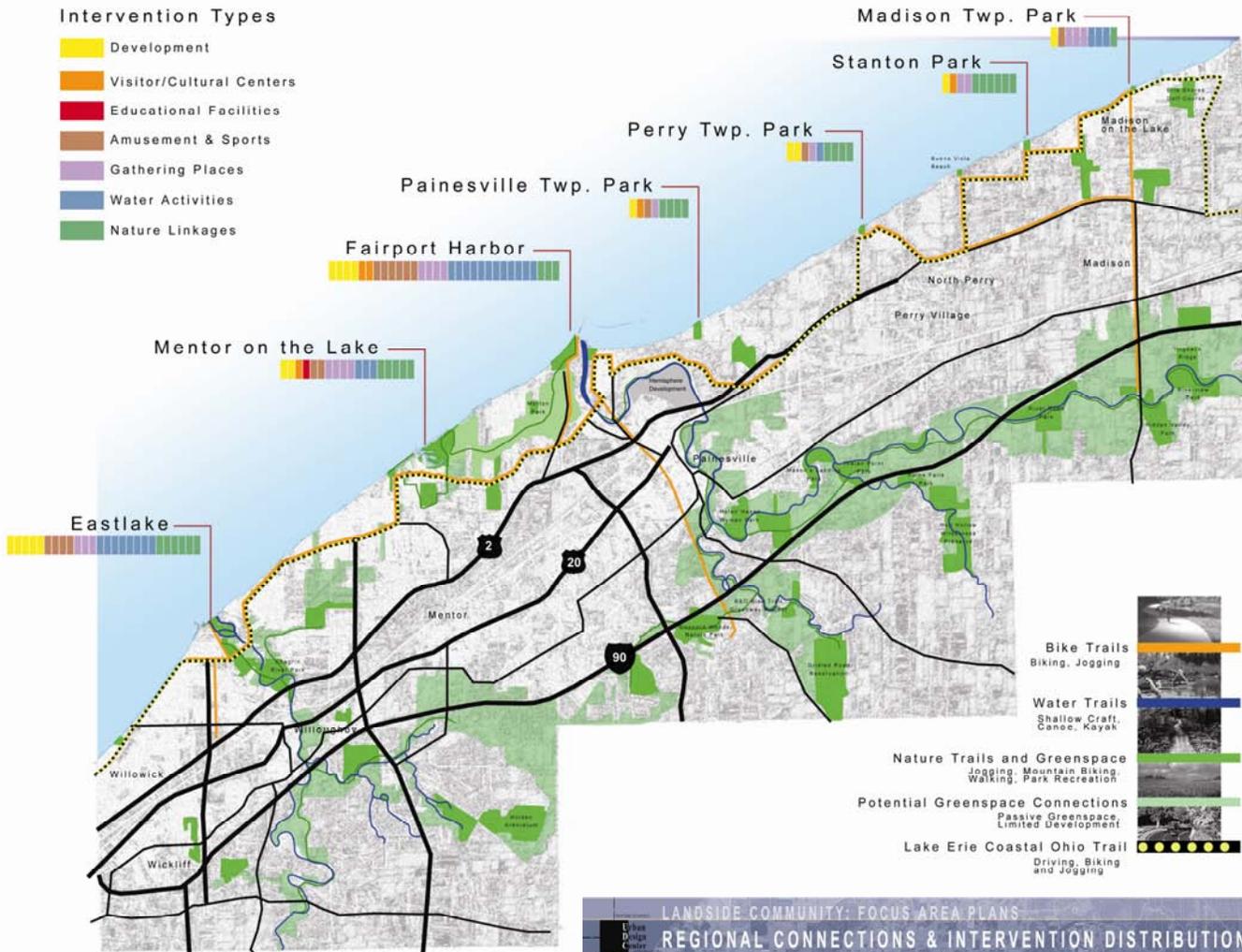


LAKE COUNTY PLANNING COMMISSION

2006 Annual Report

Intervention Types

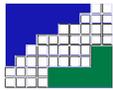
- Development
- Visitor/Cultural Centers
- Educational Facilities
- Amusement & Sports
- Gathering Places
- Water Activities
- Nature Linkages



LANDSIDE COMMUNITY: FOCUS AREA PLANS

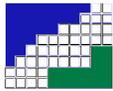
REGIONAL CONNECTIONS & INTERVENTION DISTRIBUTION

Prepared for the Lake County Planning Commission by the Kent State University / Cleveland Urban Design Collaborative



The Lake County Planning Commission...

is responsible for determining the consistency of development proposals with adopted plans for township areas. Land use control responsibilities also include development review for consistency with zoning and subdivision regulations and thoroughfare plans. The Planning Commission administers and takes final actions on the major subdivision of land for the unincorporated areas in Lake County. It coordinates the multi-agency review of subdivision plans and ensures conformity with the County's regulations.



The Lake County Planning Commission staff ...

provides various planning activities including subdivision compliance, community planning, and development review, including minor subdivisions of land in the unincorporated areas. The staff prepares and disseminates information and maps on a variety of subjects related to planning that are available for public and agency use. It maintains Census and other data on population, housing, zoning, building activity and many physical and land use features. The staff coordinates and assigns street addresses for Concord Township, Kirtland Hills, Leroy Township, Painesville Township (issues addresses created by staff), Perry Township and Waite Hill .



The Lake County Planning Commission

PLANNING COMMISSION MEMBERS

	Stephen J. Adams	
	Thomas C. Fitzmaurice to 7/06	
Timothy C. Brotzman, <i>Chair</i>	Geraldine F. Hausch	<i>Lake County Commissioners:</i>
	<i>Alternate Evelyn Ross</i>	Robert E. Aufuldish
Walter R. Siegel, <i>Vice Chair</i>	Richard J. Morse-New 12/06	<i>Alternate James V. Aveni</i>
<i>Alternate James Toth 11/06</i>	Vanessa T. Pesec	Raymond E. Sines
Darrell C. Webster, <i>Secretary</i>	Russell D. Schaedlich	<i>Alternate Richard Smith</i>
	<i>Alternate David A. Franz 2/3/06</i>	Daniel P. Troy
	Wayne J. Simon to 8/06	<i>Alternate Larry Klco</i>
	Randall H. Zondag- New 8/06	

STAFF MEMBERS

Darrell C. Webster, Director	Jason Boyd, Senior Planner
Daniel Tasman, Principal Planner	Elaine Truesdell, Office Admin./Mgr.
David Radachy, Senior Planner	Ann Myers, Administrative Assistant

LAND USE AND ZONING COMMITTEE MEMBERS

Laura Diak—Madison Township	Jerome Klco—Madison Township
Ruth Garland—Perry Township	Richard Morse—Painesville Township
Ed Hazel—Leroy Township	Evelyn Ross—Leroy Township
Howard Haycox—Painesville Township	Richard Terriaco—Concord Township
C. Richard Hullihen—Concord Township	Mark Welch—Perry Township

LAKE COUNTY COASTAL PLAN COMMITTEE

Harry L. Allen, Jr.—Chair		Bruce Landeg—Vice Chair
Larry Advey	Angela Keneven-Zanella	Thomas Rutledge
Ronald Balog	Ellen Foley Kessler	Dennis Sholtis
Lee Bodnar	James Kish	Charles Stephenson
Al Buescher	Ed Klco	Bryce Tischer
Mark Cain	Kurt Kraus	Ronald Traub
Kyle Dreyfuss-Wells	Deborah Neale	Vince Urbanski
David Gilmer	David Noble	Mark Welch
Thomas Hilston	Mark Rising	Robert Zeitz



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Timothy C. Brotzman, Chairman
Darrell C. Webster, Director

March 28, 2007

From the Desk of the Director:

RE: LAKE COUNTY PLANNING COMMISSION 2006 ANNUAL REPORT

The 2006 work year has been a very busy and productive year at the Lake County Planning Commission. The staff has been working on the Madison Township US 20 Corridor Plan, comprehensive plans for Madison Township, Madison Village, North Perry Village, Painesville Township, Auburn-Crile Rd. Business Corridor Study and the Lake County Comprehensive Plan.

The Planning Commission through the Lake County Coastal Plan Committee authorized the Landside Communities Master Plan, a conceptual development and amenities plan, to be done by the Kent State University Urban Design Center in Cleveland, which was completed in 2006. A promotional/educational video of the coastal development initiative was developed through the Lakeland Community College Audiovisual Department and is expected to be done in 2007. The realization of the Lake County Coastal Development Plan will provide new recreational and economic opportunities for present and future generations.

Through the efforts of David Radachy, Senior Planner, a committee was formed from representatives of Lake, Geauga and Ashtabula counties to organize and conduct the first ever Lake, Geauga and Ashtabula County Planning and Zoning Workshop. Because of its highly successful conclusion, this workshop will be continued on an annual basis with the addition of a new participating sponsor, Trumbull County. Plans are under way for the next Planning and Zoning Workshop to be held in Ashtabula County at the Geneva State Park Lodge on June 1, 2007.

In 2006, the staff began an outreach program to offer technical planning and zoning services and forge new relationships with the County's municipalities as well as continuing to strengthen our relationship with the townships. Staff has provided technical assistance to the Cities of Eastlake and Wickliffe and is now exploring areas to assist the City of Willowick, Fairport Harbor Village and Grand River Village with planning and zoning issues.

All of these endeavors have made 2006 a very exciting, busy and productive year. The staff and I are looking forward to 2007 being another such year.

The 2006 Lake County Planning Commission Annual Report can be found on our website at www.lakecountyohio.gov/planning or mailed upon request. We hope we can be of service to you.

Sincerely,

A handwritten signature in blue ink that reads "Darrell C. Webster".

Darrell C. Webster
Director



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Madison Township/Village Comprehensive Plans

By D. Tasman

Since World War II, the population of Madison Village and Madison Township has slowly grown; at first fueled by the baby boom, and more recently by relocation from older suburbs.

The Comprehensive Plan for Madison Township was last updated in 1996. The last Village plan was adopted in 1963. Much has changed since those plans were adopted. The adage of commercial development, "retail follows rooftops", rang true when Wal-Mart took notice of this growing area, opening their first area Superstore in Madison Township last year. Other retailers are expected to follow. Increased residential development alongside once-quiet rural roads hides the nurseries and open space that residents treasure and adds to traffic congestion. Development encroaches onto what is among the most productive agricultural land in the Country.

The Township and Village share many challenges; preserving the unique character that draws new residents, accommodating growth while reducing the impact of urban sprawl, preserving valuable farmland and open space, and creating a sustainable economic base in an otherwise stagnant region. To address these concerns, they joined forces with the Lake County Planning Commission to draft new comprehensive plans for their communities. The planning process includes a joint village-township planning committee, which is working to identify shared issues and create a shared vision for the area. From this process, two plans will be created; one for the Village, one for the Township, both addressing mutual goals and concerns, but also the unique needs of each community.

North Perry Village Comprehensive Plan

By D. Tasman

North Perry Village is one of the most unique communities in northeast Ohio. With only about 850 residents, the four square mile community has one of the highest per-capita tax bases in the country, thanks to the presence of the Perry Nuclear Power Plant. Conservation easements protect nursery land, helping to preserve the semi-rural character of the village.

Living in North Perry Village has its advantages; parks span much of the Village's lakeshore, schools are among the best in the region, and residents enjoy free utilities and cable television.

The Comprehensive Plan for North Perry Village was last updated in 2000. Since then, new questions have emerged about the future of the community. What will happen if the power plant closes? Aside from the plant, what makes North Perry different from surrounding communities? What can be done to give North Perry a distinct identity and sense of place? What kind of development should happen along US 20? What is the future of the nursery industry in the Village?

North Perry Village enlisted the help of the Lake County Planning Commission to draft a new comprehensive plan to address these questions, and more. The Village comprehensive Plan Committee meets monthly to discuss their vision for the community. Although North Perry is a small village, the final document will not be a small plan. The plan will address a broad scope of issues facing the Village and the surrounding region, and provide a blueprint for future growth, with the goal of creating a truly unique place that will be more than just "where the power plant is."

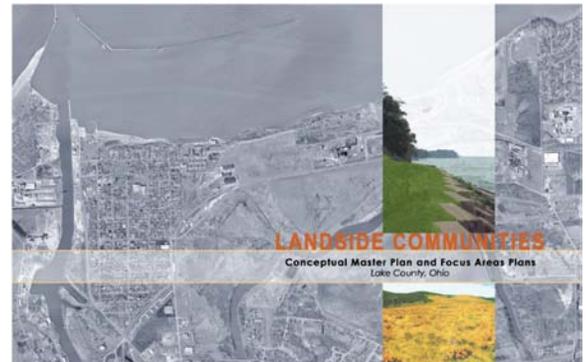
Lake County Coastal Plan Committee (LCCPC): *Year in review*

By J. Boyd

A. Landside Communities Conceptual Master Plan

The "Landside Communities: Conceptual Master Plan and Focus Area Plans" was adopted by the Lake County Planning Commission. The Lake County Coastal Plan Committee (LCCPC) obtained the services of Kent State University's Urban Design Center located in downtown Cleveland. Three professional staff members and graduate students from the College of Architecture and Environment Design completed the project. This document will help leverage the

investments outlined in the *Coastal Development Plan* (2005) with compatible development and public amenities for the communities along the water's edge. The *Landside Communities Plan* provides an overall framework for capitalizing on the development potential of the County's coastal communities, with detailed focus area plans for areas in Eastlake, Mentor-on-the-Lake, Fairport Harbor, Painesville Township, Perry Township, and Madison Township. The planning process began with a list of potential improvements and facilities that stakeholders identified as priorities for the County. The design team analyzed this "wish list" in an effort to find locations for as many of these potential projects as possible. Locations for facilities and improvements were determined by the physical conditions of each community, existing land use patterns, and an effort to look at the County as a whole, rather than a collection of distinct and separate communities. The goal is to enhance the quality of life for all residents and to position Lake County as a major tourist attraction, fully capitalizing on the abundance of natural and cultural assets in the area.



The planning process also looked at land use, public access to the river and lake fronts, and pedestrian, bicycle, and vehicular connections across the County. From this analysis of existing conditions, the Lake Erie Coastal Ohio Trail emerged as a key organizing feature of the plan, with the natural and recreational assets of the County being linked by this corridor. The planning process centered on a group of core questions:

- *Where can the communities in the County encourage private-sector development that benefits from and enhances the area's natural assets?*
- *How can public access to the water be maintained and expanded?*
- *What is the image of Lake County and how is this image manifested in the County's cities, villages, and townships?*

B. Coastal Economic Development Business Luncheon

On June 27, 2006, the Lake County Planning Commission and Board of Lake County Commissioners hosted the Lake County Coastal Economic Development Forum: *Public, Nonprofit and Private Partnerships*. The Forum was attended by approximately 55 business leaders from Lake County. The lunch was used to inform the local business community of the substantial community development efforts that are occurring in Lake County. County Commissioners Sines and Aufuldish opened the meeting followed by the keynote, Dennis Eckart who discussed the planning, funding, management and economic development potential offered by Lake Erie.

Individual breakout sessions were also organized to allow participants to openly discuss the economic future of Lake County. A full report of this meeting is available from the Planning Commission.

We would also like to thank the Kirtland Country Club and our sponsors for their tremendous support: Rising and Rising, First Merit Bank, The News-Herald, Lake Metroparks and Hemisphere Development, LLC.

C. Promotional/Educational Video Production

Education and public awareness of the Coastal Development Plan and Lake Erie was a major goal for 2006. Lakeland Community College stepped to the plate to help achieve this goal. Filming of a short coastal documentary began in August with the first cut released for the November 2006 Committee meeting. Interviews and narrative with the County Commissioners, Committee Chairman Harry Allen and Jason Boyd will guide viewers along their coastal adventure from Eastlake to Madison.

The Committee hopes to air the documentary on local cable channels upon completion in early 2007. The Committee extends their thanks to Lakeland Community College, especially Philip Boyle.

D. Great Lakes Lecture Series: "If You've Got It, Flaunt It!" Developing Lake County's Coastline

At the invitation of Lakeland Community College, Harry Allen, Jr. and Jason Boyd presented the Coastal Development Plan on September 28 as part of the Great Lakes Lecture Series. Attended by approximately 50 individuals, the forum allowed the plan to be presented to an audience beyond local governments. A 30-minute interview with Tom Sweeney was also taped as part of the Lecture Series. Copies of the presentation and interview are available at the Planning Commission.

Madison Township Rt. 20 Corridor Comprehensive Study

By D. Tasman

The US 20 Corridor Plan for Madison Township is a plan to guide and shape land use and the built environment.

The primary goals and objectives of the US 20 Corridor Plan are to:

- Improve the safety, traffic flow, and capacity of US 20, in the face of increasing commercial and residential development in the area.
- Improve sewer and water service, not to encourage more development along the corridor, but rather as a tool to shape it, and make the area more appealing for quality middle-end retail and office uses.
- Increase the diversity and quality of commercial and retail uses along the corridor, while reducing the proliferation of low-end, vehicle-related and semi-industrial uses.
- Halt and reverse the pattern of unplanned strip development, and channel retail and commercial uses into well-defined, healthy nodes.
- Improve the appearance of the corridor, including architecture, landscaping, business signage, and other elements of the built environment, so it presents a positive impression of the township, fosters a distinctive sense of place, and becomes an attractive gateway between Lake and Ashtabula counties.
- Preserve the viability of the nursery industry along the corridor.

The Planning staff completed the draft of the plan and recommended new zoning resolutions in 2006, and the Township Zoning Board completed their review in November. The staff is revising the plan, which is anticipated for adoption in mid-2007.

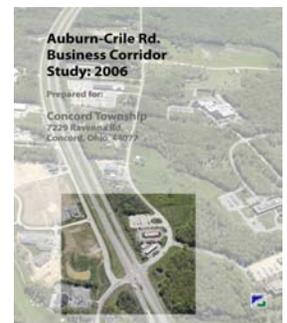
Auburn-Crile Rd. Business Corridor Study

By J. Boyd

The Auburn Road and Crile Road corridor(s) are in the initial transition phases of becoming the economic development center for Concord Township. This land use change and the announcement of the new Lake Hospital accelerated the need for a micro-scale analysis of the area. The plan (adopted in May of 2006) will help shape the built environment of the corridors and the land uses that will eventually characterize the area.

More specifically, the plan will assist to accomplish the following goals:

- Improve the overall appearance of the corridor(s), including architecture, access management, landscaping and signage so it presents a positive impression of the Township and offers a distinct sense of place unique to Concord Township.
- Eliminate the unplanned and inefficiently managed commercial growth patterns as evident in other areas of the County.
- Create zoning classification(s) that compliment current businesses while addressing the market demands anticipated with future businesses.
- Provide baseline data for the SR 44/Concord Township Areawide Transportation Study.



Planning Commission staff assisted Concord Township Zoning officials in the second half of 2006 to begin implementing strategies discussed in the plan.



The Lake County Comprehensive Plan

By D. Webster

Work on the County Plan slowed in 2006 due to the workload from the township comprehensive plans and the Coastal Development Plan. Of the 14 sections established in the plan, the following seven have been presented in draft form to the Review Committee: 2.) Introduction, 3.) Smart Growth, 4.) Demographics, 5.) Land Use, 11.) Economic Development and Sustainability, 12.) Agriculture, and 13.) Natural Resources and Coastal Management. The following sections are in various stages of being written: 1.) Executive Summary, 6.) Transportation, 7.) Housing, 8) Parks, Recreation and Open Space, 9.) Community and Public Facilities, 10.) Utilities and the Appendix. The transportation and housing sections are near completion.

Painesville Township Comprehensive Plan

By D. Webster

All major writing tasks and most maps have been completed for the Painesville Township Plan and given to the Township for their review. The process of editing the plan was begun in December of 2005 and the completion of this project is anticipated in May of 2007.

Lake County Development Council

By D. Webster

The Lake County Development Council is a private non-profit organization that seeks to raise awareness of economic issues and initiates a process to address problems and opportunities impacting Lake County business conditions. Among the many projects this Council has done annually, is the Legislative Breakfast in February and the Economic Forum in October. The Planning Commission has been a member of this organization since its formation and staff has provided technical, clerical and artistic assistance to the Council for these and other functions over the years. Darrell C. Webster is an elected trustee to this Council.

Marsh Area Regional Coalition

By D. Webster

The Marsh Regional Coalition (MARC) was formed by the Ohio Department of Natural Resources Division of Coastal Management (SAMP) to develop a Special Management Plan for the Mentor Marsh. The plan looks at the stresses on the Marsh, ways to deal with those stresses and economical ways to use the Marsh without damaging it. Some of the projects that have been established and are presently being worked on are removal of the buried salt tailings on Blackbrook Creek, the purchase of the Morton Salt property, the publishing of information sheets on ways for citizens that live in the watershed to help protect the Marsh and the creation of a watershed plan for the Marsh watershed. The Morton Salt property was purchased by the City of Mentor and the watershed plan is being prepared by the Lake County Soil and Water District. They are searching for funds for the information sheets and the Ohio EPA is handling the salt tailing problem. A solution to this problem may be developed and executed in 2007. Darrell Webster is the current Chairperson of this group.

Western Reserve Resource, Conservation and Development Council (RC&D)

By D. Webster

The Western Reserve Resource, Conservation and Development Council is a nine county organization serving Ashtabula, Cuyahoga, Geauga, Lorain, Lake, Medina, Portage, Summit and Trumbull counties and is organized under the guidelines of the U.S. Department of Agriculture. The purpose of this organization is to help local governments and natural resource agencies overcome obstacles that prevent them from achieving their conservation goals and turning challenges into opportunities. The council has the ability to create programs that fill education and technical service needs, develop and publish quality recourses and publications, and to connect projects with funding oppor-



tunities and partners. Their years of experience with easements, land use planning, sustainable development, farmland preservation, environmental education, green spaces and water quality make them a valuable resource to the counties they serve.

Mission Statement: To plan, permute, and implement conservation and sustainable use of natural resources, in both rural and urban areas.

Vision: A sustainable, regional community with wild and open spaces, creeks, and lakes clean water and air, in balance with a mixed economy that includes agriculture, forestry, commerce, industry and tourism.

The 2006 projects the Council participated in were: The Farmland Center, Dry Hydrant Grants, Entrepreneurial Farming Report, Food, Land and People Education, Save -A- Farm Program, USDA Wetlands Reserve Protection (WRP) Easements, Brady Lake Flood Relief Project, Technical Service Project, Assistance to the Ohio Agricultural Easement Purchase Program, The Accredited Wetlands Real Estate Course, Perry Outdoor YMCA Wetlands Restoration and Education Project, Assistance to the Sciota River CREP, Regional and State Envirothon, North Perry Farm and Ranchland Protection Program Easements, Camp Whitewood grant assistance and Case Studies in Family Land Conservation. Darrell C. Webster is an alternate for Commissioner Daniel P. Troy and serves as Treasurer for the Council.



Major Subdivision Activity

By D. Radachy

In 2006, three preliminary plans and four final plats were submitted and approved by the Lake County Planning Commission. The Planning Commission also reviewed three resubmitted final plats. Two of the resubmitted final plats were developers who were dividing an approved final plat into two plats. The third resubmitted plat was for a developer dividing sublots in a recorded subdivision. The developer created six new lots. The Planning Commission heard seven variance requests this past year. These variances dealt with everything from the design of the subdivision (block length, curve radius, etc.) to asking for permission to clear the area for the roads early.

Seventy-two new proposed sublots were added to the list of proposed sublots in the five Lake County townships. This brought the total up to 713 proposed sublots. Perry Township led the five townships in number of proposed sublots. Concord Township led in the other categories. Two out of the four preliminary plans and two out of the five final plats were filed in Concord Township.

Seven subdivisions were recorded in 2006, four in Concord Township, one in Madison Township, one in Painesville Township and one in Perry Township. There were 158 new sublots added to the property tax roll in 2006. This was down from the 416 sublots that were recorded in 2005.

COMMUNITY	PRELIMINARY PLANS	RESUBMITTED PRELIMINARY PLANS	FINAL PLATS	RESUBMITTED FINAL PLATS	RECORDED SUBDIVISIONS	VARIANCES
Concord	2	0	2	1	4	3
Leroy	0	0	1	0	0	0
Madison	0	0	0	2	1	0
Painesville	1	0	1	0	1	2
Perry	1	0	1	0	1	2
Total	4	0	5	3	7	7

COMMUNITY	PROPOSED NEW SUBLOTS	EXISTING PROPOSED SUBLOTS	TOTAL PROPOSED SUBLOTS	RECORDED SUBLOTS
Concord	23	403	420*	72
Leroy	0	33	33	0
Madison	0	113	113	21
Painesville	3	137	140	19
Perry	46	0	0**	46
Total	72	705	731	158

* The six lots of Re-subdivision of Quail Hollow #5 was approved and recorded in the same year.

** The 46 sublots of Azalea Ridge was approved and recorded in the same year.

Subdivision Regulations Updating

By D. Radachy

In 2006, staff completed the process for revising Article I, the general provisions, Article II, definitions and Article III, procedures for filing a preliminary plan and final plat. These were updated to conform to the changes made in State law and requests from some of the subdivision reviewing agencies. The changes to the regulations now require that a pre-application meeting be attended and a preliminary plan be approved prior to a final plat being filed.

Subdivision Regulations updating is a long process that is still continuing. In the future, the staff is planning to re-write and update Articles IV, design standards, Article V, required improvements, and Article VI, authority and enforcement. After all the rewriting and additions have taken place, the Subdivision Regulations themselves, will be reorganized.

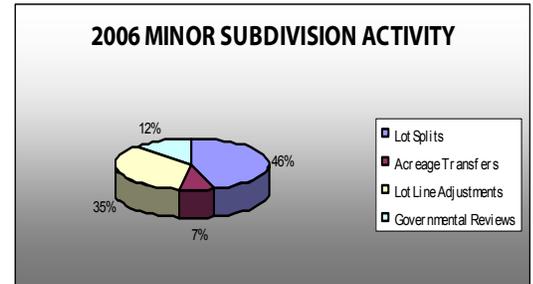


Minor Subdivision Activity: Lot Splits

By D. Radachy

In the year 2006, the Lake County Planning Commission staff reviewed and approved 55 lot splits. Madison Township led the five townships with 21 lot splits followed closely by Concord Township with 20. Leroy Township and Painesville Township each had seven splits and there were no lot splits approved in Perry Township.

Staff also reviewed nine acreage transfers. Acreage transfers are land divisions greater than five acres that become a lot of record on the tax rolls. Concord and Madison Townships each had three lots created by acreage transfers, two lots were created in Leroy Township and one in Perry Township. There were no acreage transfers approved in Painesville Township in 2006.



The staff also reviewed 42 lot line adjustments. Lot line adjustments are property transfers between neighbors that do not create new lots of record. There were 15 lot line adjustments in Concord Township, 12 in Madison Township, nine in Leroy Township, three in Perry Township, and three in Painesville Township.

This past year, staff reviewed land transfers called governmental reviews. These lot line adjustments and lot splits transfer property from private ownership to a township, the County or the State for a governmental purpose. In 2006, staff reviewed 15 governmental reviews. Of these, most involved the re-alignment of State Route 86 in Concord and Leroy Townships.

Subdivision Fee Schedule

By A. Myers

On October 24, 2006, the Planning Commission approved updating the Minor Subdivisions to include large lot divisions at \$100 per lot and property divisions at \$50 per lot. The lot line adjustment fee also was increased from \$25 to \$50. These changes were effective December 1, 2006.

LAKE COUNTY SUBDIVISION FEE SCHEDULE CHANGES EFFECTIVE 12/1/06*

ACTION	FEE
MINOR SUBDIVISIONS:	
Lot Split	\$100 Per Lot
Large Lot Division*	\$100 Per Lot
Property Division*	\$ 50 Per Lot
Acreage Transfer	\$ 50
Lot Line Adjustment	\$ 50*

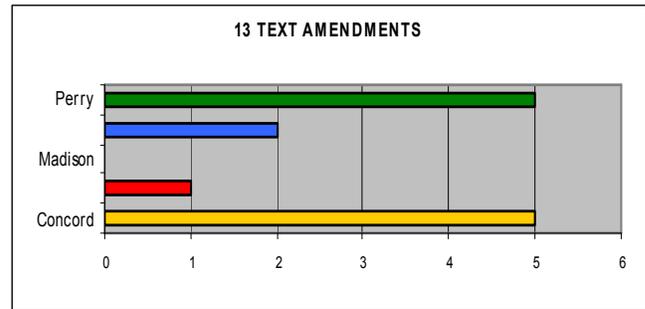
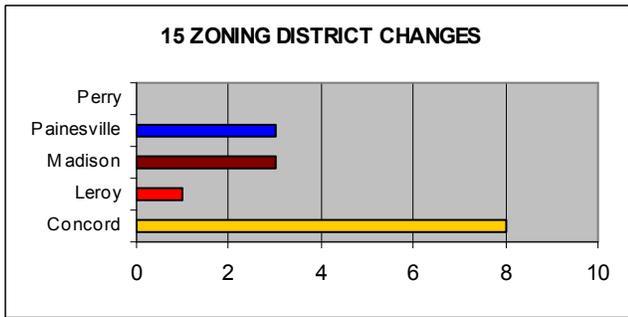
* Changes adopted by the Lake County Planning Commission October 24, 2006 and effective December 1, 2006

Land Use and Zoning Summary

By D. Radachy

A. Zoning Cases

The Lake County Land Use and Zoning Committee (LUZ), along with the Lake County Planning Commission, reviewed 28 zoning cases in 2006 from the County's five townships. The following is a basic breakdown of the LUZ activity in 2006:



B. Land Use and Zoning Committee Member Update

Representatives from Leroy Township, Evelyn Ross and Ed Hazel, were reappointed to the Land Use and Zoning Committee in 2006. Ms. Ross was re-appointed for a fifth term and Mr. Hazel completed the remainder of Mr. Erickson's term and has started his first complete term.

C. Planning and Zoning Workshop

On Friday, June 16, 2006, staff from the planning commissions and departments of Lake, and Geauga, Ashtabula County, Concord and Painesville Townships, and McKenna and Associates held a Planning and Zoning Workshop at Auburn Career Center in Concord Township, Lake County. This workshop was attended by 83 people who represented local counties, cities, villages, townships and consultants.

Opening remarks were made by Daniel P. Troy, President of the Board of Lake County Commissioners. Participants then broke into concurrent sessions. The topics of these sessions included, changes in the State law regarding household sewage disposal systems, subdivision procedures and oil and gas drilling. Conservation zoning, farmland protection, citizen participation, small community comprehensive planning, and creating town centers were also topics. These diverse topics encouraged informative discussions amongst the participants and the speakers.



GIS Activity (Geographic Information System)

By J. Boyd

The Planning staff continued increased mapping activities in 2006. The combination of the ArcView 9.1 software and the HP 5500 42" color plotter allow staff to maintain a competitive edge in the mapping and graphic design industry. In addition to daily graphic and GIS responsibilities, the following projects were completed in-house:

- Lake County Election Precinct Maps
- Township Zoning Maps
- Concord Township Street Map
- Auburn-Crile Business Corridor
- Population Growth Maps (Prepared for the Lake County Sheriff's Dept.)
- Lake-Geauga-Ashtabula Planning and Zoning Conference

Demographics: United States Census Data

By D. Tasman

The face of Lake County's approximately 232,500 residents is changing. The County's cities, villages and townships were once the domain of married couples with 2.5 children. In recent years, the number of empty-nesters, singles, single parents and senior citizens living in Lake County is growing, while traditional families are a shrinking share of the population. Household sizes are decreasing, with one result being increasing development pressure in rural townships and villages, even though overall population growth is slow. Lake County is not immune to trends affecting northeast Ohio as a whole, such as brain drain, a "graying" population, and changes taking place in older inner-ring suburbs.

Demographic, economic and social data from the U.S. Census are an important tool for planners to discover and chart trends that are affecting Lake County and its communities; where they have been, where they are going, and how to plan for their future. The Planning Commission is fortunate to have a comprehensive library of materials from the U.S. Census Bureau, including the decennial Census of Population and Housing, Agriculture Census, County Business Patterns, Annual Survey of Manufactures, and the American Community Survey. The Census library includes complete population data for as far back as 1820. Planning staff can answer questions about the County's facts and figures, and provide data, reports, and specialized demographic research for the public.

2006 Countywide New Single-Family Units

By A. Myers

Total countywide new single-family units in 2006 were down approximately 115 units from the previous year.

NEW SINGLE-FAMILY UNITS IN 2006							
Concord Twp.	90	Lakeline	0	N. Perry Village	3	Waite Hill	3
Eastlake	26	Leroy Twp.	10	Painesville City	125	Wickliffe	6
Fairport Harbor	2	Madison Twp.	37	Painesville Twp.	77	Willoughby	64
Grand River	1	Madison Village	6	Perry Twp.	16	Willoughby Hills	30
Kirtland City	22	Mentor City	89	Perry Village	9	Willowick	14
Kirtland Hills	7	Mentor-Lake	8	Timberlake	0	TOTAL NEW UNITS	645

Lake County Fair Booths

By D. Radachy

The Planning staff is in charge of setting up the Lake County Commissioners' display booth and coordinating the booths of the elected officials and most County departments for the Lake County Fair. Coordination of the staffing schedule to keep the Commissioner's booth manned is also the responsibility of this office.

Expenditures & Revenues

By E. Truesdell

2006 EXPENDITURES	
Total Appropriations	\$399,175
Salaries, Benefits	\$365,896
Supplies & Expenses	\$4,184
Travel, Mileage	\$3,484
Contracts	\$3,249
Equipment	\$1,278
Postage, Printing	\$6,801
Other Expenses	\$2,160
Education	\$1,000
Software	\$4,675
Total Expenditures	\$392,728
Remainder	\$6,447

2006 REVENUES	
Public Officials Directory	\$1,452
Copying Fees	\$297
Lot Splits	\$7,375
Services	\$543
Subdivision Permits	\$19,510
P. C. Grants	\$0
Total Revenues	\$29,177

2006 EQUIPMENT ACQUISITIONS	
PowerPoint Projector	\$1,036
ESRI Software	\$3,964
Computer Software Updates	\$4,204
Haines Directory	\$232

2006 Revenues

By E. Truesdell

In 2006, Lake County Planning Commission revenue exceeded their operating expenses by \$2,300.

2006 Lake County Planning Commission Membership Changes

By A. Myers

The following appointments, reappointments, and resignations occurred in the Lake County Planning Commission in 2006:

02/02/06	Mr. David Franz was appointed as Mr. Russell Schaedlich's alternate.
07/24/06	Mr. Thomas Fitzmaurice resigned.
08/24/06	Mr. Wayne Simon was retired.
08/24/06	Mr. Randall Zondag was appointed new member.
08/24/06	Ms. Vanessa Pesec was reappointed.
08/24/06	Mr. Timothy Brotzman was reappointed.
12/07/06	Mr. Richard Morse was appointed to complete Mr. Fitzmaurice's term.
11/30/06	Mr. James Toth was appointed as Mr. Walter Siegel's alternate.

The 2006 Flood

By D. Tasman

Nearly 10 inches of rain fell in parts of Lake County on July 27 and 28 flooding hundreds of acres from Madison to Willowick, submerging thousands of homes, and washing away several bridges. Planners from the Lake County Planning Commission worked with staff from the Soil and Water Conservation District and County Engineer to find and document damage to the County's infrastructure, and map the locations of roads, culverts, ditches and drains that were affected by the flood.

Conferences, Meetings & Training

By A. Myers



The following list of meetings, conferences and related organizations demonstrates the involvement of the Planning Commission members and staff in diverse planning related activities:

- Arts & Culture Adjudication Board
- Auburn/Crile Zoning Implementation
- Canada/Lake County Ferry Presentations
- Chagrin River Watershed Partners/Steering Committee
- Coalition on Housing of Lake County
- Community Improvement Corporation
- Concord Township Zoning
- Fair Housing Resource Center & Strategy Plan
- First and Main Development-Hudson, OH
- Heisley Rd./Jackson St. Interchange Meeting
- Hemisphere
- KSU Urban Design Center
- L. C. Development Council
- L.C. Development Council Economic Forum
- Lake County Coastal Forum
- Lake County Coastal Plan Committee
- Lake Coastal Development Plan Presentations
- Lake County Development Council & Trustees
- Lake County Soil & Water Conservation District
- Lake Metroparks
- Lake-Geauga-Ashtabula Zoning Workshop
- Laketran
- Land Use and Zoning Committee
- Leadership Lake County
- Lighthouse Preservation Committee
- Lohrman Plat & Subdivision Law Workshop
- Madison Township Zoning Board
- Madison Township/Village Comprehensive Planning Committee
- Marsh Area Regional Coalition
- Mixed-Use PUD Workshop
- NOACA Planning Advisory Committee/Planning Academy
- NOACA Transportation Advisory Committee
- N. Perry Village Comprehensive Plan Committee
- Ohio Department of Transportation
- Ohio State Cooperative Ext. Advisory Council
- OSU Jennifer McSweeney Land Use Conference
- OSU Sea Grant Committee
- Pre-application Conferences
- Promotional Meetings for Coastal Development Plan
- Subdivision Regulation Council Economic Forum
- Subdivision Regulations Review Committee
- United Way
- Utilities Board of Appeals
- Western Reserve Resource, Conservation & Development
- Wickliffe Planning Commission
- Willoughby Planning/Visioning Session