

**MINUTES OF THE
LAKE COUNTY PLANNING COMMISSION**
August 29, 2006

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chairman Brotzman called the meeting to order at 7:00 p.m. and welcomed Mr. Randall H. Zondag as a new member of the Commission.

ROLL CALL

The following members were present: Messrs. Adams, Aveni, Brotzman, Franz (alt. for Schaedlich), Siegel, Zondag, and Ms. Peseć. Staff present: Messrs. Webster, Radachy, and Ms. Myers.

MINUTES

Mr. Aveni moved to accept the July 25, 2006 minutes as submitted and Mr. Siegel seconded the motion.

Six voted "Aye".
Mr. Zondag abstained.

FINANCIAL REPORT

Mr. Adams moved to accept the financial report for July, 2006, as submitted. Mr. Siegel seconded the motion.

All voted "Aye".

PUBLIC COMMENT

There was no public comment.

LEGAL REPORT

Mr. Eric Condon stated there was nothing to report.

DIRECTOR'S REPORT

Mr. Webster welcomed Mr. Randall Zondag as a new member to the Lake County Planning Commission and congratulated Ms. Peseć and Mr. Brotzman for being reappointed to another three-year term.

Attention was brought to the fact that the October meeting is set for October 31, 2006, which is Halloween. It was suggested to either move the meeting to the alternate date on Thursday, November 2 or to move it one week forward to October 24, 2006.

Mr. Adams moved to reschedule the October meeting to Tuesday, October 24, 2006, and Mr. Siegel seconded the motion.

All voted "Aye".

ODNR Coastal Management Visitation

Mr. Webster announced the Ohio Department of Natural Resources, Office of Coastal Management, requested about twenty minutes to speak at our September 26, 2006 meeting to promote what they do and what is available for grants and funds. They will meet with the Lake County Soil & Water Conservation District first and then come downstairs to meet with us.

Lake County Farm Bureau Annual Meeting

The Lake County Farm Bureau will be holding their annual meeting on September 11 at the Kirtlander off Chillicothe Rd. in Kirtland for \$8.00 per person. An invitation had been sent to the office in care of Mr. Webster and the Planning Commission members. Reservations need to be made this week if anyone is interested.

Ohio Water Pollution Control Loan Fund Request

Ohio Water Pollution Control Loan Fund provides funding at a lower interest rate for certain projects. The funds would need to be paid back. There are other programs available but most relate primarily to water quality issues. They are updating changes in their rules and regulations and asked for any concerns or information they thought might need to be addressed by October 22, 2006. Mr. Webster had the website information available and asked if there was any interest. At Mr. Brozman's inquiry, Mr. Webster stated these funds had not been used by the Planning Commission before because they are very strict and particular in how the funds are to be used and they relate more to the types of projects that would be done through the Utilities Department and Soil and Water.

Potential Future Project Revenue

While looking for additional project revenue for staff to pursue, Mr. Radachy discovered that Medina County was offering to do zoning reviews and inspections for townships that have difficulty with finding zoning inspectors or those that need additional part-time assistance.

Mr. Webster felt staff would be qualified to do this. This has also spurred the staff on to start looking into other services that could be offered to the townships, villages and cities to bring in some additional revenue. The staff should actively search for further potential services more along the lines of what are currently offered to bring in extra revenue and pursue any available grants.

Ms. Pesec stated she had no doubt that the staff could probably do inspections, but questioned the fact that being down a person in the office could prohibit this.

Mr. Webster hoped that this additional type of revenue might lead to the ability to hire an extra person in the office to work part time in two different areas. He is considering extending services more along the lines of what the staff is currently doing, rather than zoning inspections,

to help our communities and to insure the Planning Commission will still be functional in the distant future.

ANNOUNCEMENTS

There were no announcements

SUBDIVISION REVIEW

Subdivision Activity Report

Madison Meadows, near Hanes Road received final acceptance in August for their Improvement Plans and will probably be starting construction shortly in North Madison.

Mr. Brotzman asked Mr. Radachy if this was the subdivision with the issues of gas line depth and sanitary sewer and was told it was. Mr. Radachy stated they wound up ripping up the sewer line and relaying it so there would be the proper 24" depth between the gas and sewer lines. There was also a second issue concerning sewers in the back half of this subdivision going into Old Mill Road and the Utilities Department telling them it had to be in the right-of-way through property that they did not own. Utilities relented on that issue and allowed them to place the utilities in a temporary easement until the adjacent property eventually developed. When questioned about how long a temporary easement could be in place, Mr. Webster stated it would be in place for as long as it takes for the adjacent property to develop.

Questions on a distributed table of quantities of plans and plats to be submitted to the office were deferred until when the Subdivision Regulation changes would be discussed.

LAND USE AND ZONING REVIEW

Leroy Township – Proposed District Amendment for Portion of PPN 07-A-005-A-00-003-03 from B-1, Commercial to R-1, Residential

Mr. Radachy stated the applicant for the above district amendment, Leroy Township, wanted to change a portion of permanent parcel number 07-A-005-A-00-003-03 from B-1 to R-1. This parcel consists of 6.25 acres in Leroy Township. This was being requested as part of the mass changes being done because of the 2005 Comprehensive Plan. The plan shows this area as a traditional downtown type of commercial and shows the land involved in the change as being residential. The owners have agreed to this district change. The parcel is located on Painesville-Warren Road, east of Mildon and on the south side of Painesville-Warren Road to Callow Road. It currently has split zoning. There is a house on the northwest corner of the property.

The Land Use and Zoning Committee recommended approval of this district change from B-2, Commercial to R-1, Residential because it conforms to the 2005 Comprehensive Plan.

Mr. Zondag asked for clarification on the reason for this action. Mr. Radachy said the Township was trying to move away from strip commercial along S.R. 86.

Mr. Siegel moved to recommend the district change from B-2 to R-1 for Leroy Township parcel number 07-A-00-003-03 be made. Ms. Pesec seconded the motion.

All voted "Aye".

Concord Township – Proposed District Amendment for Parcel Number 10A-28-38 from R-1, Residential and B-1, Restricted Retail to R-3, Multi-Family

Mr. Radachy presented the afore-mentioned Concord Township proposed district amendment from R-1, Residential and B-1, Restricted Retail to R-3, Multi-Family. He stated the applicant was Prescott Mill. This parcel consists of 3.65 acres, although the Auditor shows it to be a little over four acres for unknown reasons, and is located on the west side of Johnnycake Ridge Road (S.R. 84). The site is south of St. Gabriel Church and north of the Borlin site that was recommended for approval last year. The property is currently vacant with an access easement through to Country Scene Condominiums. The back half is R-1 and front half is B-1. The applicant is trying to change the whole parcel to R-3, Multi-Family.

Mr. Radachy explained that R-3 requires a 50-foot setback along the frontage and a 50-foot buffer on the sidelines when adjacent to an R-1 or R-4 district along the sidelines and from the rear lot lines. A 30-foot sideline clearance is required in addition to any buffer. The major issue, according to Concord Zoning, is they would need an 80-foot buffer and a 30-foot setback when it is adjacent to R-1/R-2 residential uses. This would leave a very thin building envelope and the owners would need variances to build on the site.

The Land Use and Zoning Committee recommended this district change not be made because it does not conform to the 2004 Comprehensive Plan's 8%/92% split between commercial and residential. When the Borlin property was rezoned, the Township wanted to keep the front half of the property commercial. The applicant is taking a similar stance here. Mr. Radachy stated that the members did not really feel it would be feasible to change this to R-3 because most of the site would be taken up with buffers or sideline clearances.

Mr. Aveni recused himself to speak on behalf of his client, Mr. Ryan Sommers of Prescott Mills. The Chairman granted permission.

Mr. Zondag stated the intentions of the Land Use and Zoning Committee were to keep the property zoned the same as the Borlin property with commercial in the front and residential in the back for uniformity reasons. Mr. Radachy confirmed that they felt there would be a very limited building envelope. There was to be an ingress/egress easement through Country Scene, which is a private drive. Mr. Radachy guessed they could place about 13 units in the building envelope on the property.

Mr. Brotzman invited members of the audience to come forward at this time.

Mr. Aveni stated he lived in Concord, his law office was in Mayfield, and he was here on behalf of the applicant, Prescott Mill. The developer is here and can address specific issues, but he wanted to talk about some concerns he had regarding the recommendation from the Land Use and Zoning Committee. He felt the issues that needed to be considered by the Planning Commission, as well as Concord Township and the Land Use and Zoning Committee, should be stated in a different fashion.

The following points were discussed by Mr. Aveni:

- The Concord Zoning text did not state the 50-foot buffer had to be on the property. There is only interpretation by the zoning officials and he would dispute this.
- The applicant has an agreement with St. Gabriel's to provide an exclusive easement. Fifty feet of their property would become their buffer zone and would be maintained by the development. Once this is used for the purpose of the buffer, Mr. Aveni felt the existing property would become developable.
- He felt these buffer issues were not so much a zoning or zoning classification issue, as a development issue. There are certain constraints with development as to when the Concord Township Board of Zoning Appeals can determine whether or not variances are appropriate.
- He was not sure if it was the obligation of the County Planning Commission or the Township Zoning Commission to be focused on the side yard clearance, rear yard clearance and, frontages used. They are variance issues that could be addressed by the Board of Zoning Appeals.
- The Land Use and Zoning Committee focused on the proposed zoning classification of R-3, which restrictions severely limit the ability to develop the property. The current zoning is zoned two different ways. The first 500 feet is zoned B-1 and the rear portion is zoned single-family. It is really not a fair consideration for the Planning Commission to make their determination based on yard setback as a requirement because those same constraints exist under the current zoning classifications.
- From the legal perspective, for a zoning classification to be proper, it has to accomplish two goals. It has to advance a legitimate governmental interest and has to not deny the property owner of all viable economic use. If the current zoning classification does not meet that test, then the classification is unconstitutional and it could even amount to a taking. Courts of Ohio have interpreted that a legitimate governmental interest is zoning in accordance with a comprehensive plan. When viable economic use is denied, the property needs to be rezoned.
- Concord Township has a 2004 Comprehensive Plan. The plan does support additional multi-family development under certain circumstances. There are some general statements on page 56 of the Comprehensive Plan that suggest where limitations, under certain circumstances, additional multi-family could occur.
- The Plan recognizes the demographic trends that are occurring in Concord and most areas. We know the existing housing stock in Concord is primarily detached, single-family in an urban or suburban setting of large lot zoning. As the population ages, people may want to stay in their community and will be looking for maintenance free, empty-nester housing.
- The Comprehensive Plan states, when a proposed multi-family project is considered high-end or luxury units, there could be a situation when the real estate tax value or revenue generated from those luxury units puts a community ahead of the game in terms of revenue versus cost. In this particular project, we are talking about a proposed second phase of a condominium development that would be located on a private drive. There would be no road maintenance for Concord Township. The developer of this project is the developer of the Eastern Creek Condominiums just down the street. These are considered high-end, multi-family units with an average selling price of \$280,000. The

average price in Concord is around \$179,000. There would be a minimal amount of service to be provided because the target is the empty nester; there will not be a significant burden on the schools; and the cost of community services would actually have a positive effect.

- There are only about 10 acres currently zoned and undeveloped as R-3, Multi-Family. At eight units per acre density, there could be an additional 80 units. These 80 units represent around 6% of the housing stock of which not much is geared for high-end housing in Concord.
- Page 56 of the Comprehensive Plan talks about transitional uses. Some of the surrounding property is zoned as R-1, but the reality is that the R-1 across Country Scene Drive is the existing Altercare facility, which is not a traditional R-1 use although it is allowed in R-1. The other property adjacent to it is the St. Gabriel Church property. The open land shown on Mr. Radachy's map is now an expansion of their parking lot. There is a portion zoned B-1 where their kindergarten and nursery school program is located; it is not a traditional R-1 use. So to suggest that this strip of property is not suitable for multi-family development because it is surrounded by R-1 is not a realistic look at the current situation. There is also the Borlin property that has been re-zoned R-3. A portion of the Borlin property was originally zoned as R-1 and Concord decided that this property was more suited for multi-family development recognizing the surrounding uses were not accommodating to R-1 development. Across County Scene Drive, there will be the Prescott Mill Condominiums where there will be additional multi-family condominium development.
- This is a constrained site as cited in the Comprehensive Plan. The property has been there with R-1 zoning for 30 years and no one has ever shown an interest in putting single-family housing on that property because of the surrounding uses.
- The Comprehensive Plan also talks about multi-family being appropriate if it is part of a mixed-use zoning. The front 500 feet of the Borlin property is actually zoned B-1 and there is talk of putting additional retail there, which is condoned by the Township.
- This is a part of Concord where empty nesters would find that everything is convenient. It is about as close as you will come to being a mixed-use area. There are very few sites favorable for empty nesters besides this one.

Mr. Ryan Sommers, Lake County resident and applicant, said that so far the multi-family units built by Prescott Mill in Concord Township have been 80-90% occupied by empty nesters and seniors. They felt this potential project would be consistent with the current projects and feel they would be an asset to the community.

Ms. Pesec asked him which multi-family projects he was working on in Concord and was told Easton Creek Condominiums off Old Johnnycake Ridge Rd.

Mr. Zondag wanted to know how they were going to take a 50-foot easement, put it on the next property and still protect people's vision for access onto Johnnycake Ridge Road. He felt there were so many places in Concord now where you could not see. He thought the 50-foot setback was designed to protect people's vision in both directions when exiting from that point. He felt they were proposing to remove that and put it onto another property so that they could move the properties forward.

Mr. Sommers related that they were going to actually improve the situation by putting in another ingress/egress for the proposed Borlin project and the Country Scene. Currently, there is only one narrow drive with an easement right now for the current Prescott Mill project. Their plan is to include that by the additional roadway going out.

Mr. Aveni stated the easement from St. Gabriel would provide the buffer strip along the boundary of the property.

Mr. Webster felt there would be a need to limit the amount of access points onto a major highway of that nature. He understood the desire to improve the access point, but wanted to be sure they did not plan to add an additional access point to the existing one. He was assured by Mr. Sommers that there would not be any reason to cut another exit point. Mr. Webster also questioned if all the buildings would access onto the private drive, not onto S.R. 84, and was assured this would be the case.

Mr. Sommers already had a traffic study done with the proposed additional units and the units proposed by the approved preliminary plan on the Borlin property. They could not find any additional negative impact on the existing conditions. A copy of this was already in the member packets that had been submitted to the Planning Commission by the Township.

Ms. Pesech had worked with a group who determined that Concord had more multi-family units consisting of two or more families than any other Lake County township or entity other than Painesville City. She felt there were already a number of high-end as well as low end condos that had been built recently. Also, the cost of community services that were reported in the Comprehensive Plan only looked at a single-family home. When as many as eight homes are added to the calculation, there would be fewer people per home because of empty nesters. This type of housing also has more EMS calls and statistics show that people who are empty nesters generally vote down school levies and things like this. There would have to be a multitude of studies done on costs in order to say that the cost for community services for empty nesters would be lower. She also wanted to remind everyone that the 8% commercial/92% residential figure was calculated before the hospital was in the picture. They gave away 50 acres to the hospital and gave away Avery Dennison as a paying member and the hospital pays no sewer, water or property taxes. The number would now be lower. She felt that made it extremely crucial for Concord to maintain as much commercial as possible.

Mr. Webster made a statement saying that the hospital will have to pay sewer and water.

Ms. Pesech also stated that Concord's sewer availability was limited.

Mr. Franz addressed the issue of vacancy rates in condominiums. He could not think of any condos that were empty in Concord, high-end or low-end. Ms. Pesech stated the ones in Quail Hollow were not selling as well.

Mr. Sommers stated the vacancy rate was about 5% and continued stating that this included units under construction and those that have not been occupied yet, as well as units that are not sold where people have already moved. This is standard with any type of residential unit.

Mr. Franz felt it came down to the question of retaining their residents. Chief Warner is now billing for ambulance calls.

Mr. Aveni stated the 2004 Comprehensive Plan specifically addressed the issue of how much or what percentage of Concord's housing stock is dedicated to multi-family use on page 76. As of 2000, there were 14% of multi-family units across the County consisting of five or more per building. Concord is at six percent, Painesville Township is nine percent, City of Painesville is 25% and, Mentor is eight percent. He did not feel that Concord had an inordinate percentage of multi-family when looking at surrounding entities. He believed they were lower than the surrounding communities.

Ms. Pesecc restated that she considered two and more families as multi-family.

Mr. Webster said up to three-family units are still considered single-family units according to the building code. When you have four or more families in units, this is considered multi-family according to state building code and by census. A condo can be created when you have two or more units. A condo is a means of sales; not necessarily a type of unit.

Mr. Aveni said page 78 of the Comprehensive Plan breaks down the different residential zoning classifications, the total acreage in the district and the areas that are vacant. Under R-3, it is 205 total acres, which represents 1.4% of the Township. Of that, 10% are vacant, which represents 4.9% of the total acres in the district, which at the eight units per acre of density is a potential of eight additional units in Concord. He believes this is not enough to serve the aging population.

Mr. Webster pointed out that this does not conform to the Comprehensive Plan. The Comprehensive Plan is not hard and fast. If you can show reason to deviate from the Plan, then it can be deviated. The property here does not lend itself to building single-family units. This zoning has made this parcel almost unbuildable. There are two existing R-3 areas. In a court of law, where there is a logical extension of an existing zone and no reason to defer from that, the courts would probably go in favor of extending the existing areas. This may be one of those situations. This is not a clear cut case. If the applicant has shown sufficient cause to deviate from the Plan, then the members could recommend going against the Comprehensive Plan.

Mr. Radachy mentioned that when the staff looked at buffers, they used Concord's zoning definition of a buffer strip which says "a strip of land, whether the rear or side line of a property in one zoning district is contiguous to another property of another zoning district." This is zoned R-3 and the contiguous land and the buffer would be on the R-3 property per the zoning text. They would then consider if this re-zoning would need variances and if the decision is creating a hardship.

It was the consensus that variances would probably be needed no matter how the property was developed.

Mr. Adams was concerned about relying on someone else's property to satisfy a requirement for their property. Mr. Aveni thought it would basically become their property once it became an easement because they would own all the rights to it. They already had an agreement with St. Gabriel's to obtain 50 feet of their property line for purposes of putting in a buffer. Mr. Webster stated they would own the rights, but not the property. He felt a perpetual easement would provide the same requirement as if they had bought the property, but this would be a decision the Township would have to determine.

Mr. Siegel moved to recommend approving the zoning change from B-1, Restricted Retail and R-1, Residential to R-3, Multi-Family. Mr. Franz seconded the motion.

Chairman Brotzman requested a roll call be taken by Mr. Webster.

Mr. Adams – Aye
Mr. Franz – Aye
Ms. Pesec – No

Mr. Siegel - Yes
Mr. Zondag - No
Mr. Brotzman – No

A split vote means the motion fails.

Mr. Radachy informed the members that two Leroy Township members were re-appointed to the Land Use and Zoning Committee; Mr. Ed Hazel and Ms. Evelyn Ross.

REPORTS OF SPECIAL COMMITTEES

There were no reports.

CORRESPONDENCE

Letter from Mr. Gene Politzer

There was a letter from Mr. Gene Politzer that was included in the handout as a matter of record. Mr. Webster said the letter had arrived too late to be included in the agenda mailing and that it would be filed in the office. No action was necessary.

Mr. Brotzman asked if Mr. Politzer was objecting to the time spent or the fact that the Commission directed their conversation as they did. Mr. Webster thought it was both. No action was taken.

OLD BUSINESS

Lake County Subdivision Regulation Updates

The Lake County Subdivision Regulations updates have been sent to the Commissioners, who have held a public hearing and approved them. The Prosecutor's office made a few minor changes to basically strengthen things, as permissible under the law. The Regulations have come back to the Commission to adopt them. They will then be taken to the Recorder's Office and will become effective the date they are recorded.

Ms. Pesec moved to adopt the Lake County Subdivision Regulations updates as submitted. Mr. Siegel seconded the motion.

All voted "Aye".

The staff is beginning to work on the last two sections now.

NEW BUSINESS

Floodplain Planning

Mr. Brotzman had asked Mr. Webster to speak with the staff on the subject of floodplains because of the historical flood event in July. He thought the staff should look at the planning aspect of this to see if anything had been learned from this. It was an extraordinary event that could not have been prevented, but he asked Mr. Webster to talk to the staff to see if there was anything the Commission should look at in planning to help avoid serious incidents of flooding in general.

Mr. Webster said there was not much the Commission can do about the flooding. Floodplains are put there by nature to store the excess stormwater until it has had a chance to filter back to the oceans and lakes. He thought instituting the riparian setbacks that are in the Subdivision Regulations and encouraging the townships to include riparian setbacks into their zoning codes was the best action to be taken at this time.

Ms. Pesec asked if Mr. Webster would put this information in a letter to the townships and he said he would. He also stated that the staff has taken the opportunity to speak to a couple of townships already. He was personally surprised to find out that there were a couple communities that were not participating with the Flood Insurance Program. If a community allows building in floodplains and, if not done properly, a community could lose their participation with this program.

Mr. Webster further stated that when Grist Mill and the other units were built in Painesville City, a letter was written to the City indicating they should not be doing this. He stated he had seen photographs showing two feet of water running through those units before the doors and windows were in place. In 1977, the ice created this same flooding problem. The best planning for this type of situation is to not build in a floodplain. The best tool is riparian and wetland setbacks. The townships have been given model text on riparian and wetland setbacks in the past, but new trustees are continually being elected.

Ms. Pesec said maybe we should bring the model text on riparian and wetland setbacks to the attention of the communities again. Mr. Webster agreed.

Mr. Zondag felt railroad cuts have created some of this problem and that the FEMA maps being used are outdated.

The next round of updates to the Subdivision Regulations will include steep slope regulations.

Mr. Brotzman was concerned about how outdated the FEMA maps were and was informed that a new set of FEMA maps would be coming out in a couple more years.

Mr. Radachy stated the County is currently going through the process of having the maps redone based on the new topography that was done in 2000. The information has been given to a contractor who is taking the old maps and revising them to show where the streams are now. These maps will be coming back to Lake County for a comment period in the near future and the maps could be on line in a year or two after that time.

Mr. Webster stated that, even with all that is being done, it does not preclude a local entity asking for an update in specific areas. This had been done for Red Creek from Perry Village out to the Grand River because that had changed so radically.

Mr. Zondag informed the members that small streams become more lethal every time you add subdivisions and this is not taken into account. What is being done is only by individual projects and does not account for a whole given community or area.

Mr. Webster thought a study on every watershed in this County could be done in order to develop a plan of detention basins, retention basins, and improvements that would cut down some of the horrendous flooding that is occurring. It also should take into account what is needed in the future as the land develops. A problem could occur where watersheds go outside of our jurisdiction and adjacent communities would need to be brought on board. We can promote watershed plans that have been done or are currently being done by other organizations and agencies.

The Grand River Partners has a meeting on September 12, 2006 from 9:30 a.m. to noon in the Holden Building at Lake Erie College.

Through the Ohio Cooperative Extension service, there is a local government leadership academy that assists government leaders. Staff and the Extension Office are currently working on the particulars for such a training program in Lake County, but the plans have not been finalized.

Resolution for Wayne Simon

Mr. Webster read the resolution of appreciation for Wayne Simon as follows:

Resolution of Appreciation For WAYNE J. SIMON

WHEREAS, WAYNE J. SIMON was appointed to the Lake County Planning Commission on August 15, 1994 to serve a three year term ending on August 14, 1997, and was reappointed to serve from August 15, 1997 to August 14, 2000. And was again reappointed to serve from August 15, 2000 to August 14, 2003 serving a total of twelve years ending August 14, 2006, and

WHEREAS, WAYNE J. SIMON served as Vice Chairman of the Planning Commission in 1999 and 2000 and Chairman in 2001, and

WHEREAS, WAYNE J. SIMON has demonstrated his support of planning and zoning efforts at the regional, county, municipal and township levels; and actively supported and considered private and public interests, and the

county's resources both natural and built, focusing especially upon Concord, Leroy, Madison, Painesville, and Perry Townships, and

WHEREAS, WAYNE J. SIMON has served without partiality and has given due regard to the concerns of the public, members of the Planning Commission, and staff on any given issue and has showed patience and understanding in the execution of these duties, and

BE IT FURTHER RESOLVED, that WAYNE J. SIMON be acknowledged for his faithful service and concern for his community and county and that this resolution signifies the Planning Commission members' wishes for success and happiness in his continuing endeavors.

Timothy C. Brotzman, Chairman

Darrell C. Webster, Director/Secretary

Mr. Aveni moved to adopt the resolution of appreciation for Wayne Simon as read on August 29, 2006. Mr. Zondag seconded the motion.

All voted "Aye".

Farewell Luncheons for Messrs. Fitzmaurice and Simon

A luncheon was held at Chester's in Painesville to thank Mr. Thomas Fitzmaurice for having participated for one year on the Land Use and Zoning Committee and nine years as a Lake County Planning Commission member. We are waiting to hear if Mr. Simon would like to do the same.

OPC Conference Announcement

Mr. Radachy announced a meeting of the Ohio Planning Conference Cleveland Planning and Zoning Workshop to be held on October 28, 2006 at \$85.00 per person. This year it will be held at the Wolstein Center at Cleveland State University from 8:00 a.m. to 5:00 p.m.

Members discussed the status of the potential new Vrooman Road bridge.

PUBLIC COMMENT

Mr. Adams moved to go into Executive Session at 9:20 p.m. and Mr. Siegel seconded the motion.

All voted "Aye."

EXECUTIVE SESSION

Mr. Siegel moved to reconvene to the regular session at 9:50 p.m. and Mr. Aveni seconded the motion.

All voted "Aye."

Administrative Salary Increases

The following are the administrative increases recommended in the Executive Session to be forwarded to the Lake County Commissioners showing a request of funds for Elaine Truesdell, Office Administrator/Manager, of \$38,286.95, and for Ann Myers, Administrative Assistant, of \$29,753.95.

Mr. Aveni moved to direct Mr. Webster to send a memo to the Lake County Commissioners requesting the administrative salary increases as indicated in the Executive Session and Mr. Adams seconded the motion.

All voted "Aye."

Mr. Brotzman will be sending a letter of request to the Commissioners concerning Mr. Webster.

Changes to the Quantities of Plans and Plats to be Submitted for Review

Mr. Webster explained the table distributed shows the quantities of subdivision plans and plats that are needed for each of the five Lake County townships. He stated that the Regulations originally required 18 copies of the plats and plans for agency reviews. Since the Subdivision Regulations no longer show this number and the amount required by individual townships vary, a table separate from the Regulations (similar to how the subdivision fees are currently handled) has been devised to enable the Commission to easily change these numbers if required without having to go through the process of changing the Subdivision Regulations.

Mr. Adams wanted to know the reason the quantities vary from township to township. Mr. Radachy explained that Concord Township has two water companies, and uses County utilities. Concord Township also requested an extra copy for their Service Department and the other townships have not. The County Utilities Department handles both sanitary sewer and water in Perry Township. The other townships are sent only one copy to their trustees and everyone shares that copy.

Mr. Zondag moved to accept the chart to amend the number of plans each community requires in the agency review process for preliminary plans, improvement plans and final plats. Mr. Siegel seconded the motion.

All voted "Aye".

ADJOURNMENT

Mr. Siegel moved to adjourn the meeting at 10:00 p.m. and Mr. Zondag seconded the motion.

All voted "Aye".