



DATE: June 1, 2012

APPROVED  
BY:

A handwritten signature in blue ink, appearing to be "JWB", is written over a light gray rectangular background.

**MINUTES OF THE  
LAKE COUNTY PLANNING COMMISSION  
May 29, 2012**

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.

Chair Hausch called the regular meeting to order at 5:09 p.m.

**ROLL CALL**

The following members were present: Messrs. Adams, Brotzman, Morse, Schaedlich, Zondag, and Mmes. Hausch and Pesec. Staff present: Messrs. Boyd, Radachy, and Ms. Myers. Assistant Prosecutor Joshua Horacek was present.

**MINUTES**

The following corrections were made to the April 24, 2012 minutes per Mr. Schaedlich and Mr. Brotzman:

- Page 4 – 3<sup>rd</sup> bullet under Amendment Summary, “change” should be “changed”.
- Page 7 – Addition of Article IV, Section 3(B)(9), “renumber” should be “renumbered”. Also, under Revision to Article V, Section 10(F), “rolls” should be written “roles”.
- Page 9 – On the Resolution of Appreciation, delete the “y” in Mr. Boyd’s title. Also, under Kimball Estates, Mr. Brotzman did not send an email to the Prosecutor as stated. The tape from the April meeting will be reviewed to correct this statement.

Mr. Brotzman moved to approve the April 24, 2012 minutes with the above-mentioned corrections and Mr. Morse seconded the motion.

All voted “Aye”.

**FINANCIAL REPORT**

Mr. Schaedlich moved and Mr. Adams seconded the motion to accept the April, 2012 Financial Report.

All voted “Aye”.

## PUBLIC COMMENT

There was no public comment.

## LEGAL REPORT

Mr. Joshua Horacek, Assistant Prosecuting Attorney, said there were no legal issues to report.

## DIRECTOR'S REPORT

Mr. Boyd reported that he, Marian Norman and Phyllis Dunlap of CT Consultants have been doing a lot of work on the five-year Consolidated Plan. This plan lays out the community development and social services needs from the County's perspective and helps to guide the County Commissioners in their decisions in allocating expected Federal funding. This project is due in August. Mr. Radachy has been doing more housing rehabilitation inspections and continues to be proactive with Fairport and Madison zoning issues. He has been approached by a couple townships concerning their comprehensive plans that are nearing the five to seven year time frame for updating.

### Stanton Park

Mr. Brotzman asked Mr. Boyd how Stanton Park was coming along. Mr. Boyd commented that this was a Coastal Plan site involving shoreline grading and beach enhancement. At the last meeting he attended, he learned that because of the physical soil composition at the water creating some unanticipated water management issues, they are stopping to see what the realistic and feasible approach should be from an environmental/technical point of view in pulling the bluff back. This is due to some of the activities of the adjacent private landowner who has done some work on his shoreline that has revealed some significant engineering issues. The bluff of the park has similar characteristics of the private property and they want to take another look at their protection strategy. The County Engineer's office was helping in this process but, because of geotechnical issues, this project will be on hold.

## ANNOUNCEMENT

Mr. Radachy announced that the Northeast Ohio Planning and Zoning Workshop will be held on June 22, 2012 at the LaMalfa Holiday Inn Express in Mentor.

## SUBDIVISION REVIEW

### Subdivision Activity Report

Mr. Radachy reported there were 14 minor subdivisions reviewed in the first quarter of 2012. In comparison for 2010 and 2011, there were 11 reviews for each year in the same time period. 2010 and 2011 each ended with a total of 33 reviews. As of today, the number of minor subdivisions in 2012 has already increased to 21.

## LAND USE AND ZONING REVIEW

### Painesville Township Proposed District Amendment – R-1, Single Family to CS, Community Service

After reviewing the proposed district amendment submitted by Painesville Township and determining it would result in only a two minute meeting, staff decided to cancel the Land Use and Zoning Committee meeting for April and mail the members the information submitted with a memo asking them to review it and contact Mr. Radachy with any questions or comments they may have. None were received.

Mr. Radachy described the proposed district amendment property as the old Lake County Home property which was closed and sold to the school district and then to the Lake County Historical Society. The Historical Society wishes to have a museum on its site, which is a non-conforming use. This change would make them a conforming use.

He indicated the property to the north is being used as a bus garage; property to the south is vacant and owned by the school district; and property across the street is vacant, owned by the County and is zoned single-family. It meets the criteria set by the Painesville Township Comprehensive Plan. The Zoning Commission has set a public hearing in June. If they recommend the change, it will go to the Trustees, who would have a public hearing around the end of July. If approved there, it will become official at the end of August. Staff is recommending the district change be made.

Mr. Schaedlich moved to recommend approving rezoning the property located at 415 Riverside Drive from its present R-1, Single Family designation to CS, Community Service. Mr. Morse seconded the motion.

All voted "Aye".

Mr. Zondag requested a possible reason for what triggered this situation to become a non-conforming use. Mr. Radachy thought it might have been because of the change in zoning staff during the last few years at Painesville Township.

Mr. Adams asked if Ms. Pural had the authority to sign for the Historical Society. Mr. Schaedlich said that she is the Director. Since the Director serves as a figurehead of the organization, he thought she would have the ability to sign.

## REPORTS OF SPECIAL COMMITTEES

### Landscape Committee

Ms. Pesec inquired on the status of the Landscape Committee. She was told that the timing has been bad in the past to get everyone together and also with Mr. Sparks. Ms. Pesec said she felt this needed to move ahead and she thought it was time to set a date for a meeting. Mr. Boyd stated that the Committee was planning to work on an outside technical guidance manual as opposed to a model code and Ms. Pesec confirmed it. Mr. Radachy said he would check with Mr. Sparks to see when he could be available. Ms. Pesec suggested that maybe a couple more experts could be made a part of this Committee and instructed Mr. Radachy to search for a manual that may be used to help the Committee in its mission so they would not have to start from scratch.

## CORRESPONDENCE

There was no correspondence.

## OLD BUSINESS

### Public Hearing for Subdivision Regulations Amendments

Mr. Boyd stated that the public hearing will be continued on June 26, 2012 and there was no action to be taken at this time.

## PUBLIC COMMENT

There was no comment from the public.

## EXECUTIVE SESSION

Chair Hausch called for an Executive Session to discuss a personnel issue and Ms. Myers and Mr. Radachy were excused for the night.

Ms. Pesec made a motion to go into Executive Session for personnel reasons at 5:34 p.m. and Mr. Adams seconded the motion.

All voted "Aye".

## ADJOURNMENTS

Mr. Zondag moved to adjourn the Executive Session at 5:57 p.m. and Mr. Adams seconded the motion.

All voted "Aye".

A Transition Committee has been formed. Its members are Ms. Pesec, and Messrs. Adams and Zondag. They will meet next week.

Mr. Schaedlich moved and Mr. Morse seconded the motion to adjourn the meeting.

All voted "Aye".

The meeting was adjourned at 6:03 p.m.