



Lake County Planning Commission 2014

The Lake County Planning Commission consists of 8 appointed members and our three Lake County Commissioners and operates per ORC 713.22



PLANNING COMMISSION MEMBERS

Randall Zondag
Chair

Richard Morse
Vice-Chair

Russell Schaedlich
Secretary

Stephen Adams
Robert Aufuldish
Timothy Brotzman
Judy Moran
Richard Morse
Vanessa Pesec
Walter Siegel
Daniel Troy

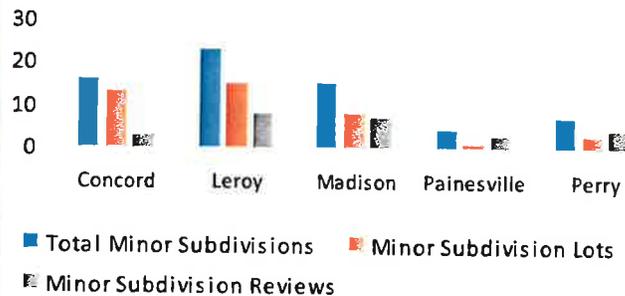


Lake County Planning Commission Activity

New Lots added to 2014 Tax Roll



Minor Subdivision Activity



Total Minor Subdivision Reviews



Subdivision Review

Items Reviewed by the Planning Commission

- LaMalfa Lot split plat was granted an extension.
- The Final Plat for Stoneridge Estates Phase 1, Concord Township was approved.
- The Final Plat for Stoneridge Estates Phase 1A, Concord Township was approved.
- Revised Final Plats for Quail Highlands, Phase 1 & 2, Concord Township was approved.
- Variance to allow Stein Farm Final Plats to be submitted without submitting the improvement plans was granted.
- Final Plat for Stein Farm Phases 1-4 were approved.
- The Final Plat for Mountainside Farms Phase 5, Concord Township, was approved.

- Final Plat and Improvement Plans for Concord Ridge Phase 2 was approved.
- Final Plat and Improvement Plans for Concord Ridge Phase 3 was approved.
- The resubmitted Final Plat for Concord Ridge Phase 2 was approved.
- Variances on Article I Section 4(B) allowed grading prior to improvement plans being accepted and was approved for Concord Ridge Phase 2 and Phase 3.
- Variance on Article IV Section 3(B)(8) was granted for Phase 2. This allowed Crossroads Drive to remain as a stub street.

- Variance on Article IV Section 3(B) (10) was granted for Concord Ridge Phase 3. This allowed for a cul-de-sac longer than 1,000 feet.
- Final Plat for Mountainside Farms Phases 4A-4H was approved.
- The Quail Highlands Phase III Lot Split was approved.

Proposed Sublots

- Two new proposed sublots were added to the approval process. There are 587 proposed sublots currently in the approval process.



Lake County Planning Commission 2014

ORC 519.12 E requires the local zoning commissions to seek a recommendation from the Lake County Planning Commission when there is a text amendment (a change in the zoning language) or a district amendment (change on the zoning map).



LAND USE & ZONING COMMITTEE MEMBERS

.....
Mark Welch, Chair
Jerome Klco, Vice Chair
David Radachy, Secretary
.....

Richard Constantine
Lora Diak
Gordon Hanford
1/1 to 8/11/14
Anthony Falcone
3/25/14 to present
Jeff Kenyon
Aven Malec
Richard Morse
Richard Terriaco
Ivan Valentic
9/30/15 to present



Subdivision Review Continued:

Recorded Subdivisions

- Eight sublots were added to the tax roll.
- Six one lot subdivisions and one two-lot subdivision were recorded in Concord Township.

Minor Subdivisions

- 39 new lots were added to the property tax roll in 2012 through the minor subdivision process.
- Staff reviewed and approved twenty-five other minor subdivision land transfers.

Addresses

- Fifty-nine addresses were issued for lots in four townships.

Land Use and Zoning Activity

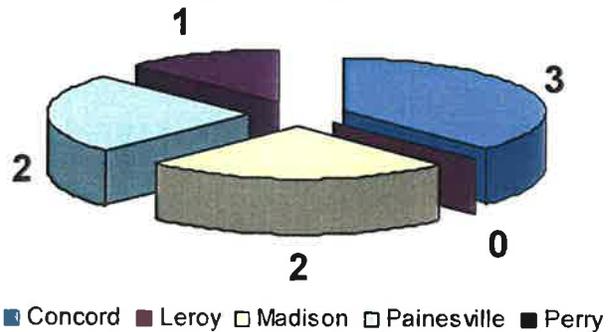
Community Zoning Assistance

Staff has worked with several communities on planning and zoning issues this year

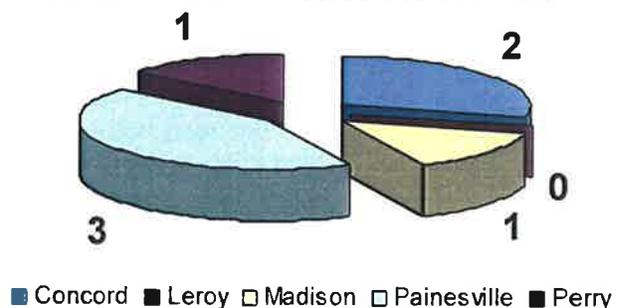
Fairport Harbor Village and the Planning and Community Development staff entered into an agreement to provide planning services. Over the past year, staff has assisted the Village in creating a new mixed-use waterfront overlay district. Staff also assisted in creating a Community Reinvestment Area for the Village.

Ashtabula County and the Planning and Community Development Office have entered into an agreement for staff to review subdivisions and zoning reviews required by ORC 519.12. Over the past year staff has reviewed subdivision plans and zoning recommendation cases. Staff also provided zoning advice on several zoning codes.

District Amendments Reviewed



Text Amendments Reviewed





Lake County Planning Commission 2014

The Coastal Plan Committee promotes recreational and economic opportunities of the Lake County coast for present and future generations through funding and planning strategies in cooperation with the public and private sectors.



LAKE COUNTY COASTAL PLAN COMMITTEE MEMBERS

.....
Jason Boyd, Chair
Bruce Landeg, V-Chair
Vince Urbanski,
Secretary

.....
Mark Alexander
Harry Allen
Lee Bodnar
Amy Brennan
to 9/9/14
Al Buescher
Mark Cain
James Cardina
Mark Cicero Jr.
Heather Elmer
9/9/14 to present
David Gilmer

Ellen Foley Kessler
Bob Martin
to 5/12/14

Abe Bruckman
5/12/14 to present
David McGuirk
Debbie Neale
Cindy Quinn-Hopkins
Larry Reichard
Lorrie Taylor
Mark Rising
Charles Stephenson
Darrell Webster
Mark Welch
Peter Zahirsky
3/25/14 to present
Robert Zeitz

Land Use & Zoning Activity Continued:

The Planning Commission and its staff continue to assist the townships of Lake County in reviewing and making recommendations on zoning change issues at their request. We also help them to shape new ideas into well-planned regulations for their zoning resolutions such as riparian setbacks, home occupations, and signs. Staff assisted Concord Township and Leroy Township with their comprehensive plans. They also have been administering and writing the Painesville Township Comprehensive Plan.

Land Use Zoning Committee

Land Use and Zoning Committee members Richard Constantine and Richard Morse, representing Painesville Township, and Richard Terriaco, representing Concord Township, were reappointed September 30, 2014. Mr. Gordon Hanford, representing Concord Township, resigned on August 11th and Mr. Valentic was appointed as their new representative on September 30, 2014.

Lake County Planning Commission Membership Changes in 2014

The Board of Lake County Commissioners reappointed Ms. Geraldine Hausch and Mr. Walter Siegel at their January August 7, 2014 meeting:

Geraldine F. Hausch	Member since 1984 (30 Years)
Walter R. Siegel	Member since 1994 (20 Years)

Three Alternates were approved to the membership by the Board of Lake County Commissioners:

Tim Flenner Alternate for Walter Siegel
Lori Lipton Alternate for Commissioner Judy Moran
William Martin Alternate for Daniel P. Troy

Lake County Coastal Plan Committee

The Lake County Coastal Plan Committee, a standing committee of the Planning Commission, met on Wednesday, February 27, 2014. Though there was only one meeting held in 2014, the Committee kept in touch through emails sent in May, September and November that included reports from Mr. Zahirsky, Coastal Manager at the Lake County Ohio Port & Economic Development Authority and a few other members.

- Ms. Heather Elmer became the new Director at Chagrin River Watershed Partners and joined the Committee on September 9, 2014.
- Mr. Bob Martin, Director of Park, Recreation & Public Facilities for the City of Mentor, retired and resigned from the Committee on May 12, 2014.
- Mr. Peter Zahirsky, Coastal Manager at the Lake County Ohio Port and Economic Development Authority became a new member of the Committee on March 25, 2014. One of his responsibilities is to pursue whether the Coastal Plans need to be updated.



Lake County Planning Commission 2014

The Lake County Planning Commission and the Board of County Commissioners entered into a MOU to provide for the staffing needs of the Planning Commission through the Lake County Planning & Community Development Office

2012-2014 Revenue Comparison

PLANNING STAFF

David Radachy
Director

Elaine Truesdell
Office Administrator/
Manager

Ann Myers
Administrative
Assistant



Appropriations and Expenditures

APPROPRIATIONS & EXPENDITURES 2014		
TOTAL APPROPRIATIONS	\$304,100	
EXPENDITURES:		% of Appr.
Salaries, Benefits	279,118.00	93.50%
Supplies & Subscriptions	\$1,834	0.23%
Travel, Mileage	\$1,333	0.52%
Contract Services	\$1,726	0.34%
Sub-Grantee Projects	\$0	0.00%
Equipment	\$0	0.00%
Postage, Printing	\$2,363	0.56%
Professional Dues	\$621	0.25%
Software & Info Tech	\$2,860	0.50%
TOTAL EXPENDITURES	\$289,855	98.12%
Remaining Balance	\$14,245	

REVENUE 2012-2014			
	2012	2013	2014
State Grants	10,000.00	16,000.00	0.00
CDBG reimbursement	207,573.00	100,804.00	107,384.00
Contract Services	0.00	868.00	1,002.00
Lot Splits	4,100.00	3,800.00	6,200.00
Subdivision Permits	0.00	16,575.00	13,135.00
Services	556.00	482.00	310.00
Public Officials			
Directory	826.00	1,015.00	961.00
Total Revenue	223,055.00	139,544.00	128,992.00

2014 New Residential Building Permit Units

New Residential Units in 2014			
Type	2013	2014	Increase
Single-Family	292	315	23
Duplex	0	8	8
Multi-Family	12	96	84
Condo (3 Units)	5	20	15
TOTAL UNITS	309	439	130

2014 Residential Unit Increases

In 2014, Lake County recorded an increase in every category of residential dwelling units: single-family (23), duplexes (8), multi-family(84) and condos (15) from 2013. The total increase in new dwelling units was 130 units.