



Lake County Planning Commission 2015

The Lake County Planning Commission and the Board of County Commissioners entered into a MOU August 30, 2012 to provide for the staffing needs of the Planning Commission through the Lake County Planning & Community Development Office.



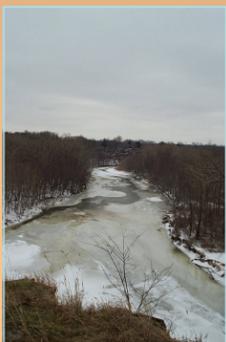
PLANNING STAFF

David Radachy
Director

Monica Jordan
Planner I

Elaine Truesdell
Office Administrator/
Manager

Ann Myers
Administrative
Assistant



Appropriations and Expenditures

APPROPRIATIONS & EXPENDITURES 2015		
TOTAL APPROPRIATIONS	\$229,040	
EXPENDITURES:		% of Appr.
Salaries, Benefits	201,614.00	93.50%
Supplies & Subscriptions	\$1,675	0.23%
Travel, Mileage	\$1,732	0.52%
Contract Services	\$1,840	0.34%
Sub-Grantee Projects	\$0	0.00%
Equipment	\$1,477	0.00%
Postage, Printing	\$3,004	0.56%
Professional Dues	\$762	0.25%
Software & Info Tech	\$1,956	0.50%
Other Expenses	\$500	0.02%
Total Expenditures	\$214,560	98.12%
Remaining Balance	\$ 14,480	

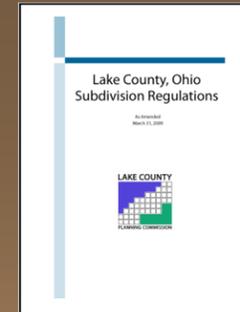
Below is a 3-year comparison of the Planning Commission's revenues from 2013 to 2015. In 2015, Community Development Block Grant Program (CDBG) reimbursements were handled by the County Commissioners' office.

REVENUES 2013-2015			
	2013	2014	2015
State Grants	16,000.00	0.00	260.00
CDBG reimbursement	100,804.00	107,384.00	0.00
Contract Services	868.00	1,002.00	1,077.00
Lot Splits	3,200.00	6,200.00	3,400.00
Subdivision Permits	15,975.00	13,135.00	10,845.00
Services	482.00	310.00	315.00
Public Officials Directory	1,004.00	961.00	836.00
Total Revenue	138,333.00	128,992.00	16,733.00



Lake County Planning Commission 2015

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



LAKE COUNTY PLANNING COMMISSION MEMBERS

Randall Zondag
Chair

Richard Morse
Vice-Chair

Russell Schaedlich
Secretary

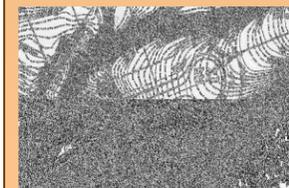
Stephen Adams
Timothy Brotzman
Geraldine Hausch

Ivan Valentic
(9-24-15 to Present)

Kevin Malecek
Judy Moran

Vanessa Pesec
(1-1-15 to 8-30-15)

Walter Siegel
Daniel Troy



Lake County Planning Commission Activity

Subdivision Review



Items Reviewed by the Planning Commission:

- The Final Plat and Improvement Plans for Concord Ridge Phase 4, Concord Township was approved.
- The Resubmitted Final Plat and Improvement Plans for Summerwood Phase III, Concord Township was approved.
- An extension was granted for Orchard Springs Phase 2 Final Plat, Concord Township.
- The Preliminary Plan for The Estates at Kallay Farms, Painesville Township was approved.
- The Resubmitted Final Plat for Stoneridge Phase 1A, Concord Township was approved.
- The Final Plat Approval for Madison Meadows Phase 2 was rescinded at the request of the property owner.
- The Preliminary Plan for The Villas at Lake Erie Shores, Painesville Township was approved.
- The Preliminary Plan for Eagle Estates (Little Mountain Preserve), Concord Township was approved.
- The Stoneridge Estates Phase 1B Lot Split Plat, Concord Township, was approved.
- The Final Plat and Improvement Plans for Little Mountain Preserve, Concord Township was approved.

Proposed Sublots

- 120 new proposed sublots were added to the approval process.
- 549 proposed sublots are currently in the approval process.

Recorded Subdivisions

- Four subdivisions were recorded.
- 62 sublots were added to the tax roll.

Minor Subdivisions

- 18 new lots were added to the property tax roll in 2015 through the minor subdivision process.
- Staff reviewed and approved sixteen other minor subdivision land transfers.

Addresses

- Twenty-one addresses were issued for lots in the townships of Concord, Leroy, Painesville, and Perry.



Lake County Planning Commission 2015

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 or a district amendment..

Land Use and Zoning Activity

Types of Zoning Amendments Reviewed by Staff

- Text Amendments:
 - o Changes to the language of the township zoning resolutions.
- District Amendments:
 - o Changes to the Zoning Map of the townships.

COMMUNITY	TEXT	DISTRICT	TOTAL
Concord Township	4	1	5
Leroy Township	0	0	0
Madison Township	4	1	5
Painesville Township	3	2	5
Perry Township	0	0	0
TOTAL	11	4	15

Land Use & Zoning Committee

Below are membership changes that occurred on the Land Use & Zoning Committee in 2015:

- Leroy Township representatives: Anthony Falcone was reappointed to his first full 3-year term, and Jeff Kenyon was reappointed to his third three-year term.
- Christopher Bernard from Madison Township was appointed to the Committee on December 15, 2015.

Community Zoning Assistance

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

Fairport Harbor Village and the Office of Planning and Community Development entered into an agreement to provide planning services. Over the past year, staff has assisted the Village in revising the zoning code to allow for new housing and reviewed a subdivision. Staff also helped in reviewing site plans for an apartment complex and by providing zoning information.

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

The Planning Commission and its staff continue to assist the townships of Lake County in reviewing and making recommendations on zoning changes 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 Leroy Township with their Comprehensive Plan and are in the process of administering and writing the Painesville Township Comprehensive Plan.



LAND USE & ZONING COMMITTEE MEMBERS

- Christopher Bernard**
(12-15-15)
- Richard Constantine**
- Lora Diak**
- Anthony Falcone**
- Jeff Kenyon**
- Jerome Klco**
- Aven Malec**
- Richard Morse**
- Richard Terriaco**
- Ivan Valentic**
- Mark Welch**



Lake County Planning Commission 2015

The Coastal Plan Committee promotes recreational and economic opportunities on 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**
- Al Buescher**
- Mark Cain**
- James Cardina**
- Alt. Michael Scruggs**
- Heather Elmer**
- David Gilmer**
- Abe Bruckman**
- Ed Klco**
- David McGuirk**
(1-1-15 to 3-31-15)
- Deborah Neale**
- Cindy Quinn-Hopkins**
- Larry Reichard**
- Mark Rising**
- Charles Stephenson**
- Darrell Webster**
- Mark Welch**
- Peter Zahirsky**
- Robert Zeitz**

Lake County Coastal Plan Committee

By Peter Zahirsky, Coastal Manager, LC Port Authority

Bike Route: Pavement markings were completed; Bike route signs were selected and donated and will be installed in March 2016; Bike route shelter, work stand and air pump were purchased. Bike racks were built by students in Auburn Career Center's welding program. All will be installed in the spring of 2016.

Fairport Waterfront: The Lake County Ohio Port and Economic Development Authority secured options on ground leases for lakefront parcels owned by the Village of Fairport Harbor and the Fairport Harbor Port Authority. By bringing these parcels under common control, the Port Authority is able to more effectively market them to a developer.

The Port Authority developed and issued a Request for Qualifications for a development partner in Fairport Harbor to construct a waterfront hotel, possibly with an indoor water park. This use was validated by a feasibility study commissioned by the Visitors Bureau in 2015 from Hotel & Leisure Advisors.

CMAG: The County Port Authority submitted a Coastal Management Assistance Grant application to the Ohio Department of Natural Resources requesting planning dollars to explore ways to improve lakefront access on Fairport Harbor's eastern shoreline.

Mentor Harbor: Working with the Army Corps of Engineers, the Port Authority moved this project into the Feasibility Study phase, and a project management plan was finalized and approved for this stage of the process.

Lake County Planning Commission

In 2015, The Board of Lake County Commissioners appointed or reappointed the following to the Planning Commission membership:

Kevin D. Malecek, Co. Commissioner	New Member in 2015
Ivan Valentic	New Member in 2015
Timothy C. Brotzman	Member since 2000
Randall H. Zondag	Member since 2006

There were a few alternates added to the Planning Commission this year:

- Richard Walker for County Commissioner Malecek
- Vanessa Pesec for County Commissioner Moran

Welcome Our New Planning Staff Member

Monica Jordan joined our staff as Planner 1 on April 13, 2015. She has a Bachelor of Arts Degree in Urban Studies from Cleveland State University. Her certifications include LEED Green Associate, Urban Geographic Information Systems (GIS) and Sustainable Urban Development. Her internship and volunteering experiences in organizing fundraising events, writing and distributing online newsletters, and updating a chapter in a land use plan will expand the Department's capabilities.