



ANNUAL REPORT 2005

Lake County Planning Commission

*...connecting people, tools & trends
to form a vision of our future.*

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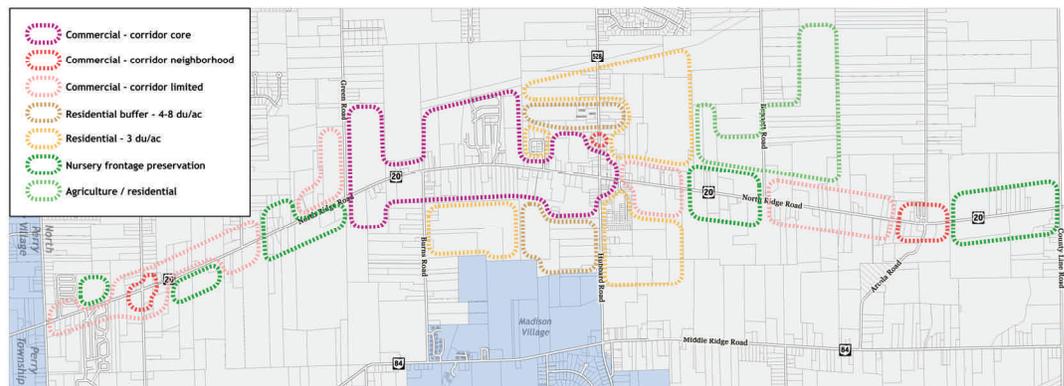
Special Points of Interest:

- **Madison Twp. Rt. 20 Corridor Study in process and to be completed in 2005. Pgs. 1-2**
- **Leroy Twp. Comprehensive Plan is completed. Pg. 2**
- **Landside Communities Master Plan and Focus Area Plans. Pg. 2**
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Comprehensive Planning & Statutory Duties

Madison Twp. Rt. 20 Corridor Study Dan Tasman

The future of the US 20 (North Ridge Road) corridor in Madison Township came to the fore-front when Wal-Mart officials announced plans to build a 220,000 square foot store in the Township. Residents in eastern Lake County want a wider variety of stores and restaurants, and national chains will be eying the area very closely after Wal-Mart settles in. However, infrastructure and development regulations are out of date, conducive to attracting low-end uses but not the types of middle-end businesses residents and township officials seek. There was an increasing awareness of the need to protect the semi-rural character of the corridor and its thriving nurseries – an integral part of the township’s identity – from encroaching strip development.



The Madison Board of Township Trustees enlisted the help of the Lake County Planning Commission to draft a plan to guide and shape land use and the built environment of the US 20 corridor. The Planning Commission held regular workshops throughout the year, and conducted written and image preference surveys among stakeholders. Survey results, along with other data gathered by Planning Commission staff, was used to shape and justify the plan’s goals and objectives.

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.

Comprehensive Planning & Statutory Duties Continued.

Madison Twp. Rt. 20 Continued.

- 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.

Leroy Township Comprehensive Plan Dan Tasman & Jason Boyd

The Leroy Township Comprehensive Plan was a grassroots rewrite from the Township's 1996 Comprehensive Plan. In recent years, Leroy faced growing pains as it continued its transition from a rural township to an exurban community. Commercial and industrial development opportunities were limited because of the lack of sewer and water service. A 50 year-old zoning resolution did not adequately protect the community or its rural character.

The planning process was designed with consideration of the "rugged individualism" of township residents in mind. The Planning Commission held several workshops and conducted extensive surveys among Leroy Township residents. The results of the surveys, along with other data gathered by staff, was used to shape and justify the final product. Primary goals and objectives include extension of sewer and water service to very limited areas where commercial development and traditional town development will occur; encouraging the preservation of natural features and rural atmosphere through riparian setbacks, steep slope ordinances preventing low-end mechanical commercial and travel-related uses from agglomerating and making the area unappealing for other retail uses; and fostering development of a walkable, traditional town center at the Five Points area creating a distinctive sense of place that differentiates Leroy Township from surrounding exurban communities yet still preserves its rural character.

The plan was formally adopted by the Township Trustees in the fall.



Lake County Coastal Development Plans Jason Boyd

2005 was yet another successful year for the Lake County Coastal Plan Committee (LCCPC).

Winter/Spring: The Lake County Coastal Development Plan (CDP) was officially adopted by the Lake County Planning Commission. This plan will be integrated into the overall County Comprehensive Plan in 2006-07. The CDP authors characterized the coastal environment and created a plan using input from the local communities, and state and federal agencies. The outcome is a blueprint for an accessible, economically viable and locally relevant Lake County coastline. The Plan identifies the opportunities associated with improving the near-shore water quality and coastal environment through best management practices, increased public access and linkages to Lake Erie and river corridors, and significant economic development resulting from the protection and increased utilization of the valuable coastal resource.

Specific goals for the plan include:

- Community implementation of site specific projects distributed across the Lake County shoreline.
- A frequent destination point for visitors of all ages and purposes.
- A safe and secure location for businesses to locate and serve various markets from tourism to industrial and commercial development.
- Implementing the Landside Communities Master Plan. This project will be a "model" of redevelopment and new construction that will provide an excellent return for our County residents' investment—and one that will endure for several generations, creating a legacy for Lake County's future citizens.

Summer: In order to enforce the impact of waterfront redevelopment, Harry L. Allen, Jr., Chairman of the LCCPC, sponsored a "field trip" to Racine, WI and Lake Forest, IL to examine successful projects utilizing best management practices. Fourteen leaders from Lake County's private and public sectors made the one day trip to learn planning methodologies, funding strategies, financial returns and management components used in other lakefront communities. This trip has proven instrumental in promoting the lakefront in Lake County.

Summer/Fall: In September, 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 began the *Landside Communities Master Plan and Focus Area Plans*. This document will help leverage the investments outlined in the *Coastal Development Plan* 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.

Comprehensive Planning & Statutory Duties Continued.

Coastal Development Plans Continued.

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. 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 draw, fully capitalizing on the abundance of natural and cultural assets in the area.



A design charrette was facilitated by Kent State on November 10, 2005 to solicit public comment on lakefront planning strategies. The event was attended by approximately 65 people and provided valuable information to the projects' end result.

Going Forward: LCCCP will complete the Kent State project in early 2006. Staff and LCCPC are continuing public outreach/education to local communities, businesses and non-profit organizations throughout the County. Efforts in 2006 will focus on funding opportunities for project implementation.

The staff would like to express our continued appreciation to Chairman Harry Allen, Jr. and the entire Lake County Coastal Plan Committee. Without their personal commitments, this project would not have achieved the level of success it has to date. Thanks!

Painesville Township Comprehensive Plan Darrell Webster

All major writing tasks and most maps have been completed for the Painesville Township Comprehensive Plan and given to the Township for their review. The process of editing the plan was begun in December of 2005. The anticipated completion of this project is May of 2006. The plan has eleven elements:

- 1.) Envisioning Painesville Township;
- 2.) Introducing Painesville Township;
- 3.) People and Demographics;
- 4.) Land Use;
- 5.) Transportation;
- 6.) Housing;
- 7.) Public Facilities;
- 8.) Utilities;
- 9.) Economic Development;
- 10.) Natural Resources; and
- 11.) Appendix.

Each section has several subsections and, with the exception of the index, a list of goals and objectives relevant to each area.

Lake County Comprehensive Plan Darrell Webster

Work on the Lake County Plan slowed in 2005 due to the workload from the township plans and the Coastal Plan. Of the 14 sections established in the plan, seven have been presented in draft form to the Review Committee. The transportation and housing sections are on their way toward completion and the remaining five sections will follow.

Marsh Area Regional Coalition Update Darrell 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 causing damage to its fragile ecosystem. Some of the projects that have been established or are being worked on are: removal of the buried salt tailings on Blackbrook Creek, purchase of the Morton Salt property, publishing information sheets on ways for citizens living in the watershed to help protect the Marsh, and the creation of a watershed plan for the Marsh. The search for funds for the information sheet is currently in progress and the Ohio EPA is handling the salt tailing problem.

Land Use Activity

Major Subdivision Activity in Lake County Townships in 2005

David Radachy

In 2005, the Lake County Planning Commission approved eight preliminary plans and 14 final plats. The Planning Commission reviewed and approved four resubmitted final plats. Also reviewed were 23 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 area early for roads.

358 new proposed sublots were added to the list of proposed sublots in the five Lake County Townships. This brought the total up to 818 proposed sublots. Concord Township, once again, led the five Townships in subdivision activity. Four out of the eight preliminary plans and 10 out of the 14 final plats were filed in Concord Township. Thirteen subdivisions were recorded in 2005; 10 in Concord Township, and three in Painesville Township. 416 new sublots were added to the property tax roll in 2005.

| Community | Number of Preliminaries | Number of Resubmitted Preliminaries | Number of Final Plats | Number of Resubmitted Final Plats | Recorded Subdivisions | Variances |
|---------------|-------------------------|-------------------------------------|-----------------------|-----------------------------------|-----------------------|-----------|
| Concord | 4 | 0 | 10 | 0 | 10 | 12 |
| Leroy | 1 | 0 | 0 | 0 | 0 | 1 |
| Madison | 1 | 0 | 3 | 2 | 0 | 4 |
| Painesville | 2 | 0 | 1 | 2 | 3 | 6 |
| Perry | 0 | 0 | 0 | 0 | 0 | 0 |
| Totals | 8 | 0 | 14 | 4 | 13 | 23 |

| Community | Proposed new Sublots | Existing Proposed Sublots | Total Proposed Sublots | Sublots Recorded |
|---------------|----------------------|---------------------------|------------------------|------------------|
| Concord | 265 | 230 | 495 | 289 |
| Leroy | 33 | 0 | 33 | 0 |
| Madison | 40 | 94 | 135 | 0 |
| Painesville | 20 | 136 | 156 | 127 |
| Perry | 0 | 0 | 0 | 0 |
| Totals | 358 | 460 | 818 | 416 |

Subdivision Regulations Updates David Radachy

The staff has made some strides in the Lake County Subdivision Regulations process. This past year, staff started the process for revising Article I-General Provisions, Article II-Definitions and Article III-Procedures for Filing a Preliminary Plan and Final Plat. This was done to conform to the changes made in State law and requests from some of the subdivision reviewing agencies. These revised articles and sections will go through the process of a Lake County Planning Commission public hearing scheduled for March 28, 2006. The Lake County Commissioners are also required to hold a public hearing and the County Prosecutor will review the changes before they are recorded.

Subdivision Regulations updating has been a long process that is still continuing. In the future, the staff is planning to rewrite and update Articles IV, V, and VI. After all the rewriting and additions have taken place, the Subdivision Regulations themselves, will be reorganized.

Land Use Activity Continued.

Minor Subdivision Activity

David Radachy

In the year 2005, the Lake County Planning Commission staff reviewed and approved 70 lot splits. This was an increase from 2004's total of 60 lot splits, and above our five-year average of 66 lot splits per year. We hit a high of 111 in 1999.

Perry Township had the most lot splits of the five townships in 2005 with 23 splits, followed closely by Concord Township with 21. Madison Township had 14 splits, Painesville Township had nine and Leroy Townships had three.

The staff also reviewed 58 lot line adjustments in 2005. This increased from the 36 we reviewed in 2004, and was above the five-year average of 49 lot line adjustments per year. Lot line adjustments are property transfers between neighbors. The staff also reviewed 11 acreage transfers. This was below the 20 acreage transfers we reviewed in 2004 and below the five-year average of 18 acreage transfers per year. Acreage transfers are land divisions greater than five acres.

This past year, staff reviewed land transfers called governmental reviews. These are lot line adjustments and lot splits that transfer property from private ownership to a township, County or State for a governmental purpose. In 2005, the staff performed 36 governmental reviews; most involved the widening of US 20 in western Painesville Township and SR 86 in Concord Township.

Land Use & Zoning

David Radachy

Zoning Cases

The Lake County Land Use and Zoning Committee (LUZ), along with the Lake County Planning Commission reviewed 36 zoning cases in 2005 from the County's five (5) townships. This was a decrease from the 47 zoning cases reviewed in 2004, and an increase from the 28 cases that were reviewed in 2003, the 16 cases that were reviewed in 2002, and the 32 cases in 2001. The following is a basic breakdown of the LUZ activity for 2005:

12 Zoning District Changes

| | |
|-------------|---|
| Concord | 6 |
| Leroy | 0 |
| Madison | 2 |
| Painesville | 2 |
| Perry | 2 |

LUZ recommended approval or approval with modifications to the Planning Commission on seven of the 12 zoning district cases. The Committee recommended approval to the Planning Commission on 19 of the 24 text amendment cases.

Land Use & Zoning Continued.

24 Text Amendments

| | |
|-------------|---|
| Concord | 5 |
| Leroy | 8 |
| Madison | 7 |
| Painesville | 3 |
| Perry | 1 |

LUZ Committee Member Update

Representatives from Painesville Township, Howard Haycox and Richard Morse, were reappointed to the Land Use and Zoning Committee in 2005. Mr. Haycox was reappointed for a second term and Mr. Morse has started his third term.

For any questions regarding the land use and zoning cases or the Committee in general, contact Senior Planners, David Radachy or Jason Boyd at 440.350.2740.

Public Information Services

Geographic Information Systems

Jason Boyd

The staff continued to expand on the output of GIS products in 2005. GIS users in the office are using ArcView 9.1 to produce their maps. A 42" HP 5500 series plotter provides staff with state of the art reproduction capabilities.

In addition to the daily mapping responsibilities, specific GIS projects this year have included:

- Leroy Township Comprehensive Plan;
- Painesville Township Comprehensive Plan;
- Madison Route 20 Corridor Study;
- Route 44 Corridor Economic Development Maps;
- Leroy, Perry Twp., Painesville Twp., Concord and Madison Twp. Zoning Map Updates;
- Township Subdivision Activity; and
- Lake County General Health District.

To request a site or topic specific map, please contact Jason Boyd or David Radachy @ 350.2740.

Public Information Services Continued.

New Building Units

Countywide Ann Myers

In general, new single-family units in Lake County's 23 communities have increased from 2001 to 2005. 2004 showed the highest unit count in this five-year period. It is notable that the single-family units recorded countywide in 2005 were down just slightly (9 units) from the previous year.

The table to the left is indicative of new single-family housing units steadily increasing from 2001 to 2005. These units have maintained an increase of almost 69% since 2001. Total single-family units in Lake County as of the 2000 census were 68,094. The approximate total at the end of 2005 is 71,378.

The Lake County Planning Commission office also keeps tabs monthly and yearly on new dwelling units. Dwelling units include single-family, duplex, condominium (3 units or less), and multi-family units.

For new building unit figures countywide, contact Ann Myers @ 350.2740.

| LAKE COUNTY NEW SINGLE-FAMILY UNITS 5-YEAR COMPARISON | | | | | | |
|---|------------|------------|------------|------------|------------|--------------|
| COMMUNITIES | 2001 | 2002 | 2003 | 2004 | 2005 | TOTAL |
| CONCORD TOWNSHIP | 128 | 165 | 168 | 205 | 188 | 854 |
| EASTLAKE CITY | 18 | 15 | 7 | 16 | 24 | 80 |
| FAIRPORT VILLAGE | 0 | 1 | 0 | 0 | 0 | 1 |
| GRAND RIVER VILLAGE | 0 | 1 | 0 | 0 | 0 | 1 |
| KIRTLAND CITY | 26 | 22 | 39 | 23 | 19 | 129 |
| KIRTLAND HILLS VILLAGE | 3 | 5 | 2 | 9 | 7 | 26 |
| LAKELINE VILLAGE | 1 | 0 | 0 | 3 | 3 | 7 |
| LEROY TOWNSHIP | 10 | 18 | 18 | 21 | 8 | 75 |
| MADISON TOWNSHIP | 54 | 47 | 53 | 53 | 39 | 246 |
| MADISON VILLAGE | 16 | 20 | 21 | 24 | 21 | 102 |
| MENTOR CITY | 86 | 94 | 74 | 72 | 73 | 399 |
| MENTOR-LAKE CITY | 7 | 6 | 4 | 8 | 4 | 29 |
| NORTH PERRY VILLAGE | 2 | 11 | 13 | 18 | 6 | 50 |
| PAINESVILLE CITY | 14 | 23 | 32 | 111 | 114 | 294 |
| PAINESVILLE TOWNSHIP | 58 | 75 | 118 | 111 | 111 | 473 |
| PERRY TOWNSHIP | 26 | 19 | 21 | 20 | 20 | 106 |
| PERRY VILLAGE | 15 | 29 | 19 | 22 | 22 | 107 |
| TIMBERLAKE VILLAGE | 7 | 0 | 0 | 0 | 0 | 7 |
| WAITE HILL VILLAGE | 5 | 2 | 0 | 2 | 1 | 10 |
| WICKLIFFE CITY | 2 | 1 | 0 | 0 | 9 | 12 |
| WILLOUGHBY CITY | 34 | 46 | 64 | 40 | 40 | 224 |
| WILLOUGHBY HILLS CITY | 2 | 0 | 0 | 0 | 48 | 50 |
| WILLOWICK CITY | 0 | 0 | 0 | 0 | 2 | 2 |
| TOTAL | 514 | 600 | 653 | 758 | 759 | 3,284 |

Census & Demographic Requests for Lake County Darrell Webster

During the course of a year, the staff answers approximately 1,100 to 1,800 inquires. These requests range from a simple population number request to doing research for store locations with total populations within various miles of a site as well as income, age breakdown and many other items. The staff also assists people with finding census information on line. The website given out for public used most is www.factfinder.census.gov.

Fair Booths David Radachy

The staff set up the Lake County Commissioners' display booth for the Lake County Fair held August 16 - 22 and coordinated all the booths of the elected officials and County departments. Schedules to keep the booth manned by employees of the Planning Commission and the Board of Commissioners were maintained by staff members.



Office Activities

Staff Notations Darrell Webster

Intern:

During 2005, the Lake County Commissioners generously supplied funds for a part-time intern to help relieve the Lake County Planning Commission's over-burdened full-time staff. Kerri Lampeter was employed from 10/3/05 to 12/30/05. She assisted the professional staff, worked with the general public, and showed an extreme interest in the projects and day-to-day operations of the office. She was eager to learn and very helpful to all the staff.

New Board Appointments:

Jason Boyd, Senior Planner—Laketran
Darrell Webster, Director—Western Reserve RC&D—Treasurer
Fair Housing—Vice Chairman

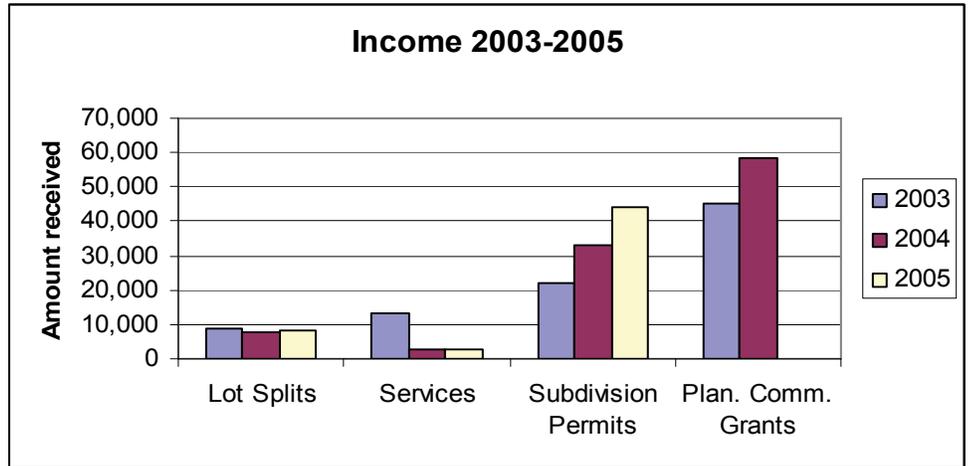
Office Activities Continued.

Budget Summary for 2005 Elaine Truesdell

| 2005 Expenditures | |
|----------------------|-----------|
| Total Appropriations | \$404,526 |
| Salaries, Benefits | \$361,293 |
| Supplies & Expenses | \$2,805 |
| Travel, Mileage | \$3,233 |
| Contracts | \$3,670 |
| Equipment | \$1,358 |
| Postage, Printing | \$8,391 |
| Other Expenses | \$2,772 |
| Education | \$1,000 |
| Software | \$4,535 |
| Total Expenditures | \$389,057 |
| Remaining | \$15,469 |

| 2005 Revenues | |
|----------------------------|----------|
| Public Officials Directory | \$1,457 |
| Copying Fees | \$90 |
| Lot Splits | \$8,528 |
| Services | \$996 |
| Subdivision Permits | \$44,075 |
| P. C. Grants | \$0 |

Major Equipment Purchases:
Computer \$1,250
Haines Directory \$231



2005 REVENUES:

While income from subdivision permits increased this year, there was no revenue from grants in 2005 because grants were either not available for our needs or we were unable to meet the funding requirements to apply for the match. (See table to the left and chart above.)

Conferences, Meetings & Training Ann 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:

- | | | | |
|---|--|--|--|
| American Planning Association | Grand River Ferry Meeting | Lk. Co. Soil & Water Conservation District | sory Council |
| Army Corps of Engineering | GIS Users of Northeast Ohio | LCSWCD Annual Meeting | NOACA Transportation for Livable Communities |
| Arts & Culture Board | Grand River Watershed Partners | Lk. Co. Township Association | N. E. Ohio Watershed Council |
| Balanced Growth Initiative Steering Committee | Grand Wild & Scenic River Advisory Committee | Lakeland Community College | ODNR-Office of Coastal Mgmt. |
| Builders Breakfast | Hemisphere | Lake Metroparks | Ohio Cooperative Extension |
| Chagrin River Watershed Partners | Interconnectivity Committee | Land Use and Zoning Committee | State Route 86 Study |
| Interconnectivity Committee | KSU Urban Design Ctr. & Charette | Laketran Board | Subdivision Pre-application Mtgs. |
| Coastal Plan Committee (CPC) | Land Use and Zoning Committee | Leadership Lake County | The Cleveland Foundation |
| Coastal Resources Adv. Council | Lk. Co. Comprehensive Plan Review Committee | Leroy Twp. Comprehensive Planning Committee | Fund |
| Community Improvement Corp. | Lk. Co. Community Dev. Corp. | Lorain Community College | Trustees and Clerks Association |
| Concord Auburn-Crile Corridor Study | Lk. Co. Development Advisory Council | Madison JEDD | U.S. Coastguard Visitation |
| CPC Presentations to State & Federal Congressmen, Coastal Communities | Lk. Co. Dev. Advisory Council Trustees Mtg. | Madison Twp. Rt. 20 Corridor Study Committee | Utilities Appeals Board |
| County Commissioners Assoc. of Ohio | Lake County Economic Development Ctr. | Marsh Area Regional Coalition | Vrooman Road Bridge Study |
| Excel II Class | Lk. Co. Economic Development Forum | NAACP Annual Meeting | Western Reserve Resource Conservation & Development (RC&D) |
| Fair Housing Resource Center Board | Lk. Co. Planning Commission | NOACA LINKS Adjudication Board | Western Reserve RC&D Board |
| Fair Housing Resource Ctr. Annual Mtg. | | NOACA Planning Advisory Council | Willowick Planning Commission |
| FEMA Flood Maps | | NOACA Transportation Advi- | |
| Friends of Arcola | | | |

Lake County Planning Commission
Member Roster

Staff Roster

Land Use and Zoning
Committee

Russell D. Schaedlich
Chairman

Timothy C. Brotzman
Vice-Chairman

Stephen J. Adams
Alternate Richard J. Morse

Robert E. Aufuldish
Lake County Commissioner
Alternate James V. Aveni

Thomas C. Fitzmaurice

Geraldine F. Hausch
Alternate Evelyn Ross

Vanessa T. Pesec

Walter R. Siegel

Wayne J. Simon
Alternate Eugene Politzer

Raymond E. Sines
Lake County Commissioner
Alternate Christopher Galloway
12/05 New Alt. Richard Smith

Daniel P. Troy
Lake County Commissioner
Alternate Peter F. Spittler
12/05 New Alt. Larry Klco

Darrell C. Webster
Director

Daniel Tasman
Principal Planner

David J. Radachy
Senior Planner

Jason Boyd
Senior Planner

Elaine M. Truesdell
Office Administrator/Manager

Ann Myers
Administrative Assistant

Laura Diak
Madison Township

Ruth Garland
Perry Township

Ed Hazel
Leroy Township

Howard Haycox
Painesville Township

C. Richard Hullihen
Concord Township

Jerome Klco
Madison Township

Richard J. Morse
Painesville Township

Evelyn Ross
Leroy Township

Richard Terriaco
Concord Township

Mark Welch
Perry Township

Lake County Planning Com-
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