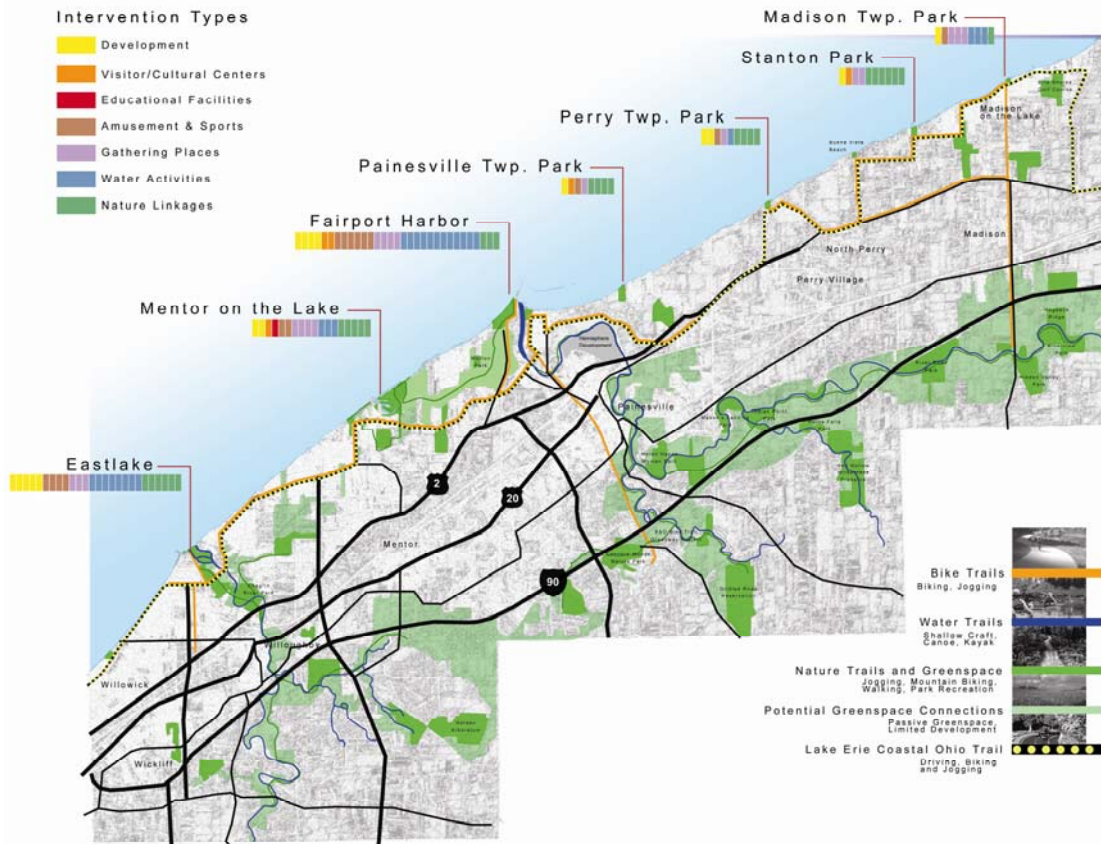




LAKE COUNTY PLAN- NING COMMISSION





The Lake County Planning Commission...

is responsible for determining the consistency of development proposals with adopted plans for township areas. Land use control responsibilities also include development review for consistency with zoning and subdivision regulations and thoroughfare plans. The Planning Commission administers and takes final actions on the major subdivision of land for the unincorporated areas in Lake County. It coordinates the multi-agency review of subdivision plans and ensures conformity with the County's regulations.



The Lake County Planning Commission staff...

provides various planning activities including subdivision compliance, community planning, and development review, including minor subdivisions of land in the unincorporated areas. The staff prepares and disseminates information and maps on a variety of subjects related to planning that are available for public and agency use. It maintains Census and other data on population, housing, zoning, building activity and many physical and land use features. The staff coordinates and assigns street addresses for Concord Township, Kirtland Hills, Leroy Township, Painesville Township (Township issues addresses created by staff), Perry Township and Waite Hill.



Lake County Planning Commission

PLANNING COMMISSIONERS MEMBERS

	◆	Stephen J. Adams	◆	Randall H. Zondag
	◆	Geraldine F. Hausch	◆	
Timothy C. Brotzman, <i>Chair</i>	◆	<i>Alternate Evelyn Ross</i>	◆	<i>Lake County Commissioners:</i>
	◆	Richard J. Morse	◆	Robert E. Aufuldish
Walter R. Siegel, <i>Vice Chair</i>	◆	<i>Alternate Richard Terriaco</i>	◆	<i>Alternate James V. Aveni</i>
	◆	Vanessa T. Pesec	◆	Raymond E. Sines
Darrell C. Webster, <i>Secretary</i>	◆		◆	<i>Alternate Richard Smith</i>
	◆	Russell D. Schaedlich	◆	
	◆	<i>Alternate David Franz</i>	◆	Daniel P. Troy
	◆		◆	<i>Alternate Larry Klco</i>

STAFF

Darrell C. Webster, Director	David Radachy, Senior Planner
Daniel Tasman, Principal Planner	Jason Boyd, Senior Planner
Elaine Truesdell, Office Admin./Manager	Ann Myers, Administrative Assistant

LAND USE AND ZONING COMMITTEE

Lee Bodnar—Painesville Township	C. Richard Hullihen—Concord Township
Laura Diak—Madison Township	Jerome Klco—Madison Township
Ruth Garland—Perry Township	Richard Morse—Planning Commission
Ed Hazel—Leroy Township	Evelyn Ross—Leroy Township
Howard Haycox—Painesville Township	Richard Terriaco—Concord Township
Mark Welch—Perry Township	

LAKE COUNTY COASTAL PLAN COMMITTEE

Chair—Harry L. Allen, Jr. (1/07-11/07) *Chair*—Jason Boyd (11/07—Present)

Vice Chair—Bruce Landeg

Larry Advey	Thomas Hilston	Mark Rising
Harry L. Allen, Jr.	Angela Keneven-Zanella	Thomas Rutledge
Ronald Balog	Ellen Foley Kessler	Dennis Sholtis
Lee Bodnar	James Kish	Charles Stephenson
Al Buescher	Ed Klco	Bryce Tischer
Mark Cain	Kurt Kraus	Ronald Traub
Kyle Dreyfuss-Wells	Deborah Neale	Mark Welch
David Gilmer	David Noble	Robert Zeitz



125 East Erie Street, Painesville, OH 44077
P: 440.350.2740 F: 440.350.2606
www.lakecountyohio.gov/planning

Walter

R. Siegel, Chairman

March 11, 2008

From the Desk of the Director:

RE: LAKE COUNTY PLANNING COMMISSION 2007 ANNUAL REPORT

The lower number of property divisions and sales brought on by the economic downturn and the over supply of lots during 2007 has provided time for the staff pursue more technical planning and zoning services. In addition, we have been able to strengthen our relationships and reach out to more Lake County communities than we have in the past.

Comprehensive Planning: The Painesville Township Comprehensive Plan was completed and accepted by the Township and the Planning Commission in 2007. The staff has completed the final draft for the North Perry Village Comprehensive Plan and is currently working on the final drafts for the Madison Township and Village Comprehensive Plans and the U.S. 20 Corridor Plan. We look forward to the completion of the Madison plans by the end of the first quarter of the New Year. The long-awaited Lake County Comprehensive Plan will be completed in 2008.

Zoning & Mapping Services: Fairport Harbor Village, Perry Township, Wickliffe, Willowick, Kirtland City, Concord Township, Painesville City and Mentor have made use of our zoning assistance and/or mapping services to a greater degree than ever before.

Coastal Planning and Funding Application Services: We have witnessed a desire by our coastal communities to improve their shorelines in terms of marinas, larger beaches, and additional amenities to make the shores a better destination point for boating, fishing, and other recreational pursuits for its residents to improve their quality of life as well as to entice visitors to the shore to increase economic opportunities.

The staff has also been instrumental in pursuing a contest activity to encourage the younger demographic to take a part in planning these activities through the Madison High School Art Department and Principal William Fisher. We are looking forward to seeing these entries and the contest winners sometime in March. After all, they and their children are the future of Lake County and will be the ones who will be using these planned amenities and activities.

The staff has been happy to assist a few coastal communities with applications to pursue Coastal Management Assistance Grants to purchase property for more public lake access.

These endeavors and the usual office activities have filled the staff's time and, hopefully, forged closer relationships with our Lake County communities and we look forward to the new 2008 year being as full.

The 2007 Lake County Planning Commission Annual Report can be found on our website at www.lakecountyohio.gov/planning or mailed upon request. We hope we can be of service to you in the future.

Sincerely,

A handwritten signature in blue ink, reading "Darrell C. Webster".

Darrell C. Webster
Director



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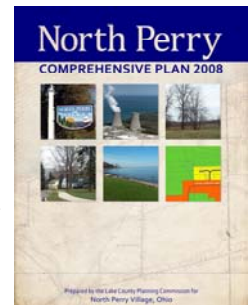
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North Perry Village Comprehensive Plan Update

By Dan Tasman

There is no better time to draft, adopt and implement a comprehensive plan than when a community is experiencing a lull in development activity. There are few communities in a better position to realize its vision than North Perry Village.

North Perry is a small village with less than 1,000 residents, which is home to the Perry Nuclear Power Plant. Beyond the power plant, the village has an exurban flavor, with homes on large lots interspersed with some of the region's largest nurseries.



For many years, North Perry Village was a primarily agricultural community. However, the current development pattern is threatening the village's remaining semi-rural character. If this pattern of development continues, North Perry may grow to lose its semi-rural character, identity and sense of place.

As the village continues to grow, the challenge is to direct growth appropriately to retain the qualities that residents have come to cherish. New residents are attracted by amenities that are not found elsewhere in the region – abundant access to Lake Erie, a high level of municipal services, outstanding schools, and a close-knit community. To maintain this setting, it is important to plan for the future.

The second draft of the North Perry Village Comprehensive Plan was completed in the fall of 2007. The comprehensive plan is expected to be adopted in the spring of 2008. The primary goal of the plan is to accommodate new growth in the village while maintaining a semi-rural character while keeping the nursery industry viable, and promote high-quality development that will create a distinctive sense of place.

Among the many plan goals and policies are concentrating industrial uses in the area around Parmly and Center roads, and commercial development along North Ridge Road between Parmly and Antioch roads; Architectural design requirements, along with stricter site planning, landscaping and signage requirements, to improve the quality of commercial development in the village; width-to-depth ratio for new lots, increased building setbacks for lots along collector roads, and tree planting requirements to buffer the view of houses from collector roads; Creation of a new traditional neighborhood residential district, intended for areas near North Ridge Road where higher density traditional neighborhood-style development is seen as more desirable, and will have the least impact on established residential areas; creation of a new traditional mixed use zoning district, to provide a small, pedestrian-friendly commercial area that would anchor new development; and a voluntary transfer of development rights (TDR) program.

In a TDR program, the rights to develop land are purchased from a property owner, and used to increase the number of houses that can be built on another property. TDR programs are intended to preserve agricultural land and open space, and encourage development in areas that are more appropriate; and road design standards that provide a high level of connectivity, with short blocks and very limited use of cul-de-sacs rather than confusing street patterns and isolated "pods".

Madison Township Comprehensive Plan Updates

By Dan Tasman

Located at the far eastern end of Lake County, Madison Township faces many unique challenges. The physical environment of the township includes a rural rolling landscape in the south, farms and nurseries through the middle, and more densely populated neighborhoods near Lake Erie, with hundreds of houses that were once vacation cottages. North Ridge Road includes a mix of retail, semi-industrial and rural uses.

Madison Township is poised to grow after the current economic condition changes. The old plan did not address the many new issues that have materialized since it was adopted in 1996. To better deal with these issues, and en-



sure future growth is sustainable and in the best interest of the community, Madison Township officials, with the assistance of the Lake County Planning Commission, embarked on a new comprehensive plan. The new comprehensive plan for Madison Township attempts to bridge many disconnects, the largest being how to accommodate growth and encourage economic development in a community where residents also want to preserve a semi-rural character and the large agricultural base. Among the many goals and policies, the draft plan introduces planning and development concepts that are new to the area -- including traditional neighborhood development, purchase of development rights, and architectural and site planning regulations for non-residential uses -- which have been successful in increasing the quality of life and preserving the character of many communities outside of Ohio. The draft plan also recommends overhauling and simplifying the township's zoning regulations, using smart growth-based principles to drive economic development, and creating a road network that connects the township's communities and subdivisions instead of isolating them.

The plan is expected to be adopted in the summer of 2008.

Madison Village Comprehensive Plan Update

By Dan Tasman

Madison Village offers a built environment that is rare in Lake County; a quaint, walkable village center anchored by locally owned small merchants and businesses, and surrounded by well-maintained homes, many more than a century old, exhibiting architectural styles unique to the Western Reserve area.

The last comprehensive plan of Madison Village was adopted in the early 1960s. The plan anticipated that the village would soon become an industrial satellite city of Cleveland with a population of over 50,000 residents. With 2,921 residents tallied by the 2000 Census, it's quite apparent that the old plan is out of date.

Madison Village faces several issues that could threaten its small town charm. The zoning code applies suburban development standards to its quaint center; if a historic commercial building were destroyed, it could not be rebuilt without many variances. An increase in non-retail uses that occupy storefronts will harm the village center's role as a "third place". New development in outlying areas has no relationship to the traditional character of the village.

Madison Village officials commissioned a new comprehensive plan in 2006. After extensive polling and several community meetings, the first draft of the new plan was released to the village planning commission in the fall of 2007. With a new plan for Madison Township being drafted at the same time, there has been much cooperation between village and township throughout the planning process. The village plan has a similar format as the township plan, with many shared goals and policies.

Painesville Township Comprehensive Plan Update

By Darrell Webster

The Painesville Township Comprehensive plan was completed and accepted by the township trustees. The plan was accepted as a Lake County Comprehensive Plan update at the Lake County Planning Commission meeting on August 28, 2007.

Lake County Comprehensive Plan

By Darrell Webster

Work on the Lake County Comprehensive Plan continued in 2007. The remaining sections to be completed are the executive summary, community and public facilities, and the appendix. The transportation, housing, utilities, parks, recreation and open space, and historical sites sections have been completed. We look forward to the completion of this plan in 2008.

North Ridge Road/US 20 Corridor Plan

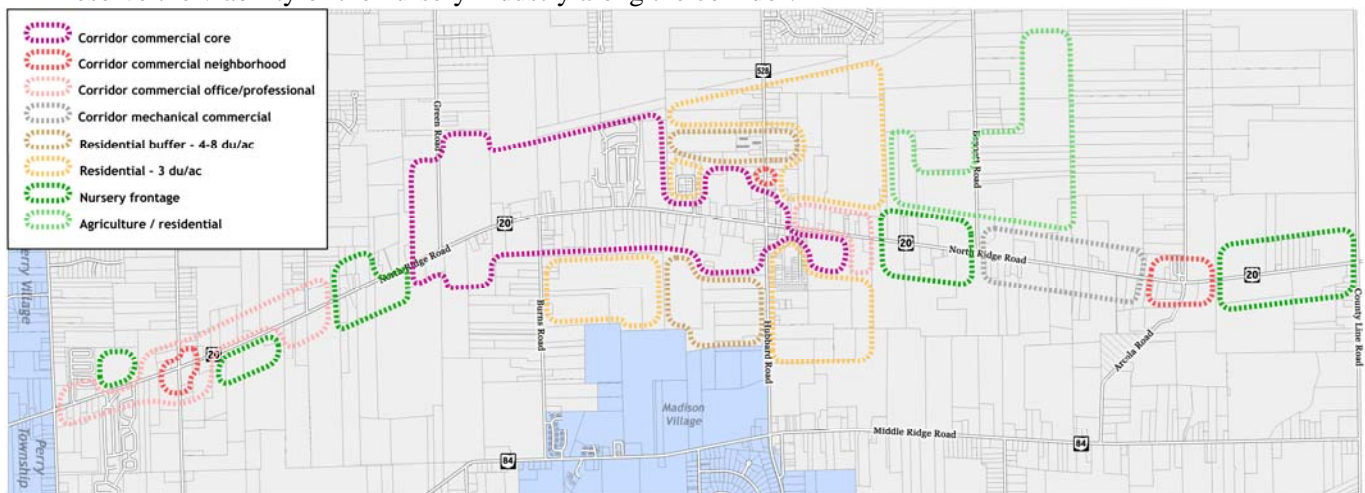
By Dan Tasman

Corridor plans are tools that address functional transportation needs, land use goals, and aesthetic issues in major development corridors. They play an important role in the transportation planning process and contribute to the orderly growth of urbanized areas.

The North Ridge Road/US 20 Corridor Plan is a plan for the area around the road in Madison Township. The plan is a response to the likelihood of increased commercial development and traffic along the road resulting from a new Wal-Mart Supercenter and increased residential development in far eastern Lake County.

The plan is expected to be adopted in 2008, and will supplement the new Madison Township Comprehensive Plan. The primary goals of the plan are to:

- Improve the safety, traffic flow, and capacity of North Ridge Road, in the face of increasing commercial and residential development in the future.
- Improve sewer and water service, not merely to encourage development along the corridor for its own sake, but rather as a tool to shape it, and ultimately make the area viable and more appealing for higher 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, such as used car lots and excavating firms.
- Halt and reverse a pattern of unplanned strip development, and direct new retail and commercial uses into well-defined 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, and becomes an attractive gateway between Lake and Ashtabula counties.
- Preserve the viability of the nursery industry along the corridor.



Lake County Coastal Plan Committee (CPC)

By Jason Boyd

Year in Review :

Funding. This was the number one priority in 2007. With plans completed, an emphasis was placed on financing and constructing projects identified in the Coastal Plan. We recognize and appreciate the leadership exhibited by the officials in North Perry Village with their continued progress at Townline Park. North Perry Village has designed and modeled a potential harbor / beach enhancement project that achieves the goals stated in the plan.



Staff prepared grant applications on behalf of Madison Township and Fairport Harbor in October. If awarded, resources will be used for detailed engineering components necessary for future construction. The CPC and Lake County Planning Commission also supported a grant request from the City of Eastlake Port Authority for land acquisition along the Chagrin River Corridor. Grant recipients will be notified in the Spring of 2008.

What do the kids want? This has constantly been a question. To answer this, the CPC and Madison High School Art Department have teamed up to sponsor an art contest. This contest will include all the high schools in the County and will challenge the students to graphically express their vision for the lakefront. The artwork will be displayed throughout Lake County during 2008. Thanks are extended to Madison High School Principal, Mr. William Fisher, and his staff for leading this project.

Plan recognition. The Coastal Development Plan was identified in the “Economic Development Strategy for Lake County, Ohio” (see www.greatlakecounty.org) as a potential catalytic project. Catalytic projects are identified as those with a significant financial investment, impact a large cross section of people, and potential tax revenue is generated from peripheral business growth and/or transformational results occur.

Leadership change. The CPC’s outstanding chairman, Mr. Harry Allen, Jr., stepped down in December after serving in that capacity since 2003. Mr. Allen is a leader in the truest sense with a dream of the Lake County, Ohio shoreline and tributaries becoming a center for recreation, tourism, cultural and ecological adventure from the Chagrin River inlet east to the Geneva State Park. Mr. Allen will continue to serve on the committee in an ex-officio capacity; a capacity in which the CPC certainly welcomes.

“An Economic Development Strategy for Lake County, Ohio”

By Jason Boyd

Staff was actively involved in the research, preparation and presentation of the 2007 “Economic Development Strategy” developed by Lakeland Community College and the Economic Development Center. Over 100 public, private and philanthropic interests developed the plan over a 1 year horizon. The overall plan was co-chaired by three well respected Lake County figures; Mayor David Anderson of Willoughby, Jim Brown, President of Classic Auto Group and Harry Allen, Jr., CEO of Great Lakes Power.

Our organization was represented by Darrell Webster and Jason Boyd. Mr. Webster was a member of the steering committee and Mr. Boyd was co-chair of the research committee and a member of the management committee.

The purpose of the plan is two-fold: To give our children a future right here in Lake County by creating greater economic strength and create one voice for Lake County in conversations about the Northeast Ohio region. Land Use and Development is a key component. Strategies endorsed by the Planning Commission and included in the document are:

- Mixed-used developments.
- Encourage all communities to adopt “Smart Growth” principles during the comprehensive planning process.
- Eliminate ballot box zoning.
- Encourage communities to consider neighboring community zoning patterns when creating a plan.
- Recognize water as an asset and take action to preserve and protect riverbanks, coastal areas and wetlands; encourage controlled public access to these amenities.

Business growth, 21st Century Workforce, and Quality of Life are other topics addressed in this countywide planning effort. The results and data from this plan will be incorporated into the Lake County Comprehensive Plan.

Contact the Planning Commission for copies of the plan or visit www.greatlakecounty.org.



Major Subdivision Activity

By David Radachy

In 2007, there were two preliminary plans and two final plats submitted and approved by the Lake County Planning Commission. The Planning Commission also reviewed one resubmitted final plat. The Planning Commission heard six 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 the area for the roads early.

Sixty-five new proposed sublots were added to the list of proposed sublots in the five Lake County townships. This brought the total up to 661 proposed sublots and reduced the total number of proposed sublots by 52. Madison Township led the five townships in number of proposed sublots.

Currently, there are 10 approved final plats in Concord still in the construction process, one in Leroy and two each in Madison and Painesville Township. Also, there are six subdivisions in Concord Township with preliminary approval, one in Leroy Township, two in Madison Township and one in Painesville Township. Perry Township has no subdivisions with preliminary or final approval. Two of the subdivisions with preliminary approval in Concord Township were granted one year extensions of their approvals.

Two subdivisions were recorded in 2007, one in Concord Township, and one in Madison. There were 65 new sublots added to the property tax roll in 2006. This was down from the 416 sublots that were recorded in 2005 and 158 in 2006.

Community	Number of Preliminary Plans	Number of resubmitted Preliminary Plans	Number of Final Plats	Number of Resubmitted Final Plats	Recorded Subdivisions	Variances
Concord	1	0	2	1	1	3
Leroy	0	0	0	0	0	0
Madison	1	0	0	0	1	3
Painesville	0	0	0	0	0	0
Perry	0	0	0	0	0	0
Total	2	0	2	1	2	6

Community	Proposed new Sublots	Existing Proposed Sublots	Total Proposed Sublots	Recorded Sublots
Concord	6	370	376	33
Leroy	0	33	33	0
Madison	31	81	112	32
Painesville	0	140	140	0
Perry	0	0	0	0
Total	37	624	661	65

Minor Subdivision Activity

By David Radachy

There were some changes made to how minor subdivisions were administered in 2007. The categories of types of land divisions were increased from four to five. Large lot division was added to the subdivision regulations. It joined the other categories of lot split, lot line adjustment, acreage transfer and property division.



Lot split, large lot division and property division are the categories of minor subdivisions that create new buildable lots. In the year 2007, the Lake County Planning Commission staff reviewed and approved 28 lot splits, 11 large lots and one property division. There were only 40 new lots added to the tax roll through the minor subdivision process.

Painesville Township had the most buildable lots created of the five townships in 2007 with 13 splits followed closely by Concord Township with 10, which was followed closely by Leroy Township with nine. Madison Township had five new lots created and Perry Township had three.

The staff also reviewed 25 lot line adjustments and one acreage transfer in 2007. Lot line adjustments are property transfers between neighbors.

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, Lake County or the State of Ohio for a governmental purpose. In 2007, staff made two governmental reviews; most involved improvements to State Route 86 in Leroy Township.

Subdivision Regulations Updating

By David Radachy

The staff has made strides in updating the Lake County Subdivision Regulations. This past year, Article III was revised to eliminate lot splits by deed and legal description in platted subdivisions. All new lots created in residential and commercial subdivisions are now required to be created by plat. Changes in the regulations also eliminated unplatted land, when adjacent to a platted subdivision, to use the width of the rights-of-way along a temporary cul-de-sac or stub street as frontage.

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, design standards, Article V, required improvements, and Article VI, authority and enforcement. After all the rewriting and additions have taken place, the Subdivision Regulations themselves, will be reorganized.

Land Use and Zoning Summary

By David Radachy

Zoning Cases

The Lake County Land Use and Zoning Committee (LUZ), along with the Lake County Planning Commission reviewed 21 zoning cases in 2004 from the County's five (5) townships. The following is a basic breakdown of LUZ activity for 2007:

6 Zoning District Changes

Concord	3
Leroy	1
Madison	0
Painesville	1
Perry	1

15 Text Amendments

Concord	9
Leroy	3
Madison	1
Painesville	0
Perry	2



Eight of the nine text amendments and one of the three district changes for Concord Township were part of the recommendations of the Auburn Crile Business Corridor Plan of 2006.

Land Use & Zoning Committee Members Update

Representatives from Madison Township, Lora Diak and Jerry Klco, and the representatives of Perry Township, Mark Welch and Ruth Garland, were reappointed to the Land Use and Zoning Committee in August, 2007. Mr. Klco is starting his second term, Mr. Welch and Ms. Diak are starting their third terms and Ms. Garland is starting her fourth. Mr. Morse stepped down as one of the Painesville Township representatives, but returned as the Planning Commission's representative on the Committee on August 28, 2007. Mr. Lee Bodnar took his place as a Painesville Township representative in August.

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

Ashtabula-Geauga- Lake-Trumbull County Planning and Zoning Workshop By David Radachy

On Friday, June 1, 2007, planners from Ashtabula, Geauga, Lake and Trumbull Counties held a Planning and Zoning Workshop at the Lodge in Geneva State Park, Geneva on the Lake, Ohio, in Ashtabula County. The 116 attendees represented local counties, cities, villages, townships and consultants.

The welcome was given by Joseph Moroski, President of the Board of Ashtabula County Commissioners and the keynote was given by Robert Boggs, Director of Ohio Department of Agriculture. Participants then broke into concurrent sessions on many topics of interest for those in the planning and zoning fields. (*See table at right.*) These diverse topics encouraged informative discussions among the participants and the speakers.

The Planning Commissions Committee of Lake, Geauga and Ashtabula will be organizing another workshop for the Spring of 2008, which will be held in Geauga County.

Topics of the June 1, 2007 Planning and Zoning Workshop:

- Meeting and Ethics Basics
- Protecting the Right of Open Space
- Tourism and Planning
- Sexually Oriented Business Rules
- Technology in Planning
- Oil and Gas Regulations
- What is a 208 Plan?
- Regulating and Protecting Agriculture
- Cleaning Up Your Zoning Closet
- Storm Water, Planning & Zoning
- Subdivision Administration Panel Discussion
- Running an Effective Public Meeting

Lake County GIS (Geographic Information System) Activity and Graphics

By Jason Boyd

Staff continued to expand on the output of GIS products in 2007. GIS users in the office are using ArcView 9.x to produce the maps. Pictometry (oblique aerial photography) is also a useful tool for multiple planning and zoning applications. Below are examples of maps and graphics completed by staff:

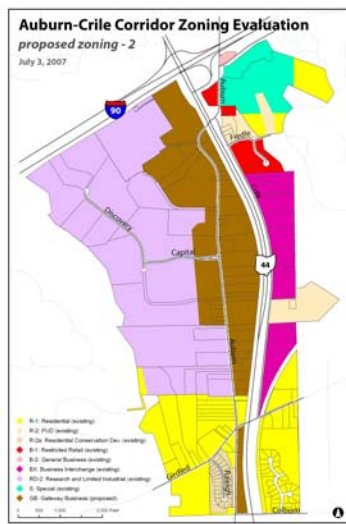


Fig. 1. Zoning analysis exercise
in Concord Township

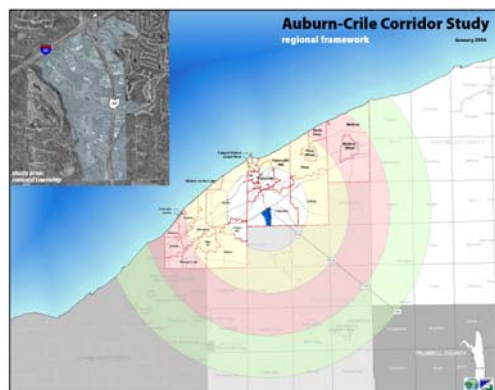


Fig. 2. Market analysis map in Concord Township

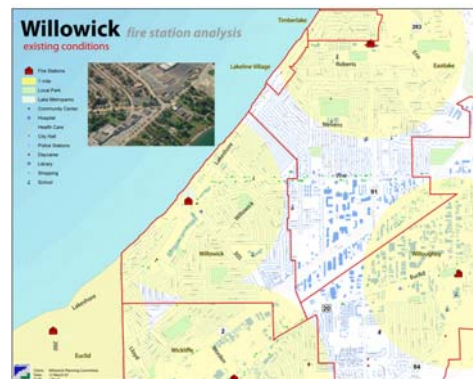


Fig. 3. Fire Station Analysis, Willowick



Fig. 4. Market Analysis, Wickliffe



Fig. 5. Aerial Photography
(Pictometry)

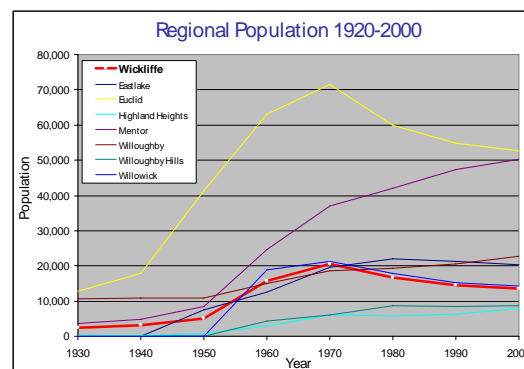


Fig. 6. Regional Population Chart

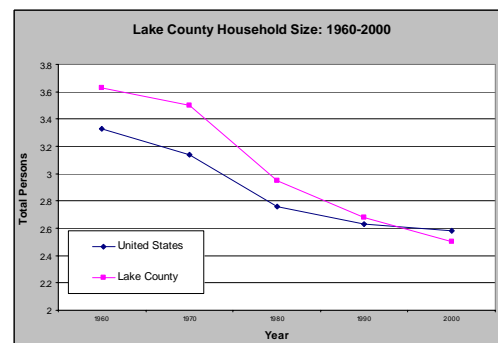


Fig. 7. Household Size Chart

To request a site or topic specific map, please contact Jason Boyd or David Radachy at 440-350-2740.

Countywide Building Permits

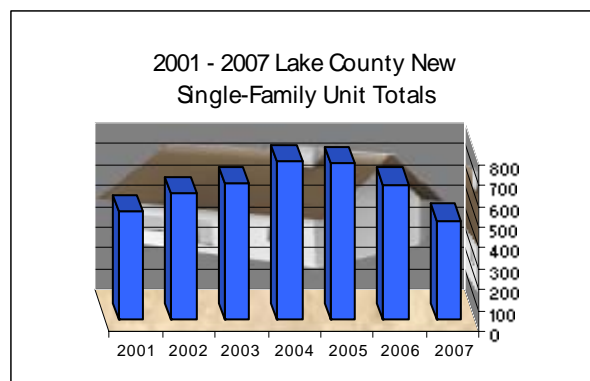
By Ann Myers

Building permits issued for all the Lake County communities are submitted to the Lake County Planning Commission on a monthly basis. This information is then transferred into a database to be used for our comprehensive planning and statutory duties and is available to the public through this office.

New Single-Family Units:

The 2007 year was very weak in permitting for new single-family housing units in the 23 communities in Lake County. The upward trend from 2001 through 2004 began changing in 2005 and drastically lost ground in 2007 with only 472 new single-family units being built in the county. (See *New Single-Family Unit Totals Chart to the right.*)

2007 finished with a total of 173 fewer new single-family units than in 2006 with the lowest amount of new units being permitted in the 7-year period of 2001 to 2007. The only community with more new single-family housing units in 2007 than any previous year in this time period was the City of Willoughby. Painesville City had the highest amount of new housing when compared with all the Lake County communities with 97 new units and Concord Township came in second with a total of 89 units. (See *Lake County New Single-Family Units 7-Year Comparison chart below.*)



New Single-Family Units 7-Year Comparison by Community							
COMMUNITY	2001	2002	2003	2004	2005	2006	2007
CONCORD TOWNSHIP	128	165	168	205	188	90	89
EASTLAKE CITY	18	15	7	16	24	26	7
FAIRPORT VILLAGE	0	1	0	0	0	2	0
GRAND RIVER VILLAGE	0	1	0	0	0	1	1
KIRTLAND CITY	26	22	39	23	19	22	14
KIRTLAND HILLS VIL-LAGE	3	5	2	9	7	7	2
LAKELINE VILLAGE	1	0	0	3	3	0	0
LEROY TOWNSHIP	10	18	18	21	8	10	7
MADISON TOWNSHIP	54	47	53	53	39	37	24
MADISON VILLAGE	16	20	21	24	21	6	2
MENTOR CITY	86	94	74	72	63	89	63
MENTOR-LAKE CITY	7	6	4	8	4	8	2
NORTH PERRY VIL-LAGE	2	11	13	18	6	3	1
PAINESVILLE CITY	14	23	32	111	114	125	97
PAINESVILLE TOWN-SHIP	58	75	118	111	111	77	39
PERRY TOWNSHIP	26	19	21	20	20	16	13
PERRY VILLAGE	15	29	19	22	22	9	6
TIMBERLAKE VILLAGE	7	0	0	0	0	0	1
WAITE HILL VILLAGE	5	2	0	2	1	3	0
WICKLIFFE CITY	2	1	0	0	9	6	12
WILLOUGHBY CITY	34	46	64	40	40	64	68
WILLOUGHBY HILLS CITY	2	0	0	0	48	30	12
WILLOWICK CITY	0	0	0	0	2	14	12
TOTAL	514	600	653	758	749	645	472



Lake County Fair Booths

By David Radachy

The Lake County Commissioners' display booth at the Lake County Fair in Painesville Township is set up by our staff as well as the coordination of the staffing schedule to keep the booth manned with employees from the Planning Commission and the Board of Lake County Commissioners. Staff also coordinates the booths of the elected officials and county departments in the Industrial Building at the Fair.

Demographics and Census Information

By Dan Tasman

In communities experiencing slow growth or a declining population, such as the cities, townships and villages of Lake County, it is essential that the 2010 Census count every resident. An accurate count is critical because Congressional representation and federal funds for local projects are distributed based on Census results and statistics.

The Local Update of Census Addresses (LUCA) Program is an integral part of the 2010 Decennial Census Program. The program uses the expertise of state and local government agencies to improve the accuracy and completeness of the address list used to take the Census. The Lake County Planning Commission is contributing to a complete enumeration of the county by reviewing and updating the list of housing unit and group quarters addresses that the U.S. Census Bureau will use to deliver census questionnaires.

The LUCA process started in January 2007, and will continue to the end of 2009. Between November 2007 and March 2008, the Planning Commission staff will review and update the initial address list and return comments and corrections to the Census Bureau's Regional Office.

Public Officials Directory

By Elaine Truesdell

The printing and distribution of the Public Officials Directory has been a function of the Planning Commission for at least 45 years. It is updated each year to include all new members of the community who hold an elected or appointed office. County government, executive and legislative members of government, and judicial courts and services are all included and updated annually. Public school districts and education facilities are also included. This guide has served as a tool for information across municipal, township and village boundaries. Whether you need a title for your car, a picnic area in Lake Metroparks, or a town hall, this directory will serve as a handy tool.

Public Officials Directories may be purchased for \$5.00 each or can be mailed with an additional charge for postage by contacting the Planning Commission Office at 440-350-2739.

2007 EXPENDITURES AND REVENUES

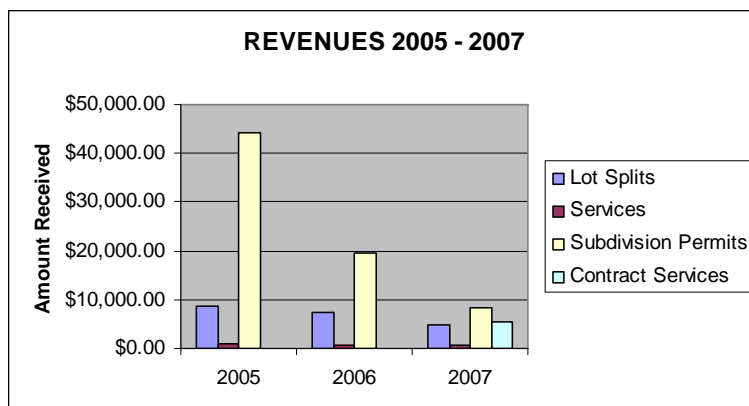
By Elaine Truesdell

While income from subdivision permits and lot splits were lower in 2007 than in 2005 and 2006, there was no revenue from grants in 2007 because grants were either not available for our needs or we were unable to meet the funding requirements to apply for the match. Continued preservation of 1960's air photos was insured with the equipment purchase of a hanging file.

2007 Expenditures		% Appr.
Total Appropriations	\$405,384	
Salaries, Benefits	\$376,155	93%
Supplies & Expenses	\$3,138	1%
Travel, Mileage	\$4,082	1%
Contracts	\$4,632	1%
Equipment	\$697	0%
Postage, Printing	\$6,134	2%
Other Expenses	\$1,277	0%
Education	\$0	0%
Software & Info Tech	\$6,219	2%
Total Expenditures	\$402,334	99%
Remaining	\$3,050	

2007 Revenues	
Public Officials Direct	\$1,560
Copying Fees	\$157
Lot Splits	\$4,906
Services	\$475
Subdivision Permits	\$8,360
Contract Services	\$5,350
Total Revenues	\$20,808

Equipment Acquisitions	
ESRI & Microsoft Software	4194
Haines Directory	248



Lake County Planning Commission Member Update

By Ann Myers

The Lake County Planning Commission consists of 11 members: eight volunteer members appointed by the Board of Lake County Commissioners and the three Lake County Commissioners. The following changes occurred in 2007:

- Richard J. Morse completed his partial term and was reappointed for his first three-year term in August.
- Stephen J. Adams completed his sixth three-year term and was reappointed in August.
- Russell C. Schaedlich completed his third three-year term and was reappointed in August.
- Richard Terriaco was appointed to serve as Mr. Morse's alternate on November 29, 2007.



Conferences, Meetings & Training

By 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:

Arts & Culture Adjudication Board	Lake County Soil & Water Conservation District Annual Meeting	North Perry Village Comprehensive Plan Committee
Auburn/Crile Zoning Implementation	Lake Co. Stormwater Management	Northeast Ohio Watershed Council
Best Local Land Use Practices Workshop	Lake County Visitor's Bureau	Ohio Department of Transportation
Canada/Lake County Ferry	Lake-Geauga-Ashtabula-Trumbull Planning & Zoning Workshop	Ohio Planning Conference
Chagrin River Watershed Partners/Steering Committee	LGA Planning & Zoning Committee	OPC Cleveland Executive Board
Community Improvement Corp.	Lakeland Economic Development Strategy	Ohio State Cooperative Ext. Advisory Council
Concord Township Zoning	Laketran Board of Directors	OSU Jennifer McSweeney Land Use Conference
Council on Aging	Land Use and Zoning Committee	OSU Sea Grant Committee
County Port Authority Introduction	Local Update of Census Address Program	Painesville City Administration
CSU-Transfer of Development Rights	Madison Township/Village Comprehensive Plan Committee	Painesville Exchange Club
Fair Housing Resource Center	Madison Township Zoning	Painesville Township Fire Dept.
Fairport Harbor West Breakwater	Marsh Area Regional Coalition	Perry Nuclear Power Plant Tour
Lighthouse Committee	Medina County Planning Commission Presentation	Pre-application Conferences
Fairport Harbor Village	Mentor Lagoons Plan	Coastal Development Plan Promotion & Implementation
Grand River Partners	Mentor Rotary	Public Land Surveyors Organization
Grand Wild & Scenic River Council	NOACA Air Quality Public Advisory Taskforce	Riparian and Wetlands Committee
Holden Arboretum	NOACA Planning Advisory Committee/Planning Academy	S. R. 44 TAC
L.C. Development Council Annual Meeting	NOACA Transportation Advisory Committee	Subdivision Regulation Council Economic Forum
L.C. Development Council Economic Forum	NOACA Transportation for Livable Communities Grant Adjudication Committee	Subdivision Regulations Review Committee
Lake County Board of Commissioners		United Way
Lake County Coastal Plan Committee		Utilities Board of Appeals
Lake County Development Council & Trustees Meetings		Western Reserve Resource, Conservation & Development Council
Lake County Economic Development Legislative Breakfast		Willowick Brainstorming Session
Lake County High School Principals		