



Planning Commission Meeting Minutes

DATE:	September 29, 2015
APPROVED BY:	Russell D. Schaedlich, Secretary

MINUTES OF THE LAKE COUNTY PLANNING COMMISSION

September 18, 2015 Special Meeting

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 Zondag called the meeting to order at 1:00 p.m.

ROLL CALL

The following members were present: Messrs. Flenner (alt. for Siegel), Graham (alt. for Adams), Martin (alt. for Troy), Morse, Schaedlich, Valentic, Walker (alt. for Malecek), Webster (alt. for Brotzman), Zondag and Ms. Peseck (alt. for Moran). Legal Counsel present was Assistant Prosecutor Gianine Germano. Planning and Community Development Staff present were Mr. Radachy, Ms. Jordan, and Ms. Truesdell.

Mr. Zondag called the meeting to order and said that this special meeting was called because a petition requesting a Public Hearing was received regarding the Preliminary Plan for Eagle Estates.

SUBDIVISION REVIEW

Concord Township-Eagle Estates, Preliminary Plan, 16 Lots, 11.71 Acres, Petition for Public Hearing

Mr. Radachy said the Preliminary Plan for Eagle Estates was submitted September 3rd. On September 11, a neighbor whose property abuts the proposed subdivision, requested a Public Hearing per Subdivision Regulations Article VI Section 4 (a) and (b). The Notice of Public Hearing must be published 30 days prior to holding the Public Hearing. Staff requested this special meeting in order to set the Public Hearing. Staff is requesting a Public Hearing be held on October 20th. Subdivisions are required to be approved 35 working days after being submitted. He also requested that the October Planning Commission meeting be moved up a week from October 27th to October 20th.

Mr. Graham moved to approve the scheduling of the next Planning Commission meeting to be October 20, 2015 instead of October 27, 2015. Mr. Walker seconded the motion.

All voted "Aye".

Mr. Radachy said Eagle Estates Subdivision had a pre-application meeting in June. In July, the Preliminary Plan was submitted. The developer was notified that it lacked a wetland delineation and the Preliminary Plan was not going to be placed onto the agenda until one was submitted. A wetland delineation was submitted on September 3rd and the Subdivision was placed onto the September meeting agenda. A petition to hold a Public Hearing was submitted on September 11th and is on file. It was from Sharon O'Flaherty and Don McConnell, 9855 Little Mountain Road, Concord Township, Ohio. A signed copy of the petition was received on September 14th and is on file.

Sharon O'Flaherty introduced herself and said she and her husband, Don McConnell, requested the Public Hearing. She is an affected land owner and she and her neighbors are grateful for the opportunity to express some of their concerns. They have four acres south of the proposed Subdivision. They were shocked to learn about the plan. Their property is on Little Mountain Road Extension which is maintained by Geauga County. Their initial concerns are the impact on soil, wetlands, and forested areas adjacent to their property.

Mr. Zondag thanked her for the comments. Mr. Radachy read the Notice of Public Hearing as follows:

NOTICE OF PUBLIC HEARING

Notice of public hearing is hereby given on a proposed Preliminary Plan for the Eagle Estates Subdivision, Parcel 10A-022-0-00-016-0 located on Morley Road in Concord Township, Ohio. The Public Hearing will be held at 5:30 p.m. on Tuesday, October 20, 2015 at 125 East Erie Street, Painesville, Ohio in accordance with Sections 711.10 and 711.101 of the Ohio Revised Code and Lake County Subdivision Regulations.

Information on the Preliminary Plan for Eagle Estates is on file in the Lake County Planning Commission office, 125 East Erie Street, Painesville, Ohio, open 8:00 a.m. to 4:30 p.m., Monday thru Friday, (except holidays) or at www.lakecountyohio.gov/planning.

Randall Zondag, Chairman
Russell Schaedlich, Secretary
September 18, 2015

Mr. Zondag asked the Board for a motion to approve the Public Hearing to be held prior to the next Planning Commission meeting on October 20th at 5:30.

Mr. Morse moved and Mr. Graham seconded the motion to approve a Public Hearing on the Eagle Estates Subdivision to be held on October 20, 2015 at 5:30 p.m.

All voted "Aye".

PUBLIC COMMENT

There was no other public comment.

LEGAL REPORT

Ms. Germano said there were no legal issues to report.

ADJOURNMENT

Mr. Graham moved and Mr. Walker seconded the motion to adjourn the meeting.

Al voted "Aye".

The meeting adjourned at 1:08 p.m.