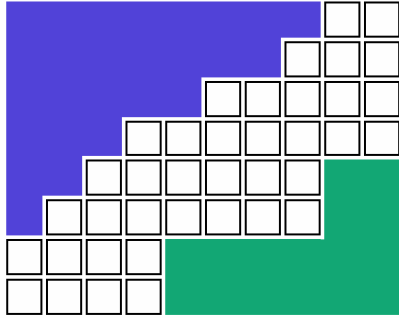


LAKE COUNTY

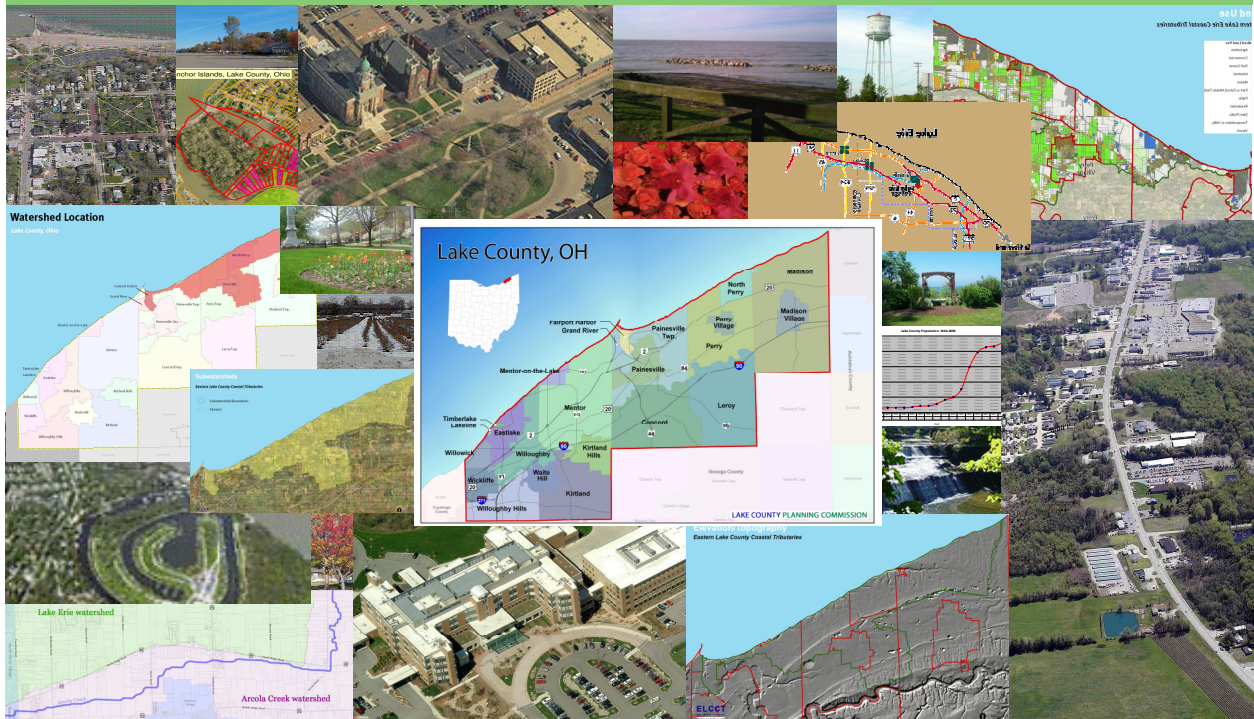


PLANNING COMMISSION



LAKE COUNTY OFFICE OF
PLANNING AND COMMUNITY DEVELOPMENT

2012 Annual Report





From the Interim Director's Desk

February 2012

Dear Friends,

2012 had many changes in store for the Lake County Planning Commission. The first major change was Jason Boyd leaving the Planning Commission and becoming the Lake County Administrator in July, 2012. At that point, the Lake County Planning Commission named me as Interim Director. A few weeks later, the Planning Commission and the Board of Commissioners entered into a Memorandum of Understanding stating that the planning activities staff that the Planning Commission had been responsible for would be provided by the County Commissioners through a new office, the Office of Planning and Community Development. At that point, the Planning Commission staff was transferred to the hiring authority of the Commissioners and I was named the Interim Director of the new office.

I invite you to review the 2012 Lake County Planning Commission/Office of Planning and Community Developments Annual Report. As expected, the economy continued to impact the subdivision side of our operations, but our comprehensive planning and zoning consultation program continued to provide a tremendous service to local communities and citizens.

The Lake County Planning Commission continued with their statutory duties of approving subdivisions and providing zoning recommendations for the unincorporated areas of Lake County. The staff of the Office of Planning and Community Development continued to serve them as their planning staff by reviewing all the items and presenting them with recommendations.

On the planning side of the office, Staff completed the "Eastern Lake County Coastal Tributaries Balanced Growth Plan" with active participation from the six communities in the study area (See page 4 for more information). This project was funded with a \$100,000 grant from the Ohio Lake Erie Commission and the Ohio Water Resource Council. It was one of only five projects funded in the entire State of Ohio. The project received official endorsement from the State of Ohio in April of 2012. The planning and mapping principles utilized in this plan will provide the template in which future community comprehensive plans will be prepared by this office.

On the Community Development side, the office administered a number of exciting projects through the Community Development Block Grant Program (CDBG), Neighborhood Stabilization Program (NSP), and HOME Investment Partnership Program.

Feel free to contact me if I can be of assistance to you in the future or simply stop by our office to say hi. I look forward to meeting you and introducing our team.

Sincerely,

David Radachy
Interim Director

PLANNING COMMISSIONERS MEMBERS

	◆		◆
	◆	Stephen J. Adams	◆
		<i>Alt. Lee Bodnar</i>	
Geraldine F. Hausch, <i>V. Chair</i>	◆	Timothy C. Brotzman	◆
<i>Alt. Evelyn Ross</i>		<i>Alt. Darrell Webster</i>	
Randall H. Zondag	◆	Richard J. Morse	◆
		<i>Alt. Richard Terriaco</i>	
Russell D. Schaedlich	◆	Vanessa T. Pesec, <i>Chair</i>	◆
<i>Alt. David Franz</i>		<i>Alt. Peter Ferrante</i>	
	◆	Walter R. Siegel	◆
			<i>Lake County Commissioners:</i>
			Robert E. Aufuldish
			<i>Alt. Mark Welch</i>
			Raymond E. Sines
			<i>Alt. Richard Smith</i>
			Daniel P. Troy
			<i>Alt. James Pegoraro</i>

LAND USE AND ZONING COMMITTEE

Mark Welch, <i>Chair</i>	Jerome Klco, <i>Vice-Chair</i>	David Radachy, <i>Secretary</i>
Lora Diak—Madison Twp.	Richard Morse—Painesville Township	
Gordon Hanford—Concord Twp.	Evelyn Ross—Leroy Township	
Jeff Kenyon—Leroy Twp.	Richard Terriaco—Concord Township	
Jerome Klco—Madison Township	Mark Welch—Perry Township	
Aven Malec—Perry Township		

LAKE COUNTY COASTAL PLAN COMMITTEE

Jason Boyd - <i>Chair</i>	Bruce Landeg— <i>Vice-Chair</i>	Vince Urbanski— <i>Secretary</i>
Larry Advey	Mark Cicero	Deborah Neale
Harry L. Allen, Jr.	Todd Davis	Larry Reichard
Lee Bodnar	Ellen Foley Kessler	Mark Rising
Amy Brennan	David Gilmer	Charles Stephenson
Al Buescher	Angela Keneven-Zanella	Lorrie Taylor
Mark Cain	Ed Klco	Darrell Webster
Michael Scruggs	Abe Bruckman	Mark Welch
	David McGuirk	Robert Zeitz

Office of Planning & Community Development Staff:

David Radachy, *Senior Planner*
Marian Norman, *Program Manager*
Rhea Benton, *CDBG Manager*
Elaine Truesdell, *Office Administrator/Manager*
Ann Myers, *Administrative Assistant*

PLANNING SERVICES:

Major & Minor Subdivision Activity

2012 Subdivision Activity

Items Reviewed by the Planning Commission:

- ❖ LaMalfa Lot split plat was granted an extension.
- ❖ Extensions for Summerwood Phases 3 and 4 and Mountainside Farms Phase 4 in Concord Township were granted.

Proposed Sublots:

- ❖ No new proposed preliminary plan sublots.
- ❖ There are 491 proposed sublots currently in the approval process.

Recorded Subdivisions:

- ❖ 15 sublots were added to the tax roll.
- ❖ A 15-lot subdivision was recorded in Concord Township.



Minor Subdivisions:

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

Addresses:

- ❖ 34 Addresses were issued for lots in the five townships.

Planning Commission Reappointments

In August of 2012, three of the 11 Lake County Planning Commission members were reappointed by the Board of Lake County Commissioners. They were Timothy C. Brotzman, Vanessa T. Pesec and Randall H. Zondag. The Planning Commission consists of 11 members.

PLANNING SERVICES

Land Use and Zoning Summary

Types of amendments reviewed by the Planning Commission Staff

- ❖ Text Amendments—Any change to the language of the township zoning resolution.
- ❖ District Amendments—Any change to the Zoning Map of the townships.
- ❖ Creation of new commercial districts to provide better control or allow new uses were common themes in 2012. Three of the five townships created new districts.

Community	Text	District	Total
Concord Township	9	1	10
Leroy Township	4	2	6
Madison Township	1	2	3
Painesville Township	3	0	3
Perry Township	1	0	1
Total	18	5	23

Land Use and Zoning Committee

- ❖ Evelyn Ross and Jeff Kenyon were re-appointed to the Committee.
- ❖ 2012 Officers:
 - Mark Welch, Chair
 - Jerry Klco, Vice Chair
 - David Radachy, Secretary

Community Zoning Assistance

We have worked with several communities on planning and zoning issues this year. Of note, staff assisted Madison Township with revising non-residential use tables; lot, yard and building requirements; definitions; conditional uses; and parking.

Fairport Harbor Village and the Planning Commission entered into an agreement to provide planning services. Over the past year, staff has assisted the Village in revising their fee table, adding swimming pool requirements, and lot split consulting. In 2013, they plan to focus on bringing various sections up to date and working on a Comprehensive Plan update.

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, alternative energy, and common access driveway developments.

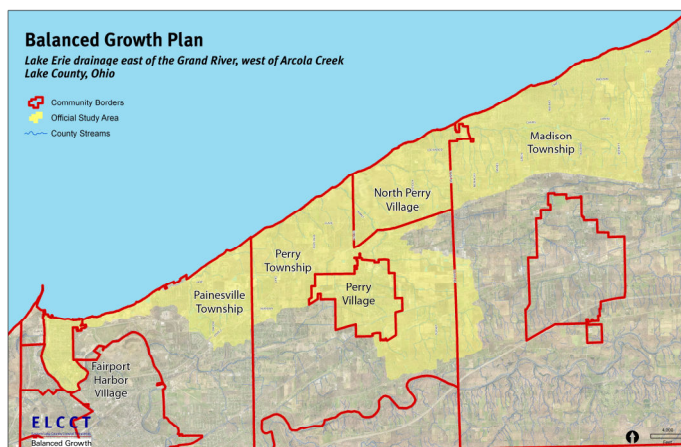
PLANNING SERVICES

Lake County Coastal Plan Committee



- ❖ Mr. Lee R. Bodnar resigned from the Committee on February 16, 2012 because he became Administrator of Concord Township and could no longer represent Painesville Township.
- ❖ Mark W. Alexander became a new member representing the Painesville Township Park District.

Eastern Lake County Coastal Tributaries Balanced Growth Plan



The Planning Commission, along with the Lake County Soil and Water Conservation District, Lake County Stormwater Management Department, Lake County GIS Department and the Chagrin River Watershed Partners, completed the *Eastern Lake County Coastal Tributaries Balanced Growth Plan (ELCCTBGP)* in December of 2011.

Funded by the Ohio Lake Erie Commission, the ELCCTBGP proved to be an extremely successful planning initiative based on a watershed boundary (as opposed to community borders) that includes the communities of Madison Township, North Perry Village, Perry Village, Perry Township, Painesville Township and Fairport Harbor Village. All six communities unanimously endorsed the Plan in the Summer and Fall of 2011.

The Plan utilized geographic information systems (GIS) to map natural, structural and environmental variables in order to create a “landscape portfolio” of the watershed. The maps were used by individual communities to identify Priority Conservation Areas (PCA) and Priority Development Areas (PDA) and Priority Agricultural Areas (PAA). Overall, the plan will serve as a tool that understands the need for development opportunities and economic growth yet places high value on the natural and environmental characteristics of the watershed.

PLANNING SERVICES

2012 Appropriations, Expenditures and Revenues

2012 Appropriations & Expenditures		
TOTAL APPROPRIATIONS	\$338,135	
EXPENDITURES:		APPR. %
Salaries, Benefits	\$321,326	93.50%
Supplies & Expenses	2,315	0.23%
Travel, Mileage	1,902	.52%
Contracts Services	1,330	.34%
Sub-Grantee Projects	2,000	2.22%
Equipment	0	0.00%
Postage, Printing	2,253	.56%
Professional Dues	702	0.25%
Education	0	000%
Software & Info Tech	1,739	0.50%
TOTAL EXPENDITURES	\$333,567	98.12%
REMAINING BALANCE	\$4,568	

Revenues were received from the following sources (*See Revenues 2010-2012 table*):

- ❖ \$207, 573 for administration of the Community Development Block Grant, Home Investment Partnership Administration and Neighborhood Stabilization Program.
- ❖ \$10,000 from the State of Ohio Balanced Growth Initiative to prepare the Eastern Lake County Coastal Tributaries Balanced Growth Plan.
- ❖ \$4,100 for lot splits.
- ❖ \$556 for services provided to communities including Fairport Harbor Village zoning assistance.
- ❖ \$826 for sales of Public Officials Directories.

Revenues 2010-2012			
NAME	2010	2011	2012
Balanced Growth	\$50,000	\$ 40,000	\$ 10,000
CDBG Reimbursement	35,986	152,320	207,573
Contract Services	4,164	132	0
Lot Splits	3,550	3,200	4,100
Subdivision Permits	2,275	2,230	0
Services	1,045	1,197	556
Public Officials Directory	1,179	989	826
TOTAL REVENUE	\$98,199	\$200,068	\$223,055



COMMUNITY DEVELOPMENT SERVICES

Lake County Consolidated Plan for FY12-FY16

The most significant accomplishment of the year for the community development portion of the office managing federal and state grants was the preparation, submission and receipt of HUD approval of the Lake County Consolidated Plan for FY12-FY16. This planning document serves as the overarching guide for use of CDBG and HOME funding as well as other programs funded through HUD, State of Ohio, and others. HUD launched a new template and tool with which the Consolidated Plan could be prepared and updated. Lake County used this new tool known as the eConPlanning suite to better inform and involve the public in the process while enjoying the potential benefit from the streamlined online submissions of plans and reports over the life of the plan. All activities that are awarded and use CDBG/HOME entitlement funds are as a result of those activities ability to enable the County to meet the priority Housing and Non-Housing Community Development Needs and Strategies with numeric outcomes that were indicated in the plan. Numbered priorities are noted below while the individual activities are described under the CDBG or HOME sections of this Annual Report. Numbers used here are not representative of priority rank. An activity may address more than one priority.

Housing & Community Development Needs and Strategies Addressed

- ❖ Creation and preservation of affordable rental and owner housing for all types of low income household.
- ❖ Provide rental assistance for extremely low and low income small and related renter households.
- ❖ First time buyers of moderate income.
- ❖ Creation of additional shelter opportunities with related support services for homeless families and individuals.
- ❖ Provide adequate shelter and support services for the following non-homeless persons with special needs: developmentally, physically and mentally disabled, frail elderly and elderly, and Hispanic nursery workers.

Non-housing Community Development Priorities

- ❖ Community and Neighborhood Public Facilities
- ❖ Public Infrastructure Improvements in Low and Moderate Income Neighborhoods
- ❖ Public Social Services (Limited Clientele)
- ❖ Economic Development

The Lake County Consolidated Plan FY12-16 replaced the previous Consolidated Plan FY08-11 and the related Substantial Amendments to the Consolidated Plan which were necessitated due to the award of significant new funds under the Neighborhood Stabilization (NSP), Homeless Prevention/Rapid Re-Housing (HPRP), CDBG-R (Recovery) and Energy Efficiency Block Grant Programs.

Community Development Block Grant Program (CDBG)

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Beginning in 1974, the CDBG program is one of the longest continuously run programs at HUD.

The CDBG program allocates annual grants to develop decent affordable housing, to provide services to the most vulnerable in our communities, to create jobs through the expansion and retention of businesses,



COMMUNITY DEVELOPMENT SERVICES

Community Development Block Grant (CDBG) Continued

and to expand economic opportunities, principally for low- and moderate-income persons. CDBG is an important tool for helping local governments to tackle challenges facing their communities.

Lake County receives an annual allocation of over \$1,000,000 from HUD to administer the CDBG grant. The Lake County Planning and Community Development Office accepts applications for CDBG funding every spring from interested communities and organizations. Projects must meet one of the following National Objectives: (1) Benefiting Low and Moderate Income Persons, (2) Preventing or Eliminating Slums or Blight, or (3) Meeting Urgent Needs. In 2012 (Fiscal Year 2011), Lake County received \$1.28 million.

The following is a breakdown of FY11 funding:

\$298,000	Public Facilities – Construction Projects
\$105,000	Public Improvements
\$379,662	Residential Housing Rehabilitation
\$50,000	Economic Development
\$192,100	Public Services

Subrecipient Summary for FY11 CDBG Funding: (not including rehab program and administrative cost)

<u>AGENCY</u>		<u>AMOUNT</u>
Ecumenical Shelter Network of Lake County, Inc.	Homeless Shelter (Project Hope)	\$55,000.00
Rebuilding Together Lake County	Housing Rehabilitation	\$9,662.00
Lake County Church Network	Emer. Housing Needs, Rent, Utilities, Etc.	\$10,000.00
Lake County Free Dental Clinic	Pediatric dental services	\$17,000.00
Lake County Free Medical Clinic	Pediatric medical services	\$8,000.00
Coaches Corner	Staff costs	\$5,000.00
Lake County General Health District (newborns)	Newborn Home Health Visits	\$8,000.00
Lake County Port Authority	Economic Development Loans	\$50,000.00
Neighboring Mental Health	Employment Services	\$20,000.00
Neighboring Mental Health	Senior Guardian Program	\$22,000.00
New Directions for Living	Transitional Housing	\$8,000.00
Painesville ABLE	English Literacy Classes	\$6,100.00
St. John Baptist Church Family Life Center	Reading Tutorial Program	\$8,000.00
City of Painesville	Park Improvements	\$50,000.00
LifeLine	211 Link Program	\$15,000.00
City of Willowick (hearts)	Hearts & Hammers Program	\$20,000.00
Fine Arts Assoc.	ADA Compliant Entrance	\$14,000.00
YMCA	ADA Compliant Entrance	\$10,000.00
Village of Fairport Harbor	ADA Curb Cuts	\$25,000.00
Crossroads L.C. Adolescent Counseling Service	Insulation/install HVAC for indoor playground	\$50,000.00
Madison Township	Park Pavilion	\$30,000.00
LC Buildings (county project)	LC Buildings	\$210,000.00
WRCDC	Full Rehab, Emergency Repair & MAP	\$350,000.00
Forbes House	Battered Women's Shelter	\$10,000.00



COMMUNITY DEVELOPMENT SERVICES

Community Development Block Grants Cont'd.

EECBG Program:

An Energy Efficiency and Conservation Block Grant (EECBG) totaling \$744,000 was awarded to Lake County in 2009 by the U.S. Department of Energy using funds from the American Recovery and Reinvestment Act. The program provided for energy efficient upgrades to several County buildings. The majority of the projects were completed in 2011, including an energy analysis, heating and insulation projects, and window and door replacements.

The balance of the grant was expended in 2012 on the following projects:

EOC Air Conditioning: Installed a new, energy efficient eight-ton air conditioning unit equipped with fire dampers serving two different areas. This concept solved two problem areas with one air conditioning unit. The new unit supplements the existing units that were operating at capacity and, at times, could not keep up with the demand.

The plan focused on upgrading the air conditioning that cools the central dispatch area and equipment room. Central dispatch has grown and added electronic equipment that generates more heat than what was expected when the building was constructed. The new equipment is high efficiency with a variable drive and took over much of the load. The new unit supplements the old one and supplies the needed air conditioning at a savings. There is about a 10% reduction in energy use.

Administration Center Boilers: The Project consisted of replacing two existing atmospheric hot water boilers with new energy efficient hot water boilers and upgrading the temperature controls that go along with the new boilers. Putting both boilers in one room and providing interconnecting piping to the second floor makes the building one large system. This reduces the amount of chemicals required for two systems making the temperature controls easier to function and reduces over-all energy use.

New CDBG Manager:

Rhea Benton joined the Office of Planning and Community Development as the CDBG Manager in September 2012. She has eight years of experience managing CDBG funds, including direct project management and providing technical assistance in implementing programs. Her career includes the administration of several grant programs funded by HUD, Ohio Development Services Agency (ODSA), Ohio Housing Finance Agency (OHFA), and OEPA. She also has past experience in managing the Fair Housing program and Federal Prevailing Wage projects for Geauga County. Rhea graduated from Mount Union College with a bachelor's degree in Communication Studies and Spanish.



COMMUNITY DEVELOPMENT SERVICES

HOME Investment Partnership Program (HOME)

Known formally as the Home Investment Partnership Program, HOME was first funded in 1992 by the National Affordable Housing Act. Since the inception of HOME to the fourth quarter of 2012, Lake County has received **\$10,379,082** and provided housing assistance to thousands of households. An array of online HUD reports of the HOME Program for any jurisdiction like Lake County that receives an allocation from HUD can be viewed from <http://www.hud.gov/offices/cpd/affordablehousing/report>. Lake County ranked 5th out of 22 grantees in Ohio. The 2012 HOME Program highlights are listed below:

- ❖ Acquisition & rehabilitation of River Isle Apartments (40 units) in Willoughby as a mixed finance project by Lake Metropolitan Housing Authority with HOME and CDBG funding.
- ❖ Land acquisition for single-family new construction in Concord Township by WR CDC.
- ❖ Single-family new construction for lease purchase by WR CDC in Painesville City.
- ❖ McKinley Grove, a 17-unit permanent supportive housing development of Extended Housing, Inc was awarded HOME funds. Construction began in the summer of 2012 and is anticipated to be completed in the spring of 2013.
- ❖ Lifeline, Inc. provided for the "Placement" part of the County's Tenant Based Rental Assistance activity by providing security/utility deposits and first month's rent to 198 households with incomes below 80% AMI.
- ❖ Lifeline also accepted applicants to a medium term rental subsidy program for approximately six households. Participants must show progress toward greater self-sufficiency through participation in educational programs that improve employment opportunities.
- ❖ Fair Housing Resource Center, Inc. provided for the "Retention" part of the County's Tenant Based Rental Assistance activity helping those income eligible households that experienced a short term subsidy crisis overcome that problem and retain their housing.
- ❖ Staff also were involved in foreclosure prevention efforts and the preparation of the Moving Ohio Forward grant

Homeless Prevention Rapid Re-housing Program

This "Recovery Act" era program began in the fall of 2009 and concluded in August 2012. The following local non-profit agencies helped the jurisdiction successfully implement this dual state and HUD funded program: Fair Housing Resource Center, Inc., Project Hope for the Homeless and Forbes House. The funding, expenditures and beneficiary outcomes are summarized below:

State of Ohio	\$ 155,400.00	
<u>Fair Housing Resource Center, Inc</u>		
Homeless Prevention	Average household benefit	\$ 1,246.43 202 Persons/ 110 Adults/ 92 Children/84 households
Case Management	\$ 43,500.00	
Administration/Reporting	\$ 7,200.00	
HUD	\$575,300.00	
Rapid Re-Housing		
<u>Forbes House</u>		
Financial Assistance	\$ 110,000.00	93 Persons / 39 Adults / 56 Children /37 households
<u>Project Hope</u>		
Financial Assistance	\$ 137,245.00	45 Persons /27 Adult / 18 Children / 25 households
Homeless Prevention		
<u>Fair Housing Resource Center, Inc.</u>		
Financial Assistance	\$ 137,580.00	200 Persons / 117 Adults/ 83 Children /72 households
Case Management All agencies	\$ 174,446.14	
Administration/Reporting	\$ 15,811.86	www.federalreporting.gov & www.hud.gov/esnaps
13 quarterly reports & 2 Annual & 1 Final Report <i>ServicePoint</i> Homeless Management Info System		



PUBLIC INFORMATION SERVICES

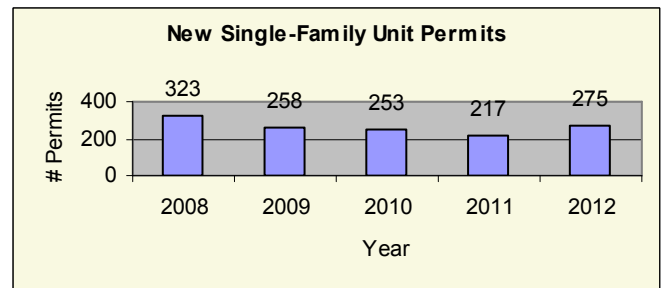
Countywide Building Permits

2012 New Countywide Building Permits

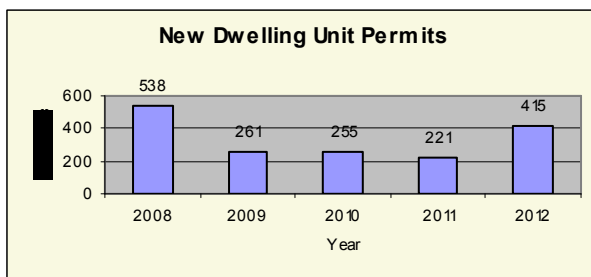
The Planning Commission staff collects data on new building permits issued on a monthly basis for the 23 communities in Lake County. The reports submitted by these communities are aggregated for the year for use by the staff and are available to the public upon request. Permits taken out in one year may result in a building being constructed in the same year, not being built until a subsequent year, or the permit holder may decide not to build at all. Still, this type of record is a good indicator of what is happening in the economy in the Lake County area.

New Single-Family Residential Unit Permits:

For the first time since 2005, the total number of new single-family unit permits in Lake County has not spiraled downward or remained even but has actually increased. In fact, at 275 units in 2012, it increased from 2011, although it is still lower than the total in 2010 of 323 units. The 2012 figure of 275 units is an increase of 58 units from 2011.



New Residential Dwelling Unit Permits:



Total new dwelling unit permits include all new residential units for single-family, two-family (duplexes), three-family (condos), and multi-family units in Lake County. These units totaled to 415 in 2012. Last year, the total dwelling units permitted were only 221. Single-family units comprised 66% and multi-family units 33% of the total dwelling units permitted in Lake County. These accounted for 99% of the new 2012 residential dwelling units. A multi-family

building of 132 units permitted in August 2012 in Painesville City was the largest single entry for the year. There was a very low activity of only 1% in the condo and duplex units recorded.

New Business/Commercial Unit Permits:

There were 9 new business/commercial units permitted in 2012 and only 6 in 2011. The communities for which these permits were issued were in Mentor, Concord, North Perry Village, Painesville City, Painesville Township,, and Perry Township.

New Industrial Unit Permits:

In 2012, there were no new industrial unit permits recorded in Lake County. There were two in 2011 and none in 2010. The last time there were 10 or more units permitted was in 2007 when 10 were recorded.



PUBLIC INFORMATION SERVICES CONT'D.

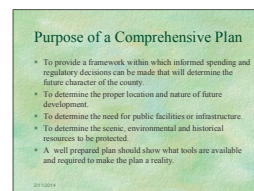
Mapping & GIS Services Available

- ❖ Aerial Photography
- ❖ Topographic Maps
- ❖ House Number Maps for the Five Townships, Kirtland Hills, and Waite Hill
- ❖ Coastal Erosion Maps
- ❖ Wetland Maps
- ❖ Land Use Maps
- ❖ Zoning Maps
- ❖ Customized Mapping



Consultant Services Available

- ❖ Community Zoning Assistance
- ❖ Special Mapping and GIS Information
- ❖ Land Use Studies and Reports
- ❖ County and Community Populations & Other Demographics
- ❖ Comprehensive Planning
- ❖ Shoreline Planning
- ❖ Census Information
- ❖ Countywide Building Permit Data



Community Development Services

- ❖ Consolidation Planning
- ❖ Homeless Assistance
- ❖ Community Development Block Grant
- ❖ Home Investment Partnership Program
- ❖ Energy Efficiency and Conservation Block Grant
- ❖ Neighborhood Partnerships
- ❖ Supportive Housing
- ❖ Nonprofit Support

Publications Available

- ❖ Annual Reports
- ❖ Lake County Subdivision Regulations
- ❖ Public Officials Directory
- ❖ Lake County Development Plan
- ❖ Landside Communities Conceptual Plan
- ❖ Eastern Lake County Coastal Tributaries Balanced Growth Plan



Public Officials Directory

The Lake County Public Officials Directory is updated and published yearly by staff through this office and should be completed by the end of April 2013. A printed copy of the Directory can be purchased at the Planning and Community Development Office for \$5.00 or it can be downloaded in sections from our website. To get to the website, please use the Lake County website at www.lakecountyohio.gov and then click on Planning and Community Development.

2010 U.S. Census Service

The U. S. Census Bureau started releasing population, housing units and median age figures for the Lake County communities from 2010. The staff answers various requests on this information for the general public, various non-profits, and the Lake County communities and departments. This information is available by Lake County community, Census tract, and Census block.

PLANNING AND COMMUNITY DEVELOPMENT

OFFICE ACTIVITIES

Office Staff Transition

Since the Lake County Planning Commission was founded in 1956, the Commission has always directly hired their own director and staff. A major change to that practice took place this year when the Lake County Planning Commission entered into a Memo of Understanding with the Lake County Board of Commissioners on August 30th. Included within that MOU was a statement that allowed for the provision of a planning staff to meet the needs of the Commission. Once the two boards agreed to this change, the Board of County Commissioners created a new office, the Office of Planning and Community Development. Existing staff of the Lake County Planning Commission was transferred to that office.

The Office of Planning and Community Development will be performing all the planning duties that the Planning Commission has historically provided while adding the planning, implementation and administration of existing federal/state grants focused on community/economic development, housing and homelessness. The administration of these various government programs and the identification of new funding opportunities are duties that were transferred to the new department from the Commissioners' Federal Grants Office.



Staff Changes

There were several staff changes that occurred in the past year. On August 6, 2013, Jason Boyd left his position as the Planning Commission Director in order to become the Lake County Administrator. David Radachy was named the Interim Director of the Lake County Planning Commission.

Upon the announcement of the newly created office on August 30, Mr. Radachy was named the Interim Director of the Office of Planning and Community Development. Associated Planning Commission staff namely, Office Administrator, Elaine Truesdell, and Administrative Assistant, Ann Myers, were transferred to the new office. Program Manager Marian Norman was similarly transferred to the new office. On September 4, 2012 Rhea Benton was hired as the CDBG Program Manager.



2012 Committees / Meetings/ Seminars & Workshops

The following list of meetings, conferences and related organizations demonstrates the involvement of the Planning Commission members and Planning & Community Development staff in diverse planning and community development related activities:



ACHIEVE Wellness– L. C. Gen. Health District	L. C. Coastal Plan Committee
APA Ohio Cleveland Section Exec. Committee	L. C. Commissioners' Fair Booth
APA Ohio Planning & Zoning Workshop	L. C. Engineer Department
Arcola Creek Watershed Plan	L. C. Geographic Information System Dept.
Ashtabula Coastal Planning Assistance	L. C. Economic Development Forum
Ashtabula County Community Development	L. C. Port Authority Coastal Plan Funding
Atty. General DeWine Staff	L. C. Soil & Water Conservation District
Balanced Growth Initiative Plan	L. C. Stormwater Management Dept.
Buffalo Army Corps of Engineers	L. C. Utilities Appeal Board
CCAO Oil Boom in Ohio	L. C. Utilities Dept. Sewer/Water Program
CDBG Mandatory 2011 Applicant Meeting	L. C. Visitors Bureau Annual Meeting
CPD Maps Webinar	Laketrans Board of Directors
Census 2010 Local Census Updates of Addresses	Land Banking Meetings
Chagrin River Watershed Partners	Land Use and Zoning Committee
Clean Ohio Trails	Madison Township Coastal Planning
Coalition of Housing and Support Services	Madison Township Zoning Commission
Community Dev. Block Grant Rehab Program	Mentor Marsh Meeting
Concord Township Signage	Moving Ohio Forward Grant
Consolidated Plan	NEO 2012 Fair Housing Conference
Continuum of Care Committee	NE Ohio Planning & Zoning Workshop
Energy Efficiency Community Block Grant	Neighborhood Stabilization Program
Eastlake Power Plant	NOACA Population Projections
Extended Housing – TBRA	NOACA Summit
Fair Housing Seminar	NOACA Transportation Advisory Committee
Fairport Harbor Village Zoning Assistance	Ohio Conference Community Development-Regional
Fairport Harbor Village Planning Commission	Ohio Dept. of Natural Resources (ODNR)
GIS Day	Ohio Housing Trust Fund (Homeless Asst.)
HOME Investment Partnership Program	Ohio Twp. Assoc. Zoning Conference
Homeless Management Information Systems & Training	Point in Time Meetings
Homeless Prevention & Training Webinars	Regional Homeless Crisis Response Program
Homeless Prevention Rapid Re-housing Program	Subdivision Drainage Issues-Painesville Twp.
Housing Stability Program	United Way
HUD Seminar	Utilities Appeal Board
HUD Cleveland Legislative Briefing	Western Reserve Community Development Corp.
IDIS Management & Training Webinars	Western Reserve Land Conservancy
L. C. Board of Commissioners Meetings	Willoughby Hills Economic Development
L. C. Board of Elections Mapping	